

LISTING AMENDMENT

This amendment modifies the Exclusive Right to Sell Listing Agreement dated 9/3/2024 between the undersigned parties for the sale of the named property. The changes made are those indicated below all other terms remain in full force and effect.

MLS#	ADDRESS	PRICE
WVHS2005150	540 Spartan Ln, Shanks WV 26761	\$325,000

PLEASE CHECK THE TYPE OF CHANGE(S)

- PRICE CHANGE (New price only) \$ _____
- EXTEND LISING (New expiration date) _____
- WITHDRAW FROM MLS (Effective date) _____
- LISTING CONTRACT RELEASED (Effective date) 2/10/2025
- TEMPORARILY OFF MARKET (Effective date) _____
- BACK ON MARKET (Effective date) _____

SELLER:

George R. Wisher 2/10/25
 Signature Date

SELLER:

 Signature Date

PRINCIPAL BROKER:

 Signature Date

AGENT:

Kay M 1/14/25
 Signature Date

NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

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

The licensee 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 licensee 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 licensee, the licensee can provide more information upon your request.

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

KATE NAZELROD (printed name of licensee), affiliated with PIONEER RIDGE REALTY (brokerage name), is acting as the agent of:

- The Seller/Lessor The Buyer/Lessee
- The Seller/Lessor as a Designated Dual Agent. The Buyer/Lessee as Designated Dual Agent
- The undersigned Seller/Lessor is unrepresented. The undersigned Buyer/Lessee is unrepresented.
- Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

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.

Denise Ricks 2/17/25
 Seller/Lessor Date Buyer/Lessee Date

[Signature] 2/17/25
 Seller/Lessor Date Buyer/Lessee Date

 Seller/Lessor Date Buyer/Lessee Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature [Signature] Date 2/17/25

Licensee's Signature _____ Date _____



West Virginia
 Real Estate Commission
 300 Capitol Street
 Charleston, WV 25301
 (304) 558-3555
<http://rec.wv.gov>



ITEMS TO CONVEY (AT NO VALUE)

Seller Denise E. Ricks and Paul K. Ricks

Street Address 839 Lake Ferndale Drive

County Hampshire

City Springfield

, West Virginia Zip 26763

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trach Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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"/>		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 checked="" type="checkbox"/>	<input type="checkbox"/>		Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator w/ice maker <i>+ filter</i>	<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:

to convey: pellet stove and corn stove

B. **Items That Do Not Convey:** _____

SELLER:

PURCHASER:

Denise Ricks 2/17/25
Signature Date

Signature Date

P. Ricks 2/17/25
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: 839 Lake Ferndale Drive, Springfield, WV 26763

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): 2006

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
<input type="checkbox"/>	<input type="checkbox"/>	Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
<input type="checkbox"/>	<input type="checkbox"/>	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.

Denise Ricks 2/17/25
 Seller Date

 Purchaser Date

[Signature] 2/17/25
 Seller Date

 Purchaser Date

Kate MacLeod 02/17/25 3:30 PM EST
 Agent Date

 Agent Date

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

Property Address 839 Lake Ferndale Drive, Springfield, WV 26763

Legal Description 5.25 +/- Acres

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? 2006
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 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

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 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 _____

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

Comments: _____

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

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

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

Comments: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms: Yes No Unknown N/A

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

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

Fire sprinkler system: Yes No Unknown N/A

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

Comments: _____

11. Public Service Connections: Has Seller received any communication regarding public service connection requirements? Yes No Unknown N/A

Comments: _____

12. 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: _____

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

Yes No Unknown N/A

Are gutters and downspouts in good repair? Yes No Unknown N/A

Comments: _____

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

Yes No Unknown N/A

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

15. 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 _____

16. 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: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s)
In good working condition?

Yes No Unknown N/A

Yes No Unknown N/A

Comments: _____

18. 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 _____

19. 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: _____

20. 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: _____

21. 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: _____

22. 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.

