



25045 Northwestern Pike  
Romney, WV 26757  
304-822-4488 (O) 304-822-4658 (F)

**ITEMS TO CONVEY**

Seller(s): THOMAS AND SHELLEY SIMPSON Date: 2-6-26

Property Address: 8947 FRANKFORT HWY FORT ASHBY, WV 26719

YES	NO		YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling Fan(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window AC Unit(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove - Electric	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove - Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen Doors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	W/Ice Maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Doors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-In Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Windows
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draperies/Curtains
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drapery/Curtain Rods
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shades/Blinds
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exhaust Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Screens
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W/Remote(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub Equip. & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

**ADDITIONAL INCLUSIONS:**

18 - 8X12 STORAGE SHEDS  
1 - 10X12 STORAGE SHED  
1 - 8X12 STORAGE SHED WITH LOFT

**ADDITIONAL EXCLUSIONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed by:

*Shelley Simpson*

2/11/2026

5935867F6382496...

Seller

Date

Buyer

Date

Signed by:

*TVS*

2/10/2026

BA06759B584448E...

Seller

Date

Buyer

Date

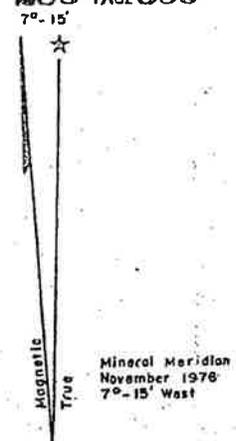
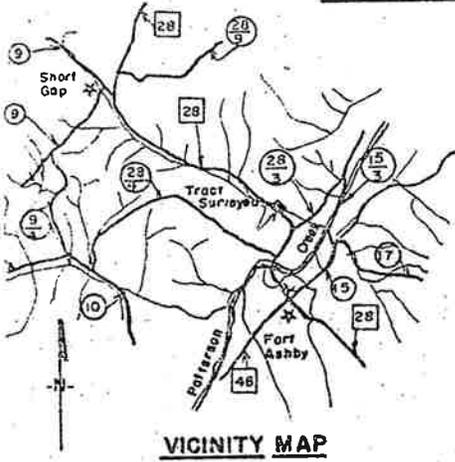
WESLEY J. & THELMA L. LAMBERT PROPERTY

