

# NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

**SHAUN KNOTTS**

(printed name of licensee), affiliated with

**West Virginia Land & Home Realty**

(brokerage name), is acting as the agent of:

☒ The Seller/Lessor

☐ The Buyer/Lessee

☐ The Seller/Lessor as a Designated Dual Agent.

☐ The Buyer/Lessee as Designated Dual Agent

☐ The undersigned Seller/Lessor is unrepresented.

☐ The undersigned Buyer/Lessee is unrepresented.

☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

## CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

Kenneth Jurney - Trustee

7/22/2025

Seller/Lessor

Date

Buyer/Lessee

Date

Jeff Jurney

7/22/2025

Seller/Lessor

Date

Buyer/Lessee

Date

Seller/Lessor

Date

Buyer/Lessee

Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature

Shaun Knotts

Date

7-22-25

Licensee's Signature

Date



**West Virginia**  
Real Estate Commission

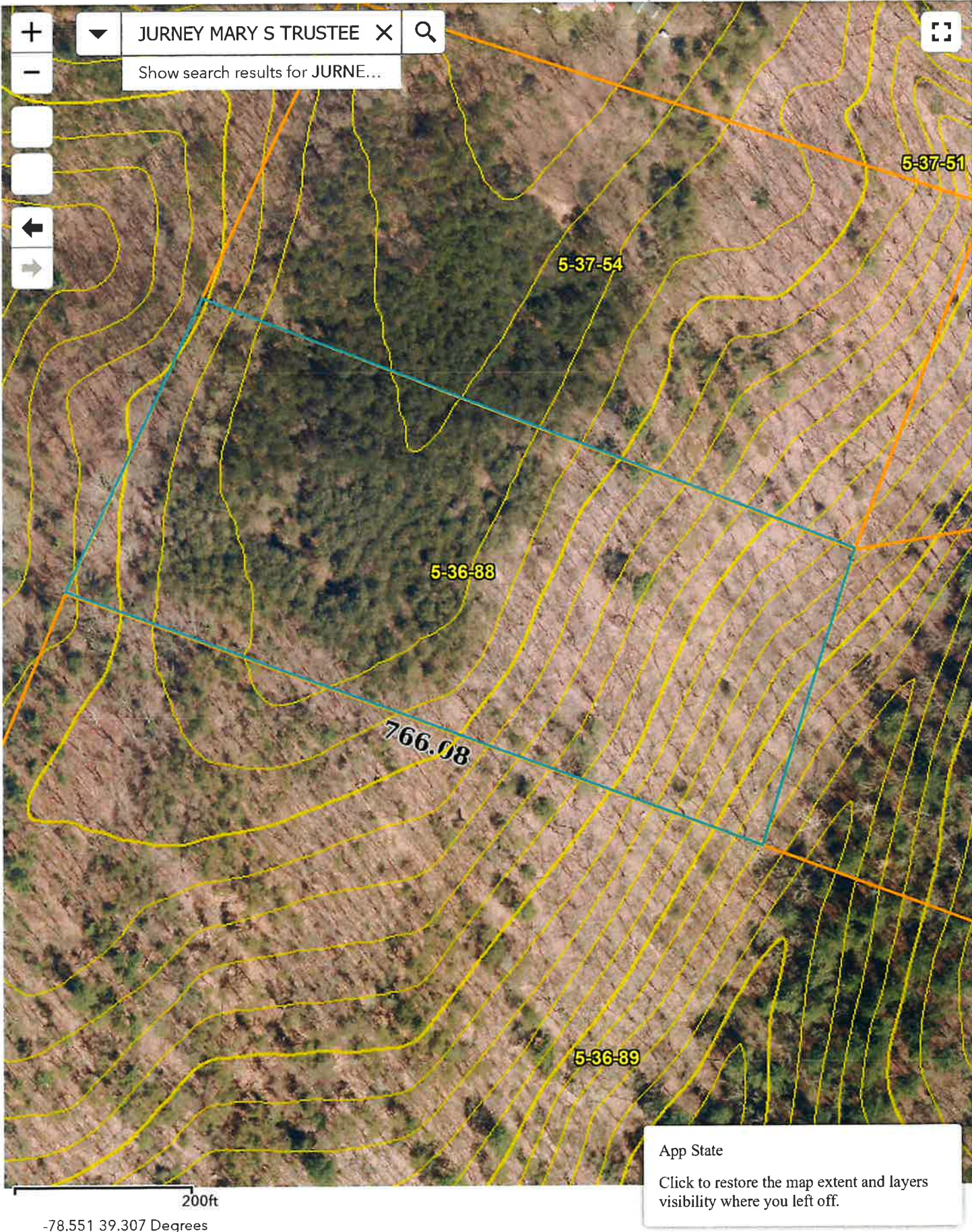
300 Capitol Street  
Charleston, WV 25301  
(304) 558-3555

