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WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

Signed by:  Signed by: 83648A746F... Owner <u>Mary S. Bishop - co Trustee</u> Signed by: 90C32FA2245F... Owner <u>Adella Muzik - co Trustee</u> Signed by: 0CCE79E877CB449... Owner <u>Richard Bishop - beneficiary</u> Signed by: ED5A81AC4FC54FD... Owner <u>Suzanne Rene Ferman</u> Signed by: ED5A81AC4FC54FD... Owner <u>Louise Anderson</u>	<u>DATE</u> <u>9/28/2025</u> <u>Date</u> <u>10/1/2025</u> <u>Date</u> <u>9/28/2025</u> <u>DATE</u> <u>10/1/2025</u> <u>DATE</u> <u>10/31/2025</u>
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The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ Date _____

**Disclosure of Information on
Lead-Based Paint and/or Lead-Based Paint Hazards
SALES**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to seller (Check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**.

(e) ☐ Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards: or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The Following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by:

Mary S. Bishop - co Trustee

0C3E8B94BA745F...

Richard Bishop - beneficiary

0C3E8B94BA745F...

AGENT

9/28/2025

DATE

9/28/2025

DATE

9-25-25

DATE

Signed by:

Adella Muzik - co Trustee

0C3E8B94BA745F...

Suzanne Rene Ferner

ED5A81AC4EC54FD...

seller

Jandra Louise Anderson

10-21-2025

10/1/2025

DATE

10/1/2025

DATE

DATE

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:

Keenan Shusholtz (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.

Signed by: <u>Richard Bishop - co Trustee</u>	Date <u>10/1/2025</u>	Buyer/Lessee	Date
Signed by: <u>Richard Bishop - beneficiary</u>	Date <u>9/28/2025</u>	Buyer/Lessee	Date
Signed by: <u>Suzanne Rene Ferren</u>	Date <u>10/1/2025</u>	Buyer/Lessee	Date

Seller Laudine Louise Anderson 10-21-2025
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 [Signature] Date 9-25-25

Licensee's Signature _____ Date _____



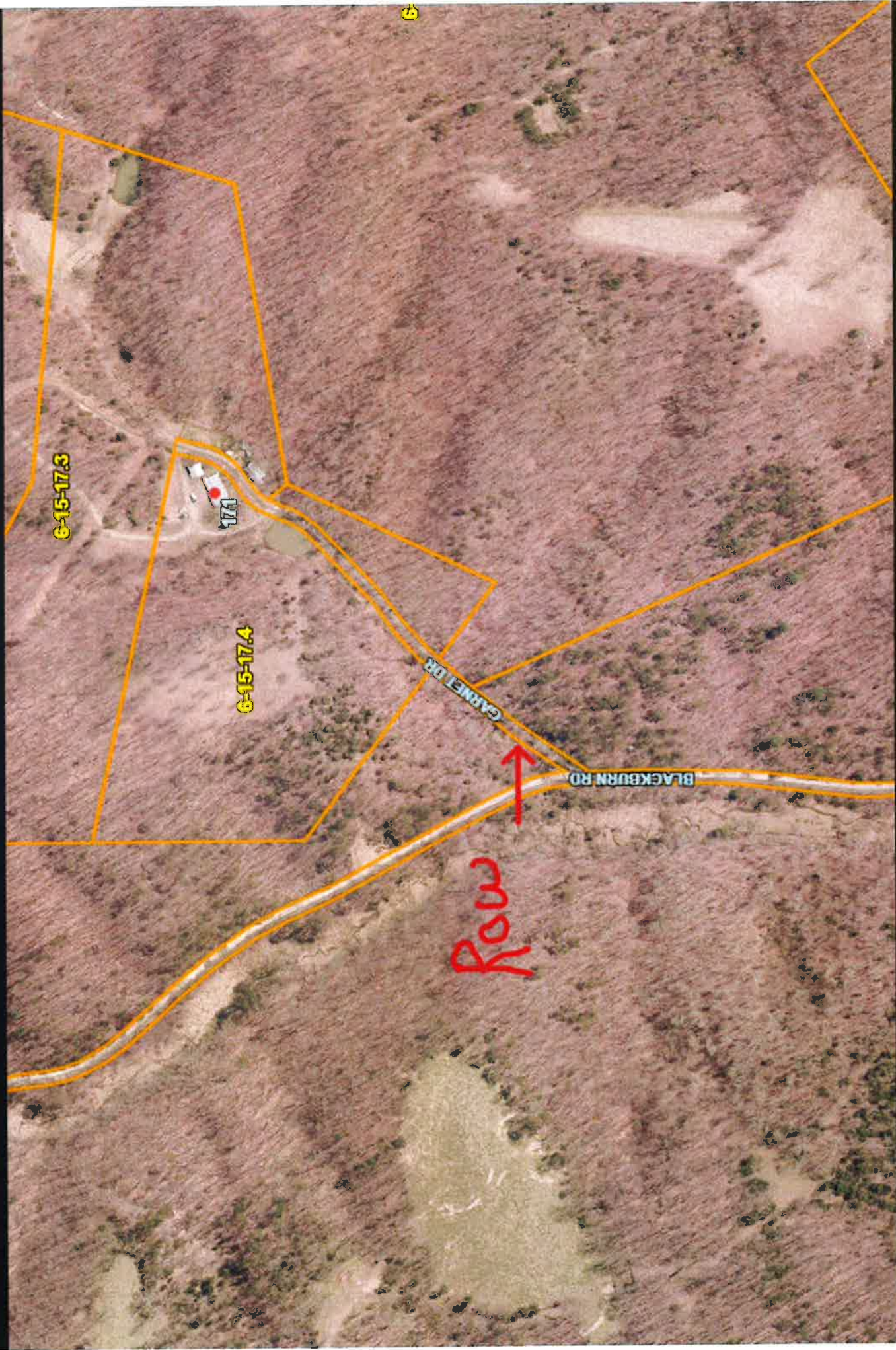
West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555
<http://rec.wv.gov>