Frankfort District, Mineral County, West Virginia

Reference: Deed Book 197, Page 852

Contains 0.9524 Acre

BOOK 205 PAGE 359



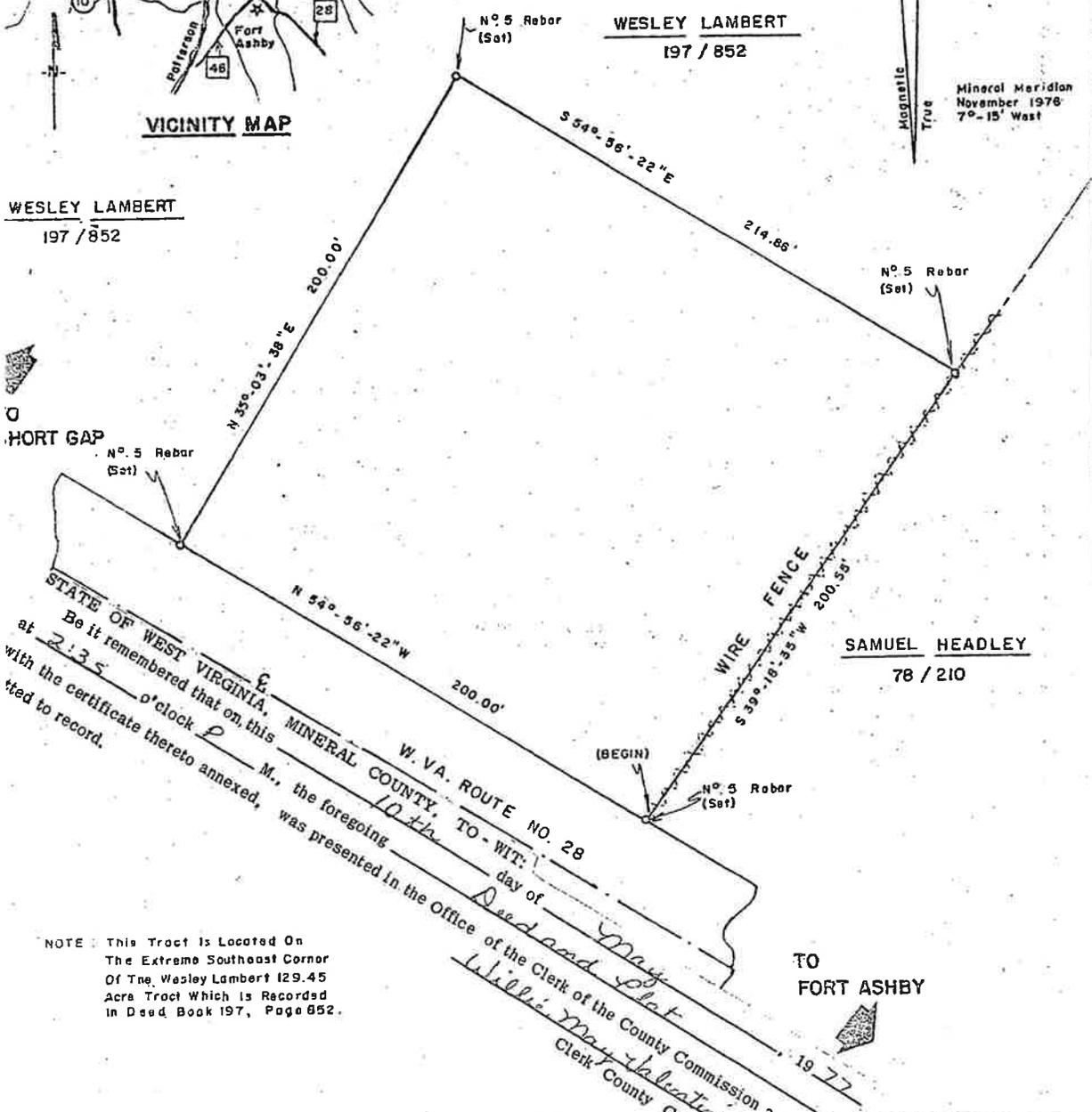
WESLEY LAMBERT  
197 / 852

WESLEY LAMBERT  
197 / 852

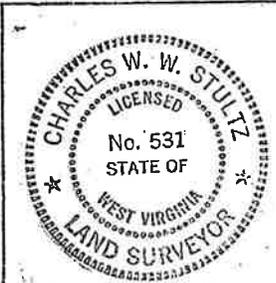
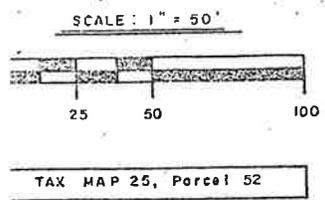
SAMUEL HEADLEY  
78 / 210



SHORT GAP  
N° 5 Rebar (Set)



NOTE: This Tract is Located On  
The Extreme Southeast Corner  
Of The Wesley Lambert 129.45  
Acre Tract Which is Recorded  
In Deed Book 197, Page 852.