<http://rec.wv.gov>



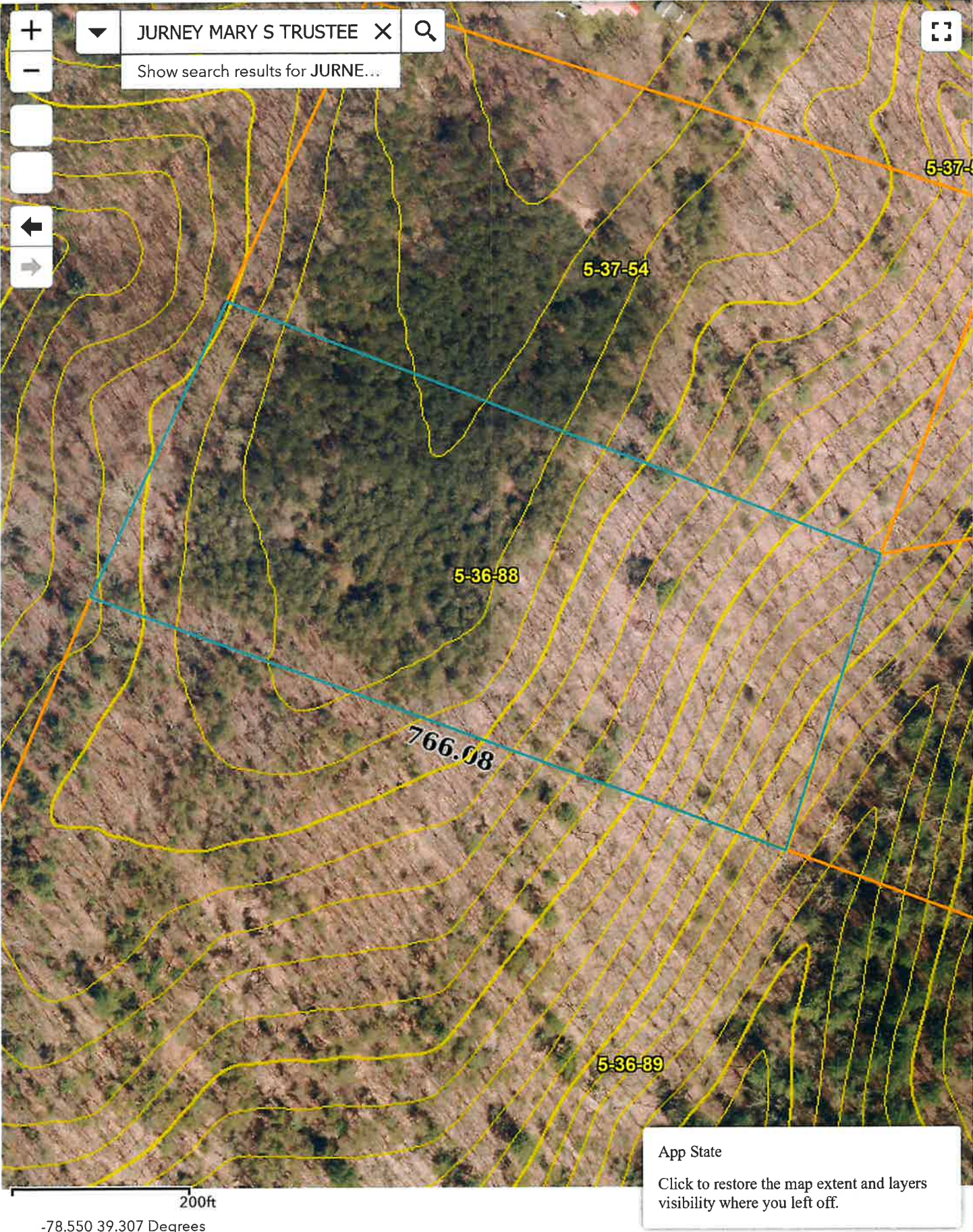


# Hampshire Parcel Viewer



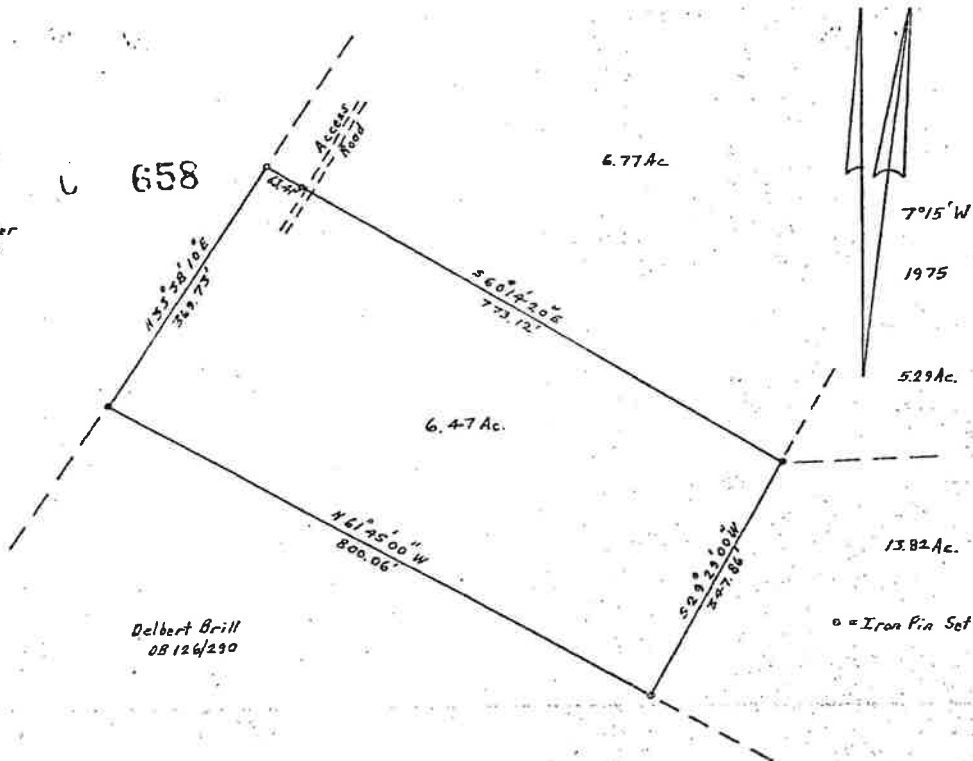


# Hampshire Parcel Viewer





Josephine Butler  
DB 187/438



Delbert Brill  
DB 126/290

PLAT OF SURVEY  
FOR  
MONTERRE, INC. & HINTERLAND, INC.

Being apart of the same land that William J. Cassidy and  
C. Gwynn Bowie, his wife, conveyed to Hinterland, Inc. and  
Monterre, Inc. by deed dated December 15, 1975, recorded in  
the office of the Clerk of Hampshire County, West Virginia  
in deed book 214 at page 429.

GORE DISTRICT  
HAMPSHIRE COUNTY, WEST VIRGINIA

urveyed: Jan. 1976  
Scale: 1 in.=200 ft.  
By: Curtis E. Keplinger  
L.L.S. 518

6.47 Acres

Signed: Curtis E. Keplinger

Curtis E. Keplinger  
L.L.S. 518



## RESTRICTIONS, RESERVATIONS AND CONDITIONS

1. There is further granted and conveyed herein to said Grantees, their heirs and assigns, the right to use in common with the other landowners of the Cassidy Land a right-of-way 30 feet in width which has been constructed as an access road to the property herein conveyed, and which properties boundary line extends to the center of said right-of-way; there is further reserved for the use and benefit of the Grantors, their heirs and assigns, the use in common of said 30 foot right-of-way.

2. The Grantors reserve unto themselves, their heirs and assigns, the right to erect and maintain all utility poles, conduits, lines and equipment, or to grant easements or right-of-way there for, with the right of ingress and egress for the purpose of erection or maintenance on, over or under a strip of land twenty (20) feet wide at any point along the side, rear, or front lines of any said lot.

3. No building of a temporary nature shall be erected or placed on any of said lots except those customarily erected in connection with building operations; and in such cases, for a period not to exceed eight months.

