

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) KATE NAZELROD, affiliated with

(firm name) PIONEER RIDGE REALTY, 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.

<i>THOMAS R. KISHBY JR.</i>	dotloop verified 07/05/23 7:31 PM EDT RU14-QF02-VZMK-4QBS		
Seller	Date	Buyer	Date
<i>CHRISTINE L. KISHBY</i>	dotloop verified 07/05/23 7:54 PM EDT ZXT1-KJSE-ABBL-UDSS		
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

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

Katherine J. Nazelrod

dotloop verified
07/05/23 7:20 PM EDT
GWUE-FP2O-9ACE-JYV1

Date _____

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 LAND PROPERTY DISCLOSURE STATEMENT
 (This is not a warranty of the property condition.)

Seller THOMAS R ASHBY JR and CHRISTINE L. ASHBY

Property Address MCCOY DRIVE, AUGUSTA, 26704

Legal Description 1.032 +/- ACRES

NOTICE TO PURCHASER: The information provided is the representation of the Seller to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? _____

Property Systems:

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

1. Sewage System:

- | | |
|---|--|
| <input type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Septic | <input type="checkbox"/> Needs to be installed |
| <input type="checkbox"/> Septic System approved for ____ (#) BR | <input type="checkbox"/> Perc |

Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☐ N/A

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

Comments: _____

2. Water System:

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Well | <input type="checkbox"/> Needs to be drilled |

Comments: _____

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?

☐ Yes ☐ No ☐ Unknown ☐ N/A

Any treatments or repairs? ☐ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☐ No ☐ Unknown

Comments: _____

4. 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

Initials Seller:  07/05/23 7:31 PM EDT dotloop verified  07/05/23 7:54 PM EDT dotloop verified Purchaser:

If yes, please specify _____

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? ☐Yes ☐No ☐Unknown ☐N/A

If yes, please specify _____

5. Are there any zoning violation, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? ☐Yes ☐No ☐Unknown ☐N/A

If yes, please specify _____

6. 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: _____

7. 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: _____

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

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? ☐Yes ☐No ☐Unknown ☐N/A

Comments: _____

10. Please provide the following?

Plat of the property	<input type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the Deed	<input type="checkbox"/> Yes <input type="checkbox"/> No
Copy of septic permits	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Covenants and Restrictions	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Comments: _____

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

Comments: _____

Initials Seller:   Purchaser:  

07/05/23
7:31 PM EDT
dotloop verified

07/05/23
7:34 PM EDT
dotloop verified

SELLER:

Signature

Date

Signature

Date

PURCHASER:

Signature

Date

Signature

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 LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes 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: _____

SELLER:

THOMAS R OSHBY JR

dotloop verified
07/05/23 7:31 PM EDT
QPDD-AFLN-KN5I-SU0Y

Signature

Date

CHRISTINE L OSHBY

dotloop verified
07/05/23 7:54 PM EDT
JCH-BPL5-JUBT-BNXX

Signature

Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature

Date

Signature

Date