

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

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



The agent 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 agent 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 agent, they can provide information upon your request.

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

(printed name of agent) Steve Bommarito, affiliated with
 (firm name) Pioneer Ridge Realty, Inc., is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

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.			
	1-18-22		
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>
	1-18-22		
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>
<small>Seller</small>	<small>Date</small>	<small>Buyer</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.

Agent's Signature 

Date 11/17/2022

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 304.558.3555
<http://rec.wv.gov>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 17-6 acres / Sleepy Creek Mtn.

Legal Description _____

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

SELLER:

- 1. Year Built? _____
- 2. How long have you owned the property? 17 yrs.
- 3. Dates lived in the property. Vacation Property

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

- Water Supply Public Well Other _____
- Sewage Disposal Public Septic System approved for _____ (#) BR
- Heating Oil Natural Gas Electric Bottled Heat Pump Age _____ Other
- Air Conditioning Oil Natural Gas Electric Bottled Heat Pump Age _____ Other
- Hot Water Oil Natural Gas Electric Capacity _____ Age _____ Other

Please indicate to the best of your knowledge with respect to the following:

- 1. Foundation: Any settlement or other problems? Yes No Unknown N/A
Comments: _____
- 2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture? Yes No Unknown N/A
Comments: _____
- 3. Roof: Any leaks or evidence of moisture? Yes No Unknown N/A
Type of Roof: _____ Age _____
Comments: _____

Is there any existing fire retardant treated plywood Yes No Unknown N/A
Comments: _____

Initials Seller: WS WN Purchaser:

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown N/A

Comments: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms: Yes No Unknown N/A

Comments: _____

Are the systems in operating condition? Yes No Unknown N/A

Comments: _____

7. Air Conditioning System: *NONE*
Is cooling supplied to all finished rooms: Yes No Unknown N/A

Comments: _____

Is the system in operating condition? Yes No Unknown N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? Yes No Unknown N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown N/A

When was the system was last pumped? Date: _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown N/A

Comments: _____

Home water treatment system: Yes No Unknown N/A Leased

Comments: _____

Fire sprinkler system: Yes No Unknown N/A

Comments: _____

Are the systems in operating condition? *N/A* Yes No Unknown N/A

Comments: _____

Initials Seller: Purchaser:

11. Insulation: JOG HOME

In exterior walls?

Yes No Unknown N/A

In ceiling/attic?

Yes No Unknown N/A

In any other areas?

Yes No Unknown N/A

Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?
 Yes No Unknown N/A

Comments: _____

Are gutters and downspouts in good repair?

Yes No Unknown N/A

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage?

Yes No Unknown N/A

Comments: Treated for damage annually by exterminator

Any treatments or repairs?

Yes No Unknown

Any warranties?

Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property?

Yes No Unknown N/A

If yes, please specify _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

N/A

Yes No Unknown N/A

Comments: _____

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)

Yes No Unknown N/A

Comments: _____

In good working condition?

Yes No Unknown N/A

Comments: Heats extremely well

Initials Seller: WJ WJ Purchaser:

17. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown N/A

If yes, please specify _____

18. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Unknown N/A

Comments: N/A

19. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? Yes No Unknown N/A

Comments: _____

20. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions? Yes No Unknown N/A

Comments: _____

21. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A

Comments: _____

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

was/was OUT BUILDING IN excellent condition.

[Signature] 1-18-22
Seller Date

Nancy L. Buchanan 1-18-22
Seller Date

Purchaser Date

Purchaser Date

UB/N20

Property is sold furnished and "As is"

DISCLAIMER

NOTICE TO SELLER: 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 VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller 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.

The Seller has actual knowledge of the following latent defects:

[Empty rectangular box for listing latent defects]

[Signature]
Seller Date 1-18-22

Nancy D. Buchanan
Seller Date 1-18-22

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

[Empty line]
Purchaser Date

[Empty line]
Purchaser Date

(Home is a LOG Cabin Home without Paint)
WB/NJD

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 17.6 acres / Sleepy Creek Mtn.