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Mailed: Sarah E. Everett
P.O. Box 612 3-21-95
Augusta WV

RIGHT OF WAY
TO 1392 BRICKBURN ROAD

48

56971

MARY BISHOP
and HELEN LANDRUM

THIS RIGHT OF WAY AGREEMENT,

made and entered into this 10th

TO: RIGHT OF WAY AGREEMENT

of March, 1995, by and

SARAH E. EVERETT

between MARY BISHOP and HELEN

LANDRUM, grantors and parties of the first part, and SARAH E. EVERETT, grantee and party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (10.00), cash in hand paid, receipt of which is hereby acknowledged, the grantors and parties of the first part, MARY BISHOP and HELEN LANDRUM, each in her own right, do, by these presents, hereby grant and convey unto the party of the second part, her heirs and assigns, a perpetual right of way 20' in width from Ridge Road to the real estate belonging to the grantee. Said real estate of the grantee consists of 74.5 acres more or less, located in Mill Creek District and inherited from the grantee's father Edward Day. The aforescribed right of way shall be located over the existing roadway from Ridge Road over the grantors property.

Reference is hereby made to that certain deed dated the 7th day of March 1955, which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 130 at Page 65 wherein Virginia Laign conveyed unto Mary Bishop her 1/3 undivided interest in said real estate. Reference is also made to that certain deed of record in the aforesaid Clerk's Office dated the 1st day of March 1955, which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 130 at Page 67, wherein Special Commissioner Ralph W. Haines conveyed 1/4 interest of Alice Jane Mason of 238 acres more or less, in Mill Creek District over which the right of way will pass to the said Mary Bishop, Virginia Laign, Helen Landrum. Reference is also made to that certain deed of record in the aforesaid Clerk's office dated the 31st day of December 1908, in Deed Book 80 at Page 79 wherein James Ludwick conveyed the above 238 acres to Richard S. Ludwick and being all the same real estate that Richard S. Ludwick died seized and possessed. Said deeds are by reference herein incorporated and made a part hereof.

The undersigned do hereby agree that in the event the grantors herein their heirs and assigns request that a gate be erected at the entrance on said Right of Way to the grantee's property, that the grantee her heirs and assigns shall erect and maintain the same in good condition and repair, and that the gate be closed except when in use. Nothing in this agreement shall be construed to prevent the grantee her heirs and assigns from erecting and maintaining a gate if desired nor constrain the free ingress and egress from the grantee's property.

The right of way hereby granted to the grantee, her heirs and assigns shall be considered a right of way appurtenant to their real estate and shall be used by the grantee, her heirs and assigns as a means of ingress and egress to and from her real estate and Ridge Road.

WITNESS the following signatures and seals:

Sarah E. Everett (SEAL)
SARAH E. EVERETT, GRANTEE

Mary L. Bishop (SEAL)
MARY BISHOP, GRANTOR

Helen Landrum (SEAL)
HELEN LANDRUM, GRANTOR

STATE OF VIRGINIA,

COUNTY OF NORTHAMBERLAND

The foregoing Right of Way Agreement was acknowledged before me this 1st day of FEBRUARY, 1995, by MARY BISHOP, GRANTOR.

