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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 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.

DocuSigned by: David Ray 6/16/2026

Seller/Lessor 7FE9ABE55EBD475... Date | Buyer/Lessee Date

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 6-16-26

Licensee's Signature _____ Date _____

West Virginia Real Estate Commission

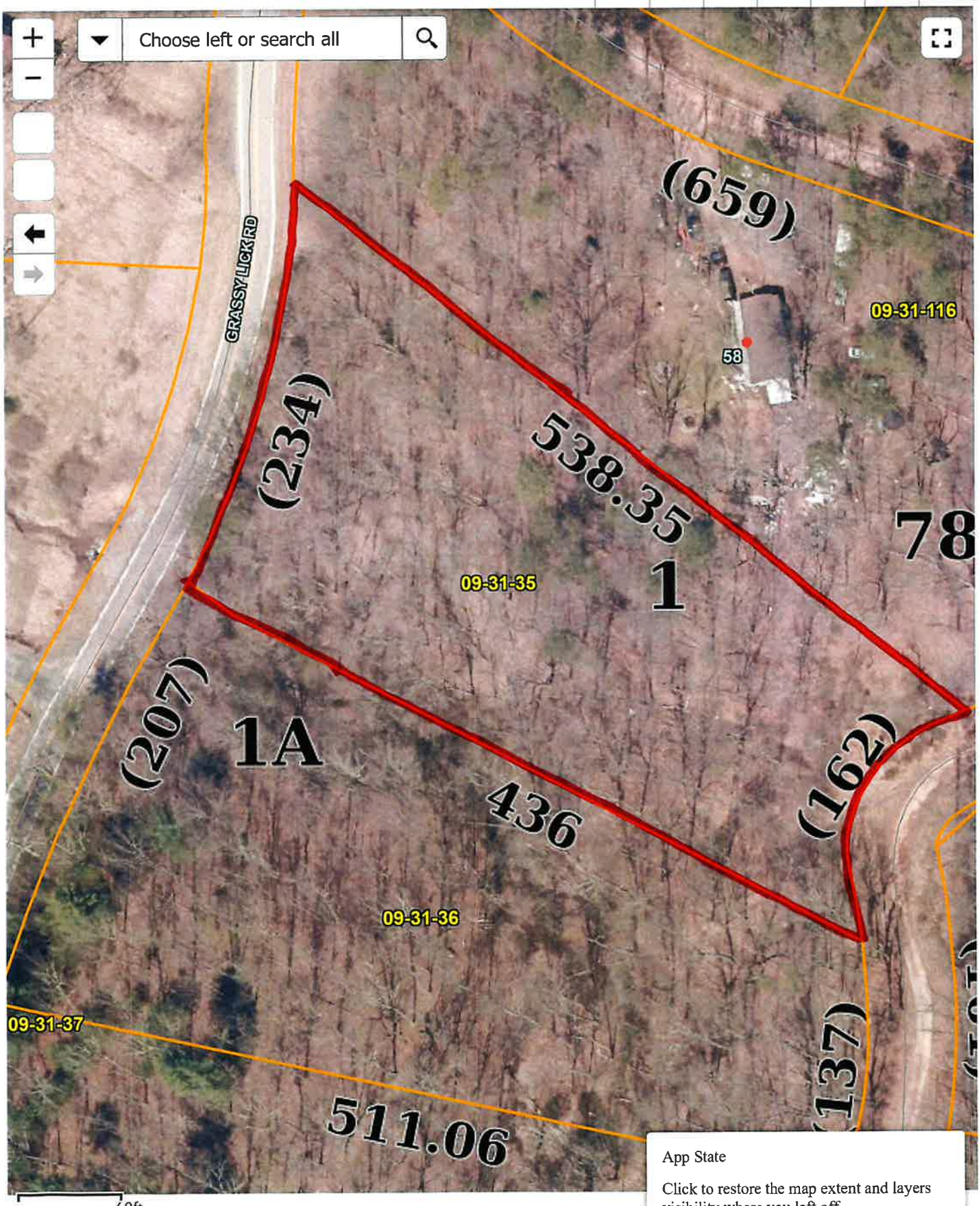
300 Capitol Street
Charleston, WV 25301
(304) 558-3555
http://rec.wv.gov