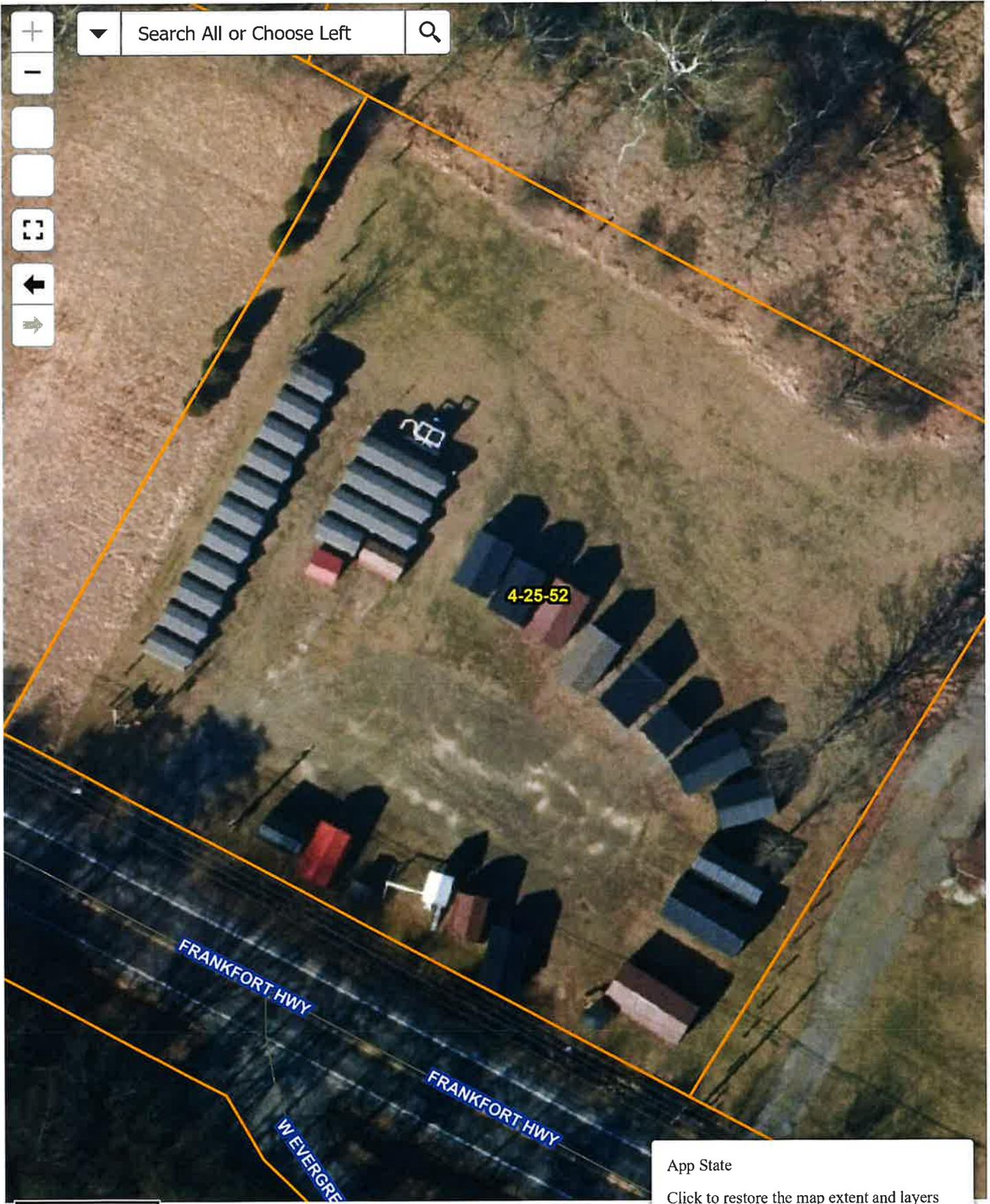


STU- ASSOCIATES, INC.  
Engineers - Surveyors  
Romney, West Virginia... 26757

File No. 86 Client Ray Jenkins  
Surveyed By: B. Stan Orndorff Date 3/24 - 4/5/77  
Drawn By: B. A. Ruckman Date 4/5/77

APPROVED: Charles W. W. Stultz  
CHARLES W. W. STULTZ L.L.S.  
Date 4/9/77 West Virginia Lic. No. 531

# Mineral Parcel Viewer



40ft

-78.766 39.519 Degrees

App State  
Click to restore the map extent and layers visibility where you left off.

DEPARTMENT OF HOMELAND SECURITY  
**Federal Emergency Management Agency**  
**STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)**

OMB Control No. 1660-0040  
 Expires: 09-30-2023

**SECTION I - LOAN INFORMATION**

<b>1. LENDER/SERVICER NAME AND ADDRESS</b>  Customer Number 1000078528  Address FNB BANK INC 105 N HIGH ST PO BOX 1037 ROMNEY, WV 26757-1620  Delivery Method: FDR-COM - WEB	<b>2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property)</b> (See instructions for more information.) Borrower: SIMPSON, THOMAS AND SHELLEY  Determination Address: 8947 FRANKFORT HIGHWAY FORT ASHBY, WV 26719 MINERAL COUNTY  APN/Tax ID: _____ Lot: _____ Block: _____ S/D: _____ Phase: _____ Section: _____ Township: _____ Range: _____	
<b>3. LENDER/SERVICER ID #</b> 06794	<b>4. LOAN IDENTIFIER</b> SIMPSON41323	<b>5. AMOUNT OF FLOOD INSURANCE REQUIRED</b>

**SECTION II**

**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION**

1. NFIP Community Name MINERAL COUNTY *	2. County(ies) Unincorporated Areas	3. State WV	4. NFIP Community Number 540129
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**B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME**

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 54057C0095D	2. NFIP Map Panel Effective / Revised Date March 19, 2013	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below.) Date: _____ Case No: _____
4. Flood Zone CX	5. No NFIP Map <input type="checkbox"/>	

**C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)**

1.  Federal Flood Insurance is available (community participates in the NFIP).  Regular Program  Emergency Program of NFIP
2.  Federal Flood Insurance is not available (community does not participate in the NFIP).
3.  Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.  
CBRA/OPA Designation Date: \_\_\_\_\_

**D. DETERMINATION**

**IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")?**  YES  NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.

If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

**E. COMMENTS (Optional)**

.9524 AC NW/RT 28 ALKIRE-SIPLE FARM B&K SELF STORAGE

**HMDA Information**

State: 54  
 County: 057  
 MSA/MD: 19060  
 CT: 0103.00  
 54057010300

**LIFE OF LOAN DETERMINATION**

This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to, deciding whether to purchase a property or determining the value of a property.

**F. PREPARER'S INFORMATION**

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)   ServiceLink National Flood 500 E. Border St Third Floor Arlington, TX 76010  Phone: 1.800.833.6347 Fax: 1.800.662.6347	DATE OF DETERMINATION April 13, 2023  ORDER NUMBER 1218648216
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# 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 KNOTT (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.			
	2/11/2026		
<small>Signed by:</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
	2/10/2026		
<small>Seller/Lessee</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<small>DACE759B584448E</small>			
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>

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 SWT. W Date 2-6-26

Licensee's Signature \_\_\_\_\_ Date \_\_\_\_\_



300 Capitol Street  
Charleston, WV 25301

(304) 558-3555

<http://rec.wv.gov>