My commission expires: JAN. 31, 1995

Karen M. McKeown
NOTARY PUBLIC

STATE OF FLORIDA,

COUNTY OF Deval

The foregoing Right of Way Agreement was acknowledged before me this 20th day of February, 1995, by HELEN LANDRUM, GRANTOR.

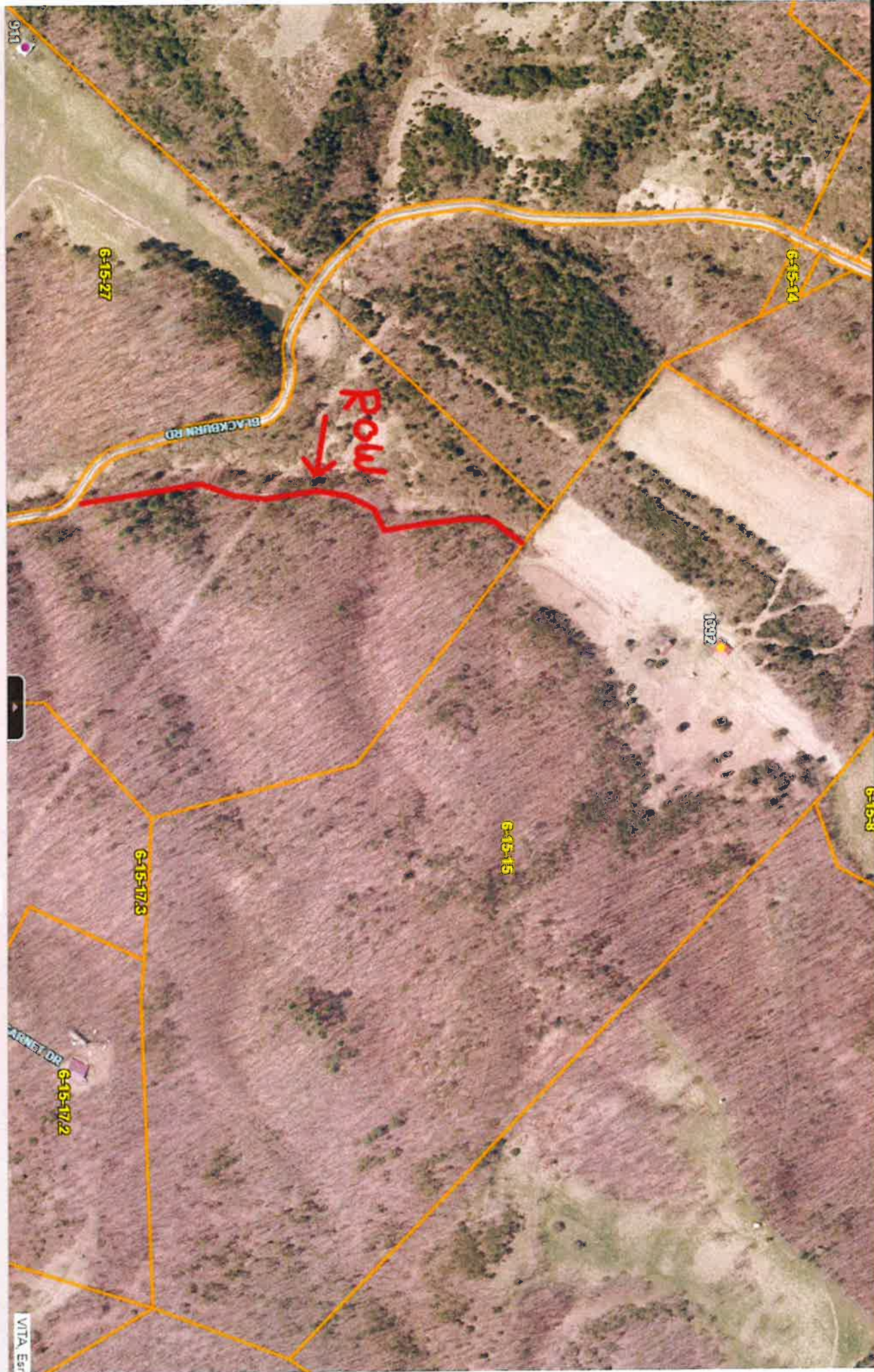
My commission expires: NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES JAN. 31, 1995.
BONDED TRUE NOTARY PUBLIC UNDER OATHS

Sam J. Leggett
NOTARY PUBLIC



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