EQUAL HOUSING OPPORTUNITY

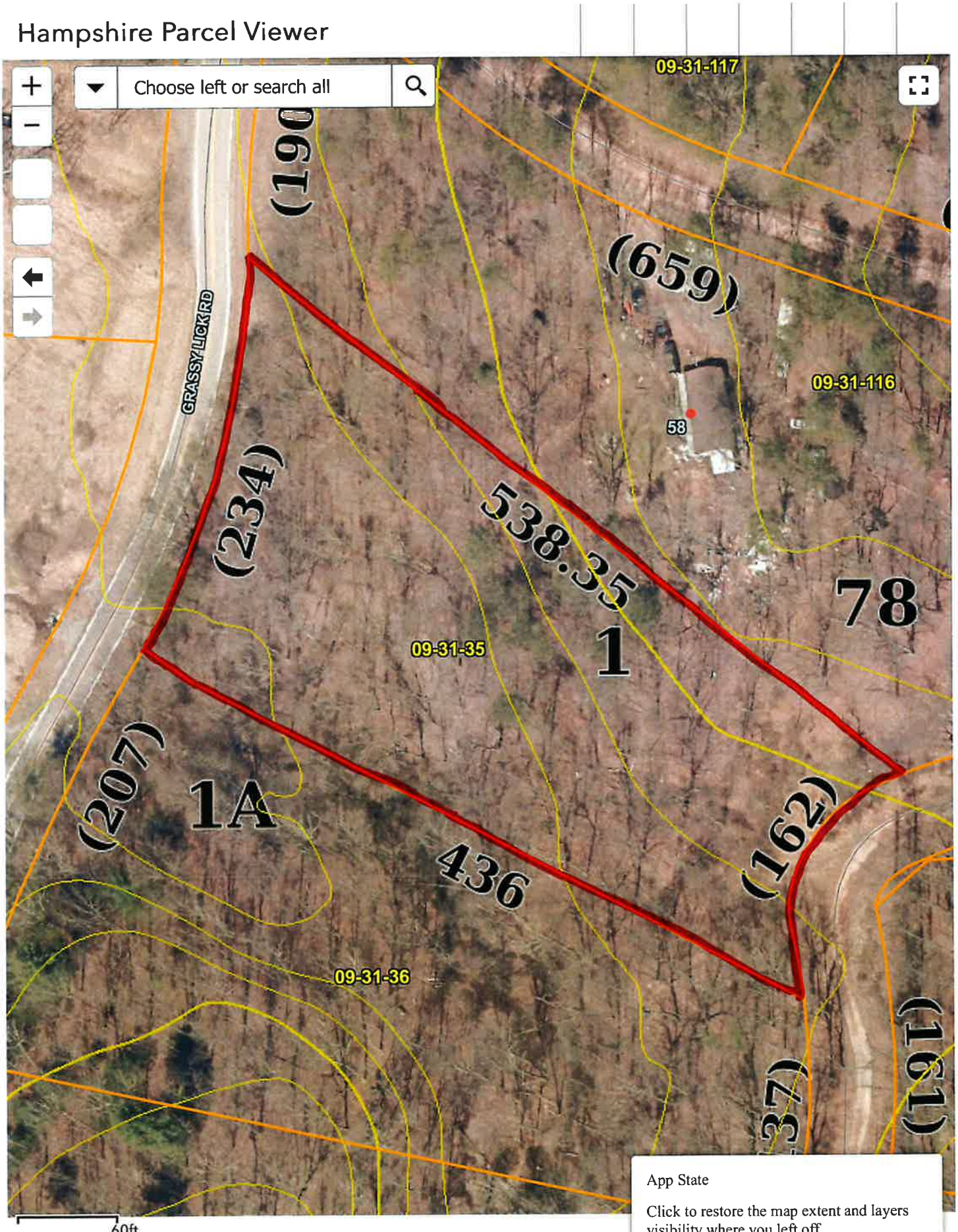
THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