Seller

Date

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:

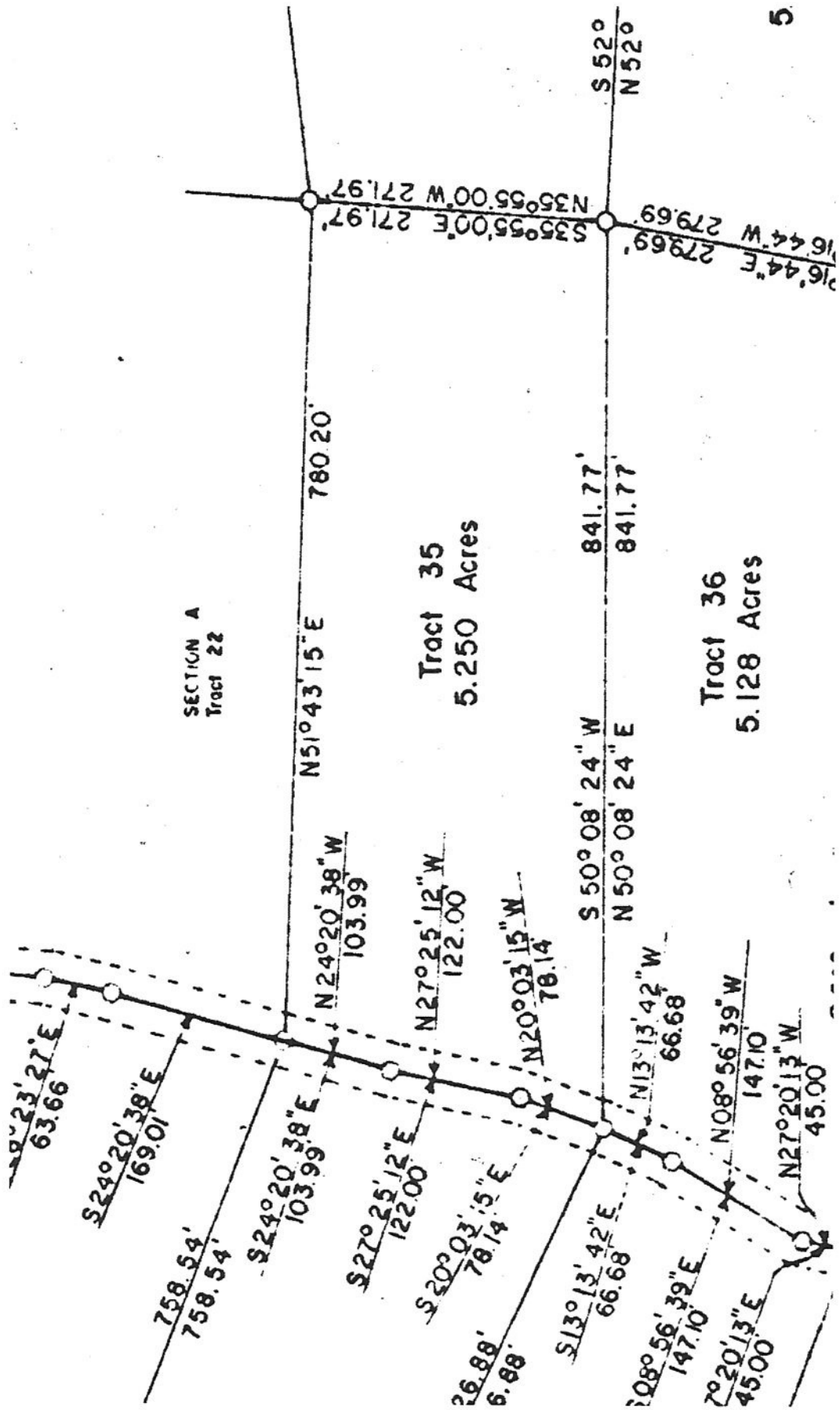
Denise Ricks 2/17/25
Seller Date

[Signature] 2/17/25
Seller Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

[Signature] Date
Purchaser Date

[Signature] Date
Purchaser Date

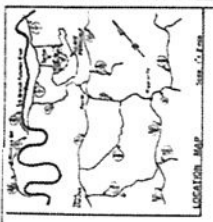


68 Del. Ralph W. Haines 6/9/4

Plot of Survey of
Section "B" LAKE FERNDALE
Springfield District
Hampshire County
West Virginia

