

ITEMS TO CONVEY (AT NO VALUE)

Seller DOUG KIRKLAND, JAMES KIRKLAND, and MIKE KIRKLAND

Street Address 49 DEERCROSS DRIVE

County Mineral County

City Fort Ashby

West Virginia Zip 26719

Yes	No	# Items	Yes	No	# Items	Yes	No	# Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish
<input type="checkbox"/>	<input type="checkbox"/>	Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	w/remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trach Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mount Brackets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub, Equip & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window A/C Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equip, & cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator w/ice maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

A. As-is Items: Seller will not warrant the condition or working order of the following items and/or systems:

B. Items That Do Not Convey:

SELLER: Douglas Kirkland 2/1/22 PURCHASER:

James Kirkland 2/5/22
Signature Date

Signature Date

Mike Kirkland 2/8/22
Signature Date

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

Signature Date

Signature Date

Signature Date

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 49 DEERCROSS DRIVE Fort Ashby, WV 26719

Legal Description LOT 17 WINDOVER HILLS SUBD 1.45 AC

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? 2005
2. How long have you owned the property?
3. Dates lived in the property. NA

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

- Water Supply [X] Public [] Well [] Other
Sewage Disposal [X] Public [] Septic System approved for (#) BR
Heating [] Oil [] Natural Gas [X] Electric [] Bottled [X] Heat Pump Age 2006 [] Other
Air Conditioning [] Oil [] Natural Gas [X] Electric [] Bottled [X] Heat Pump Age 2006 [] Other
Hot Water [] Oil [] Natural Gas [X] Electric Capacity ? Age 2006 [] Other

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

- 1. Foundation: Any settlement or other problems? [] Yes [X] No [] Unknown [] N/A

Comments:

- 2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture? [] Yes [X] No [] Unknown [] N/A

Comments:

- 3. Roof: Any leaks or evidence of moisture? [] Yes [X] No [] Unknown [] N/A

Type of Roof: 3 Tab Shingles Age 2006

Comments:

Is there any existing fire retardant treated plywood

- [] Yes [X] No [] Unknown [] N/A

Comments:

Initials Seller: [Signature] Purchaser: [] []

11. Insulation:

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: _____

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?

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: _____

Initials Seller: DMK / JMA Purchaser:

Julia

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: _____

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.

Douglas B. Keltner

1-29-22

Jane Marie Martin 2/5/22
Seller Date

Michael C. Carter 2/5/22
Seller Date

Purchaser Date

Purchaser Date

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:

Joseph B. Kestner 1-29-22
Seller Date

Joseph B. Kestner 2/5/22
Seller Date

MMA C. Kestner 2/5/22

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date

Purchaser Date


WEST VIRGINIA NONRESIDENTS WITHHOLDING
FOR SALES OF REAL PROPERTY

Listing Addendum

In connection with the sale of a nonresident's property, West Virginia Code 11-21-71b requires the settlement attorney to withhold funds from net proceeds. A nonresident income tax return may be required in order to report the sale and determine the total tax due or to be refunded.


This addendum is for disclosure purposes only. It is recommended sellers contact their accountant and/or attorney to determine the tax implications and filing procedures. **The West Virginia State Tax Department can be contacted at 304-558-3333** for further information. A copy of the code may be obtained at the following website:

<http://www.wva.state.wv.us/wvtax/WestVirginiaStateTaxDepartment.aspx>

 1-29-22


Seller

Date

 2/5/22

Seller

Date

 2/5/22

Seller

Date

Seller

Date