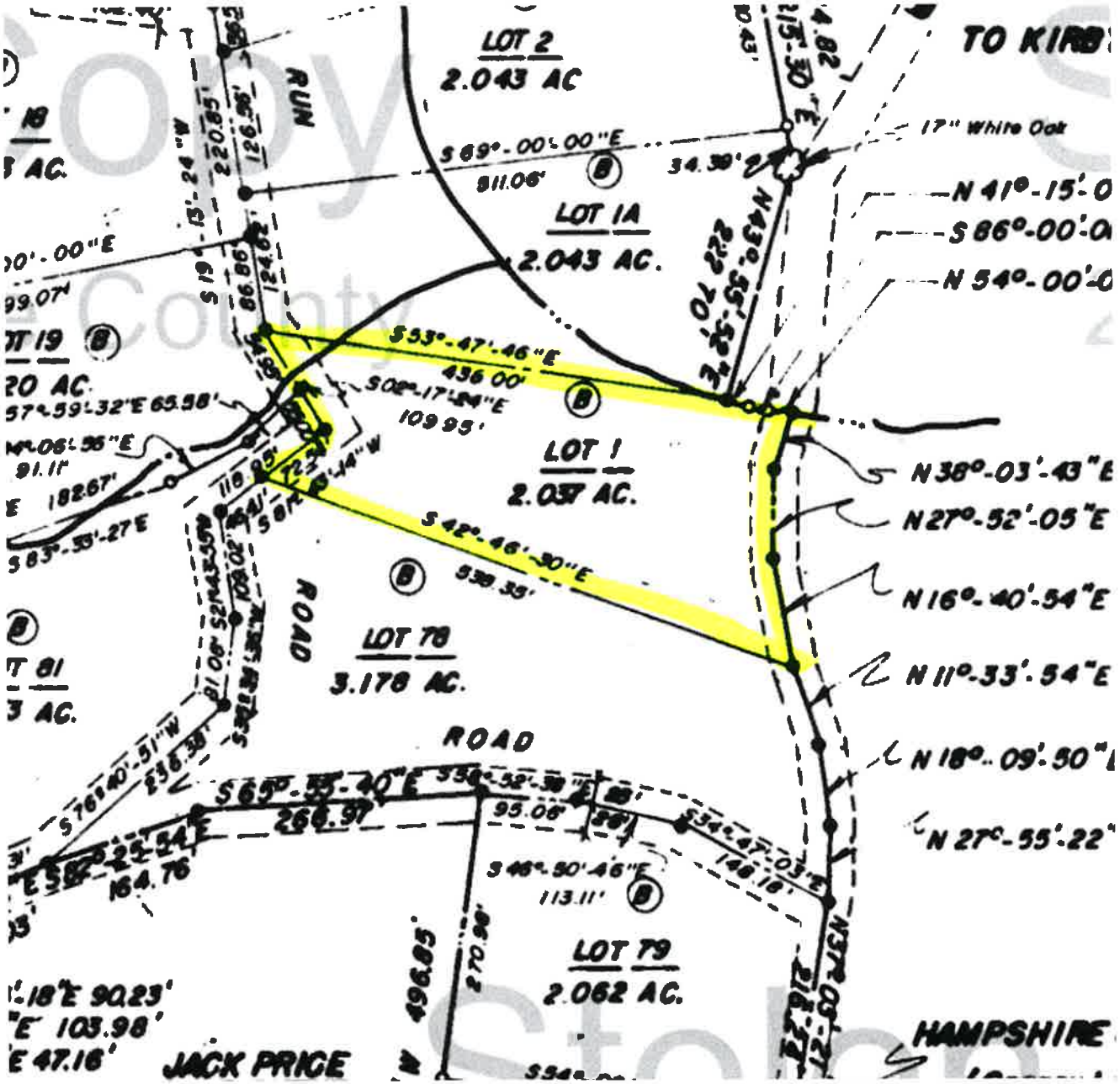
REVISED OCT 24th 2024

Hampshire Parcel Viewer



Hampshire Parcel Viewer




LOT 2
2.043 AC
LOT 1A
2.043 AC.
LOT 1
2.037 AC.
LOT 78
3.178 AC.
LOT 79
2.062 AC.
ROAD
ROAD
RUN
TO KIRB
17" White Oak
S 69°-00'-00"E
911.06'
N 41°-15'-0
S 86°-00'-0
N 54°-00'-0
S 53°-47'-46"E
436.00'
S 02°-17'-54"E
109.99'
S 42°-46'-30"E
539.35'
N 38°-03'-43"E
N 27°-52'-05"E
N 16°-40'-54"E
N 11°-33'-54"E
N 18°-09'-50"
N 27°-55'-22"
S 65°-55'-40"E
266.97'
95.08'
S 46°-50'-46"E
113.11'
N 37°-05'-21"
HAMPSHIRE
JACK PRICE