4. All of said lots shall be used for residential purposes only, and any garages or buildings must conform generally in appearance and material with any dwelling on the said lot; no business or commercial enterprise or profession of any kind or character shall be permitted or conducted thereon; no livestock or poultry shall be kept or raised on said lot, except household pets.

5. No signs, billboards or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any buildings erected thereon, except directional and information signs of grantor.

6. No building shall be erected closer than 35 feet to any street or road, nor closer than 20 feet to the side or rear of the lot line, with the exception that where two or more lots are used together for the construction of one dwelling and said lots considered as a single units as herein stated, then said 20 foot set back shall apply only to outside lines.

7. All toilets, septic tanks, sewage and waste disposal systems constructed on said lots shall conform to the regulations of the West Virginia State Health Department; further, activities or use of said lot shall not pollute or cause waste to any spring, drain or stream situate on or traversing said lot.

8. This lot may not be re-divided, or a portion thereof leased or a gift made of a portion thereof, it being the intention of this restrictive covenant to retain the lot area or lots used conjunctively as a single unit only.

9. The use of trailers and/or mobile homes are prohibited

10. No trucks, buses, old cars or unsightly vehicles of any type or description may be left or abandoned on said lots.

11. Nothing herein is to be constructed to prevent the Grantors from placing further restrictions or easements on any lot which shall not have already been conveyed by them.

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 13th day of May, 1980, at 1:51 P.M., this Deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereto annexed, admitted to record.

Attest Nancy C. Zeller Clerk  
County Commission, Hampshire County, W. Va.