



# 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 Nazarek (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.

[Signature]  
Seller/Lessor

4/9/25  
Date

Buyer/Lessee

Date

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 4/9/25

Licensee's Signature \_\_\_\_\_

Date \_\_\_\_\_



West Virginia  
Real Estate Commission

300 Capitol Street  
Charleston, WV 25301  
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE 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 Taylor S. Cook

Property Address 11405 Delray Rd Delray W.V. 26755

Legal Description 10.14 +/- acres S side N. River

**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? Since 2015

**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 checked="" type="checkbox"/> Well | <input type="checkbox"/> Needs to be drilled |

Comments: Needs electric well pump

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: TC 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: \_\_\_\_\_

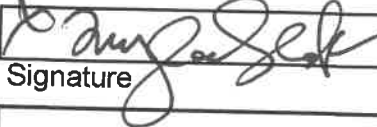
11. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: \_\_\_\_\_

Initials Seller: ptu Purchaser:

**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:**

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

**PURCHASER:**

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_