

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.

<u>Richard W. Knotts</u> Seller/Lessor	<u>8/19/26</u> Date	_____ Buyer/Lessee	_____ Date
<u>Pamela Adams</u> Seller/Lessor	_____ Date	_____ Buyer/Lessee	_____ Date
<u>Clayton McClellan</u> Seller/Lessor	_____ Date	_____ Buyer/Lessee	_____ Date
<u>Mark</u> Seller/Lessor	_____ Date	_____ Buyer/Lessee	_____ Date
<u>Gregory A. Abe</u> Seller/Lessor	<u>08/20/26</u> 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 SWT/ltt Date 8-19-26

Licensee's Signature _____ Date _____



West Virginia
Real Estate Commission

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

<http://rec.wv.gov>





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

ITEMS TO CONVEY

Seller(s): ESTATE OF RUTH E. ABE Date: 8-19-26

Property Address: 96 OLD CAROL LN. FORT ASHBY, WV 26719

YES	NO		YES	NO	
☒	☐	Alarm System	☒	☐	Ceiling Fan(s) # _____
☒	☐	Dishwasher	☒	☐	Window AC Unit(s) # <u>1</u>
☐	☐	Stove – Electric	☐	☐	Existing W/W Carpet
☐	☐	Stove – Gas	☐	☐	Fireplace Screen Doors
☒	☐	Refrigerator(s) # _____	☐	☐	Fireplace Equipment
☒	☐	W/Ice Maker	☐	☐	Storm Doors
☒	☐	Built-In Microwave	☐	☐	Storm Windows
☐	☐	Microwave	☒	☐	Draperies/Curtains
☒	☐	Cooktop	☒	☐	Drapery/Curtain Rods
☒	☐	Wall Oven(s)	☒	☐	Shades/Blinds
☒	☐	Exhaust Fan(s)	☐	☐	Screens
☐	☐	Freezer(s)	☐	☐	Central Vacuum
☒	☐	Washer	☐	☐	Intercom
☒	☐	Dryer	☒	☐	Garage Opener(s)
☐	☐	Water Filter	☒	☐	W/Remote(s) # _____
☐	☐	Water Softener	☐	☐	Hot Tub Equip. & Cover
☐	☐	Garbage Disposal	☐	☐	Pool, Equipment & Cover
☐	☐	Trash Compactor	☐	☐	Playground Equipment
☐	☐	Dehumidifier	☒	☐	Storage Shed(s) # <u>2</u>
☐	☐	Satellite Dish	☐	☐	Wood Stove

ADDITIONAL INCLUSIONS:

ADDITIONAL EXCLUSIONS:

Richard W Carda 8/19/26
Seller Date

Pamela Adams
Seller Date

Clair G. McClellan
Seller Date

Mark All
Gregory A Abe 08/20/26

Buyer Date

Buyer Date

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: _____

— ATTIC FAN IS NOT OPERABLE

— AC UNIT IN DINING ROOM IS NOT OPERABLE

Owner

Richard W. Carlson

Date

8/19/2024

Owner

Pamela Adams
Elaine J. McClellan
Mark A. McClellan
Gregory A. Abe

Date

08/20/24

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) STK 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.

Richard W. Conner
SELLER

8/19/2026
DATE

SELLER

DATE

Pamela Belarone
PURCHASER

DATE

PURCHASER

DATE

STK. W. W.
AGENT

8-19-26
DATE

AGENT

DATE

Elaine J. McClellan

Mark

Gregory A. Abe

08/20/26

Mineral Parcel Viewer



Hide

Flood Hazard Area: Location is **WITHIN** an updated detailed floodplain boundary but **NOT** a FEMA 100-year effective floodplain.

Flood Zone: Updated AE Floodplain Boundary

Stream: Patterson Creek

Watershed (HUC8): North Branch Potomac (2070002)

FEMA's Flood Map: 54057C0095D                        

Map Effective Date: 3/19/2013

Contacts: Mineral

Flood Height : 588.5 ft (BFE - Non-Restudy)              

Views

Public Expert Risk MAP

Layers

Flood▼ Reference▼

Search

Basemaps▼ Address▼ 96 old carol ln fort ashby

