

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

Seller Douglas Ahmuty and Paula Ahmuty

Property Address 240 Apple Tree Drive Keyser, WV 26726

Legal Description LOT B3 THE PINNACLE S-DIV 2.12 AC

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? April - 2006 - Present

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 checked="" type="checkbox"/> Septic | <input checked="" type="checkbox"/> Needs to be installed |
| <input checked="" type="checkbox"/> Septic System approved for <u>3</u> (#) BR | <input checked="" 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 checked="" type="checkbox"/> Community | <input checked="" 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: DA PA 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 Yes No
Copy of the Deed Yes No
Copy of septic permits Yes No N/A
Covenants and Restrictions Yes No 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: JA DL Purchaser:

SELLER:

Raymond G. Kuntz 5-13-24
Signature Date

Paul V. Almendy 5-13-24
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: _____

NA

SELLER:

David G. Kelly 5-13-24
Signature Date

Paul V. Almendy 5-13-24
Signature Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature Date

Signature Date