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): _____

- | | |
|----|-----|
| | |
| WB | NJD |

 Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

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.

II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

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

(b) Records and reports available to the 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) WB NJD Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. WB NJD Purchaser has read the Lead Warning Statement above.

d. Purchaser has received copies of all information listed above. (If none listed, initial here.)

e. Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. Purchaser has (each Purchaser initial (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.

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

IV. Agent's Acknowledgment (initial item 'g' below)

g. WB Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

V. 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.

[Signature] /-18-22
Seller Date

Purchaser Date

Nancy J. Buchanan /-18-22
Seller Date

Purchaser Date

[Signature] 1/14/2022
Agent Date

Agent Date

W3/W3B

Home is sold furnished & well equipped with living material & equipment.

ITEMS TO CONVEY (AT NO VALUE)

Seller William T. & Nancy L. Buchanan
Street Address 17.6 acres / Sleepy Creek Mtn County Morgan
City Berkeley Springs, West Virginia Zip

- Yes No # Items
Alarm System
Built-in Microwave
Ceiling Fan
Central Vacuum
Clothes Dryer
Clothes Washer
Cooktop
Dishwasher
Disposal
Electronic Air Filter
Fireplace Screen/Door

- Yes No # Items
Freezer
Furnace Humidifier
Garage Opener w/remote
Gas Log
Hot Tub, Equip & Cover
Intercom
Playground Equipment
Pool, Equip, & cover
Refrigerator
Refrigerator w/ice maker

- Yes No # Items
Satellite Dish
Storage Shed
Stove or Range
Trach Compactor
Wall Mount Brackets
Wall Oven
Water Treatment System
Window A/C Unit
Window Fan
Window Treatments
Wood Stove

As-Is Items: Seller will not warrant the condition or working order of the following items and/or systems:
Home Warranty Plan will cover equipment condition

Items That Do Not Convey: ALL ITEMS IN HOME CONVEY AT TIME OF CLOSING

SELLER:

PURCHASER:

Signature Date 1-18-22

Signature Date

Signature Date 1-18-22

Signature Date

Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on
The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

- Seller to credit the Purchaser \$
Repairs to be paid from escrow as per escrow agreement.
Seller to correct discrepancies within days.

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER:

PURCHASER:

Signature Date 1-18-22

Signature Date

Signature Date 1-18-22

Signature Date

**DIRECTIONS TO " SLEEPY CREEK MOUNTAIN RETREAT " CABIN
IN BERKELEY SPRINGS, WEST VIRGINIA
FROM NORTHERN VIRGINIA**

- * TAKE INTERSTATE ROUTE 66 WEST FROM THE CAPITAL BELTWAY ROUTE 495 APPROX. 73 MILES TO INTERSTATE ROUTE 81 AND TURN NORTH TOWARDS WINCHESTER, VIRGINIA.
- * TRAVEL APPRX. 10.2 MILES TO ROUTE 37 " BERKELEY SPRINGS, W.VA. "
- * FOLLOW ROUTE 37 APPROX. 6.5 MILES TO ROUTE 522 " BERKELEY SPRINGS "
- * TRAVEL APPROX. 14.5 MILES ON ROUTE 522 TO CHAPEL HILL RD. AND TURN RIGHT ONTO ROUTE 692. YOU WILL SEE A WHITE METHODIST CHURCH.
- * DRIVE EXACTLY 1 MILE AND TURN LEFT ONTO PACK HORSE ROAD TOWARDS " SHOCKEYSVILLE. "
- * DRIVE EXACTLY 2.3 MILES AND TURN LEFT.
- * DRIVE .7 MILES (THAT'S 7/10) AND TURN RIGHT ON MAUZY ROAD.
- * DRIVE EXACTLY .2 MILES (THAT'S 2/10) AND TURN RIGHT ON THE FIRST DIRT AND GRAVEL ROAD.
- * DRIVE STRAIGHT UP THE GRAVEL ROAD FOR .3 MILE (THAT'S 3/10) PAST THE BARNS AND THE FARM HOUSE STAYING TO THE RIGHT NEXT TO THE APPLE ORCHARDS TO THE ENTRANCE OF " SLEEPY CREEK MOUNTAIN - RETREAT " GATE AND SIGN.