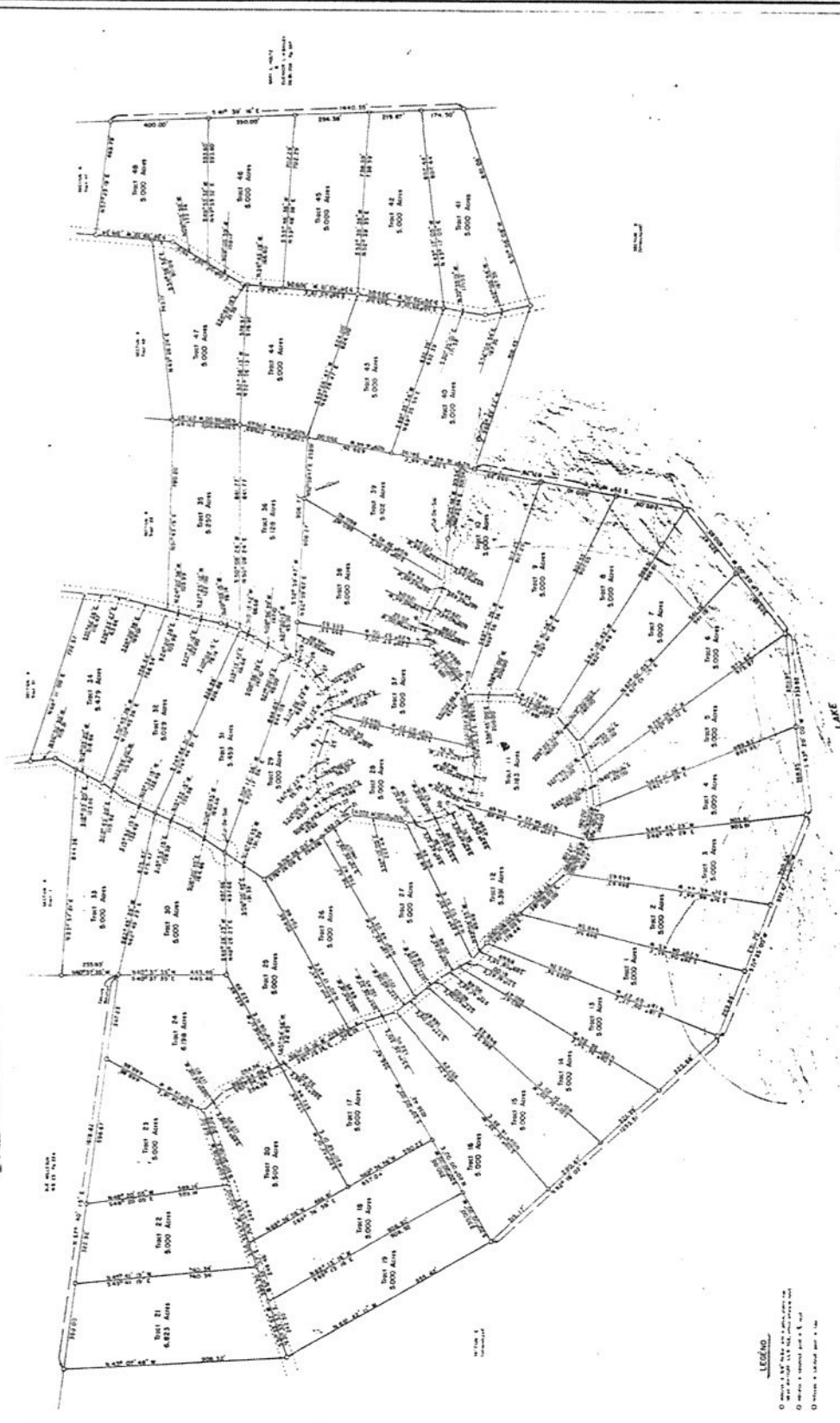
REFERENCE: Deed Book 173 Page 213
Tax Map 8 Parcel 19.5
Total Area 245.842 Acres

NOTE: All parcels are shown on the map as they are shown on the tax map. The acreage shown on the map is the acreage shown on the tax map. The acreage shown on the map is the acreage shown on the tax map.



G & B SURVEY COMPANY
P.O. BOX 100
SPRINGFIELD, W. VA.

