

ITEMS TO CONVEY (AT NO VALUE)

Seller Sarah Sollenberger and Charles G Sollenberger

Street Address 7610 Frankfort Highway County Mineral County


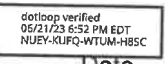






City Fort Ashby, West Virginia Zip 26719

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

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: PURCHASER:


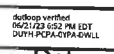






 Signature	 Date	 Signature	 Date
 Signature	 Date	 Signature	 Date

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.

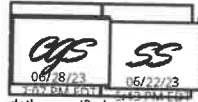
SELLER: PURCHASER:

 Signature	 Date	 Signature	 Date
 Signature	 Date	 Signature	 Date

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

For the sale of Property at: 7610 Frankfort Highway, Fort Ashby, WV 26719

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): 1957



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) 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) 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. 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. 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.

Charles G Sollenberger dotloop verified 06/28/23 2:07 PM EDT VOQU-OUVO-NEVT-TBH9

Purchaser Date

Sarah Sollenberger dotloop verified 06/22/23 5:43 PM EDT F3EB-LAQA-A5EB-AYMI

Purchaser Date

Logan Cooper dotloop verified 06/05/23 12:18 PM EDT BJUD-HZM/-QAD1-1TJE

Agent Date

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 7610 Frankfort Highway, Fort Ashby, WV 26719

Legal Description 1.01 AC SS/RT 28 TURNER RUN & R/W

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? 1957
2. How long have you owned the property?
3. Dates lived in the property.

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 [] Electric [] Bottled [] Heat Pump Age [] [X] Other
Air Conditioning [] Oil [] Natural Gas [] Electric [] Bottled [] Heat Pump Age [] [X] Other
Hot Water [] Oil [] Natural Gas [] Electric Capacity Age [] Other
Internet Access in Home [] Yes or [] No; Current Provider
Comments

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: Age

Is there any existing fire-retardant treated plywood [] Yes [] No [] Unknown [] N/A

Comments:

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:

Property being sold strictly "As-IS"

Charles G Sollenberger dotloop verified 06/28/23 2:07 PM EDT QLGG-NSHW-ST7A-REPM
Date

Sarah Sollenberger dotloop verified 06/22/23 5:43 PM EDT FLC5-JCCZ-2S8G-SH5K
Seller Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date

Purchaser Date