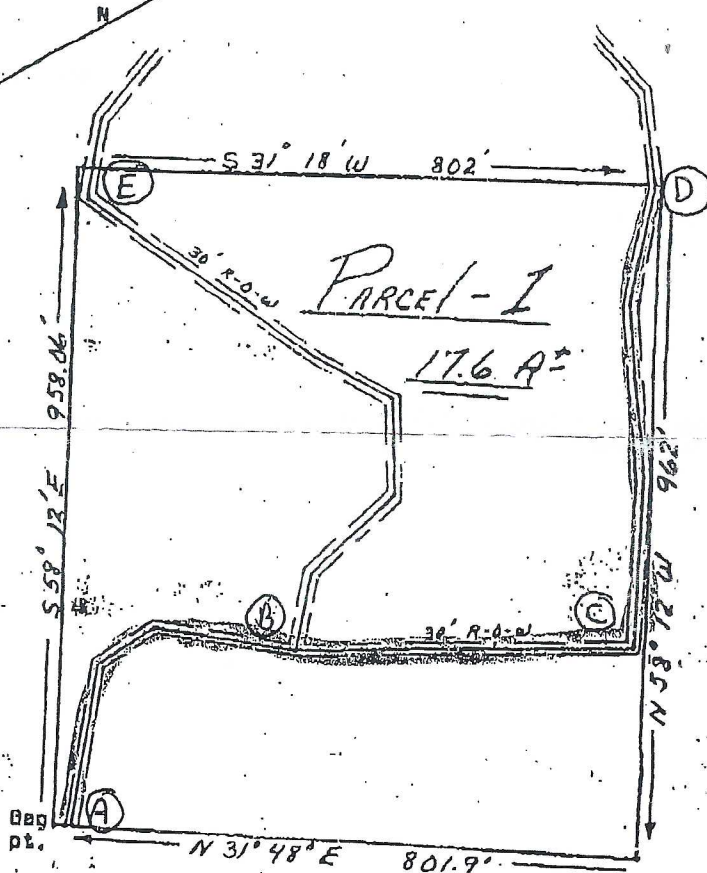
DIRECTIONS FROM BERKELEY SPRINGS, WEST VIRGINIA TO THE CABIN

- * FROM DOWNTOWN BERKELEY SPRINGS, TAKE ROUTE 522 SOUTH AND TURN LEFT ON ROUTE 13 (WINCHESTER GRADE ROAD).
- * TRAVEL APPROX. 11.6 MILES AND TURN LEFT ON ROUTE 17 (PINE GROVE ROAD) AT THE WHITE METHODIST CHURCH.
- * TRAVEL 2.9 MILES AND TURN RIGHT ON THE GRAVEL ROAD. THE GRAVEL ROAD IS LOCATED .2 MILE (THAT'S 2/10) PAST THE INTERSECTION OF OF PINE GROVE ROAD AND MAUZY ROAD. YOU MUST BE ON MAUZY RD.
- * FOLLOW THE DIRECTIONS ABOVE TO FIND THE CABIN.

HOOVER TRACT
ROCK GAP DISTRICT
MORGAN COUNTY
WEST VIRGINIA

Wilson (C. Wilson)

SCALE
1" = 200'



WORD OF DESCRIPTION:

Beginning at a capped T-Bar on a Northwest slope, in a line of land owned by Chester Wilson; thence with Wilson $S 58 12' E$ $958.06'$ feet to a pile of stone on top of a ridge, cornering with Parcel 2; thence with a division line between Parcels 1 and 2 $S 31 18' W$ $802'$ feet to a pile of stone, cornering in the line of Eston and Marjorie Ours; thence $N 58 12' W$ $962'$ feet to a T-Bar in the North line of Ours land at the top of a ridge; thence $N 31 48' E$ $801.9'$ feet to the point of beginning, containing 17.6 acres, more or less.