Parcel No.	Area (Acres)
1	1.000
2	1.000
3	1.000
4	1.000
5	1.000
6	1.000
7	1.000
8	1.000
9	1.000
10	1.000
11	1.000
12	1.000
13	1.000
14	1.000
15	1.000
16	1.000
17	1.000
18	1.000
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97	1.000
98	1.000
99	1.000
100	1.000



LEGEND
O Survey of 1/2 Section
O Survey of 1/4 Section
O Survey of 1/8 Section

Surveyed and Plotted by
Frank A. Wallace
Lynchburg, Va.
Map No. 107-1087

10-4-93

WV STATE DEPARTMENT OF HEALTH
Office of Environmental Health Services
ENVIRONMENTAL ENGINEERING DIVISION

SW258

WELL COMPLETION REPORT

Date(s) 9/29/93 County Hampshire Permit #: DW-14-07-94-36
 Owner: _____ Area Name/Location Lake Ferndale Lot 35-B
 Well Owner: Donald Wayne Care Address: 7511 Donset Ct.
 Telephone Number: 703-367-8497 Manassas Va. 22110
 Well Driller: B. Mark Smith Address: Hc 86 Box 2-A
 Telephone Number: 822-4786 Springfield WV. 26763

WELL LOG

DEPTH IN FEET	FORMATIONS: KIND, THICKNESS, AND IF WATER BEARING	REMARKS:
0-20	Clay	Type of Well: <u>home</u> Drilling Method: <u>Air-hammer</u> Well Diameter: <u>6 1/8"</u> Casing O.D.: <u>6 5/8"</u> Well Depth: <u>165</u> Date Completed: <u>9/29/93</u> CASING: Length <u>50</u> Feet Height above ground <u>1</u> Feet <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Plastic <input type="checkbox"/> Cast Iron Other _____ Type _____
21-40	Brown shale	
41-60	hard gray shale	
61-65	brown shale	
66-84	hard gray shale	
85	water	
86-109	hard gray shale	SCREEN <input checked="" type="checkbox"/> None Installed Type _____ Diameter _____ Slot/Gauge _____ Length _____ Set Between _____ Ft. and _____ Ft.
110	water	
111-165	hard gray shale	
		<u>600 Gph</u>

PUMPING OR BAILING TEST

DETAILS	#1	#2	#3
Static Water Level (Ft. Below Grade)	<u>65</u>		
Pumping Rate (GPM)	<u>10</u>		
Pumping Level (Ft Below Grade)	<u>145</u>		
Duration of Test (In Hours)	<u>1</u>		
Recovery Time to Static Level (In Hours)	<u>1/2</u>		

WELL HEAD

Pitless Adapter: Type, Make, Etc. _____
 Well Cap: Type, Make, Etc. Standard
 Well Seal: Type, Make, Etc. _____
 Well Platform:
 Length _____ Width _____ Thickness _____
 Grouting: Yes No
 All Public Water Supplies must be grouted. pressure

I hereby certify that this well was drilled and constructed under my supervision, in compliance with all requirements of the referenced permit, and that this record is true to the best of my knowledge and belief.

B. Mark Smith #001
 Name BW Smith Well Drilling Certification No.
 Registered Business Name Benjamin Mark Smith 9/29/93
 Signed _____ Date _____

WEST VIRGINIA
SEPTIC TANK INSPECTION FORM

Hampshire Health Department Installation Permit No. SPC 14-98-102

Owner Patrick Short
HC 65 Box 2720 Spangford, WV 26763

Address Lake Fandale lot #35 Section B

DESCRIPTION & NUMBER OF UNITS SERVED

Facility Served Home No. Water Closets _____
Area suitable for sewage disposal installation 5000 sq. ft.
Type of Water Supply well No. Lavatories _____
No. Rooms 3 No. Showers or Tubs _____ No. Baths _____
Dishwashers NO No. Automatic Washers

SEPTIC TANK

precast concrete
Length _____ x Width _____ x Depth _____ = _____ cubic feet
Depth _____ ft. Liquid Capacity 1000 gal.
Distance to: Dwelling 36 Water Supply 100' Nearest Property Line 100'