Del. Royce B. Saville 1-4-85

39051

DECLARATION OF EASEMENTS
AND
PROTECTIVE DEED COVENANTS

- 573

NATHANIEL MOUNTAIN HEIGHTS

1. Each owner of a lot shown on the subdivision plat shall have an easements over and upon the existing roadways running to and through the subdivision for ingress and egress to WV Route 10 and the private parking area adjoining Westvaco timber property, which adjoins Nathaniel Mountain Heights Subdivision.

2. Maintenance and performance to said roadways (including the R.O.W. to and from Route 10) shall be performed on a coninuing basis by the Owners Association. Road maintenance fee shall $35.00 annually - per lot owned. No road fee, however, is payable for unsold lots.

3. The developers reserve unto themselves, their heirs and assigns an easement or right-of-way over, under or thourgh a twenty (20) foot strip of land along every lot line of every lot in the Subdivision for the purpose of facilitating erection and maintenance of utilities, cables, drains, culverts, etc..

4. No commerce or business of any type is allowed within the subdivision. Mobile homes are not allowed on any lot with a "B" shown on the plat. Camping, motor homes and comping trailers are permitted. No trucks, buses, old cars or unsightly conditions will be allowed to exist on any lot if deemed to be left, stored or abandoned. The Owners Associations reserves the right to implement noise, speed and safety regulations from time to time.

5. Sewerage and waste systems shall conform to West Virginia State regulations.

6. No structure of any kind shall be built or erected within twenty-five feet of any property line. No driveway or access may be built across a road ditch without the installation of an appropriate culvert to divert run-off water from the roads.

7. Since private access is afforded to hundreds of acres of hunting lands, the discharge of firearms is prohibited within one hundred fifty (150) yards of any residence, campsite, posted land, or otherwise improved property within the subdivision.

8. Determination by any Court that any provision herein is invalid for any reason whatever, shall not affect the validity of any other provision hereof or regulation of the Property Owners Association.

9. These Covenants - which run with the land - may be amended or modified by a two-thirds vote of the members in good standings, or by the developer, provided that any such change, amendment or modification is duly recorded among the land records of the Hampshire County Supervisors Court, Romney, West Virginia, where these covenants are recorded of record and shall be referenced in each and every deed of conveyance.

10. The Property Owners Association shall be formed in April, 1985

ROYCE B. SAVILLE
ATTORNEY AT LAW
ROMNEY, WV 26757

The organizational meeting shall be called to order by the developer whereupon the owners of lots in Nathaniel Mountain Heights, shall elect officers and make such rules and regulations as they deem appropriate. Each property owner, upon entering into an agreement to purchase, is automatically a member of said Association and agrees to abide by the lawful rules of said Association and to pay the road maintenance fee.

CORPORATE SEAL

INVESTMENT CORPORATION OF THE VIRGINIAS,
a Florida Corporation

BY: Martin Price (SEAL)
ITS: V.P.

ATTEST:

ITS: See ITEM

STATE OF West Virginia,
COUNTY OF ~~Hampshire~~, TO WIT:

I, W. Kaye Strawn a Notary Public in and for the County and State aforesaid, do hereby certify that Martin Price, as Vice President, for the said Investment Corporation of the Virginias, a Florida Corporation, do hereby that the foregoing Declaration of Easements and Protective Deed Covenants were acknowledged before me on this 1st day of November, 1984.

Given under my hand this 1st day of November, 1984.
My commission expires: May 26, 1991.

W. Kaye Strawn
NOTARY PUBLIC

THIS INSTRUMENT WAS PREAPRED BY: ROYCE B. SAVILLE
ATTORNEY AT LAW, ROMNEY, WEST VIRGINIA
26757-2000

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

Be it remembered that on the 21st day of December, 1984, at 2:28 P, this Protective Covenants was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

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

ROYCE B. SAVILLE
ATTORNEY AT LAW
ROMNEY, WEST VIRGINIA

CURTIS & HARRIS INC., SPENCER, W. VA. 81-0000-01 81758-B