SOIL ABSORPTION SYSTEM

Drain Line Material chanck Trench Width 36 Inches
Depth _____ Inches Total Absorption area in Trench Bottom 1200 sq. ft.
Diameter of Drain Line 36 Inches Type Filter Media chanck
Number of Drain Lines _____ Depth Filter Media Under Drain Line NA Inches
Depth of Each Line 72, 78, 90, _____ ft. Depth Filter Media Over Drain Line _____ in.
Distance of Disposal Field to: (a) Dwelling 68'
(b) Water Supply 168' (c) Nearest Property Line 25'

Inspection of the septic tank system described herein disclosed that said system DOES NOT MEET the minimum standards established by the West Virginia State Department of Health.

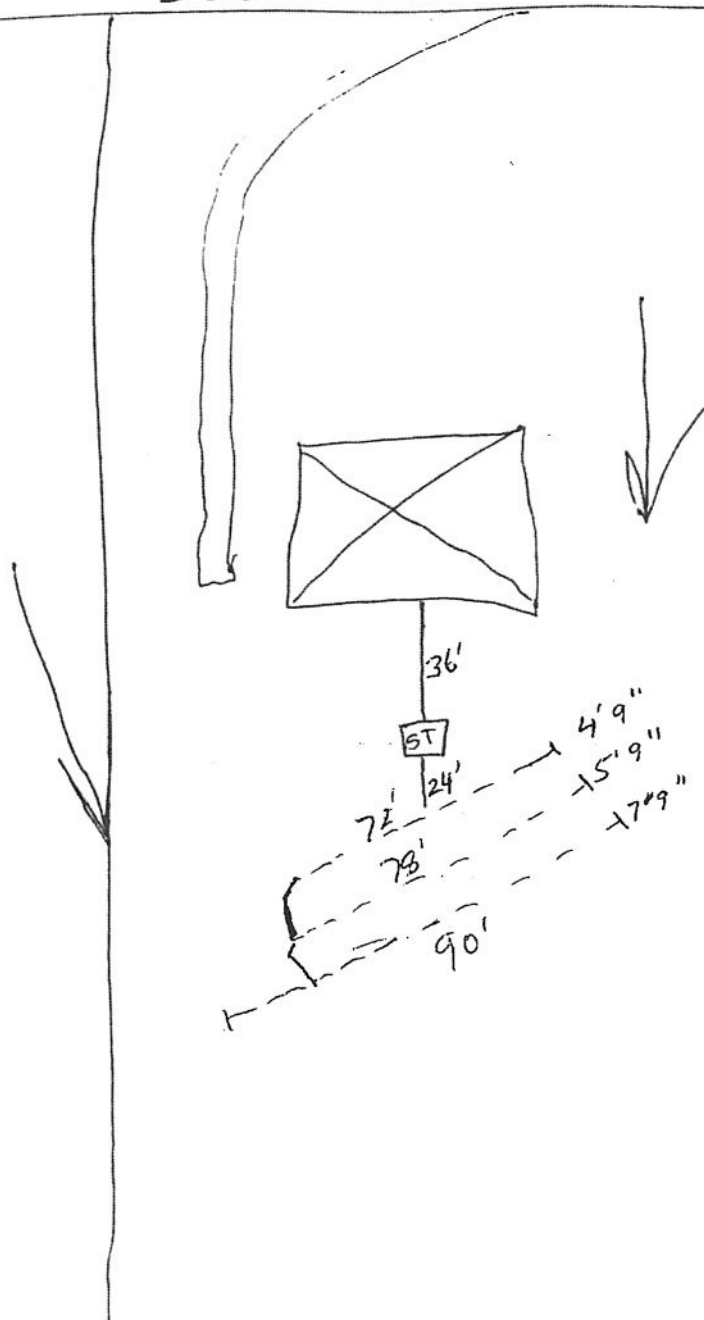
3-19-98

David Daryl RS
Sanitarian

SKETCH OF SYSTEM TO BE DRAWN ON BACK

A copy of this inspection report must be given to owner and the original retained in the Health Department files. PERMANENT RECORD - DO NOT DESTROY.

Sub. Rd.



All speed. 40

36" std. Chan