



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 Nareid (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.

<u>+ Donny R. Patterson</u> Seller/Lessor	<u>7/15/26</u> Date	_____ Buyer/Lessee	_____ Date
<u>+ Bobbie Patterson</u> Seller/Lessor	<u>7/15/26</u> 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 Kate Nareid Date 7/15/26
Licensee's Signature _____ Date _____



West Virginia
Real Estate Commission

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



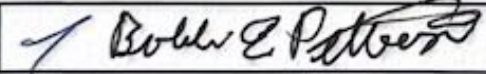
DISCLAIMER

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:

	
Seller	Date

	
Seller	Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser	Date

Purchaser	Date

ITEMS TO CONVEY (AT NO VALUE)

Seller Bobbie E. Patterson + Donnyl G. Patterson + Milton B. Sturgis (POA)
 Street Address 506 Strawberry Ln County Hampshire
 City Augusta, West Virginia Zip 26704

Yes	No	# Items	Yes	No	# Items	Yes	No	# Items
☐	☒	Alarm System	☒	☐	Freezer	☐	☒	Satellite Dish
☒	☒	Built-in Microwave	☐	☒	Furnace Humidifier	☒	☐	Storage Shed
☒	☐	3 Ceiling Fan	☐	☒	Garage Opener	☒	☐	2 Stove or Range
☒	☒	Central Vacuum	☐	☒	w/remote	☐	☒	Trach Compactor
☒	☐	1 Clothes Dryer	☐	☒	Gas Log	☐	☒	Wall Mount Brackets
☒	☐	1 Clothes Washer	☐	☒	Hot Tub, Equip & Cover	☐	☒	Wall Oven
☒	☐	Cooktop	☐	☒	Intercom	☐	☒	Water Treatment System
☒	☐	Dishwasher	☐	☒	Playground Equipment	☐	☒	Window A/C Unit
☐	☒	Disposal	☐	☒	Pool, Equip, & cover	☐	☒	Window Fan
☐	☒	Electronic Air Filter	☒	☐	1 Refrigerator	☒	☐	Window Treatments
☐	☒	Fireplace Screen/Door	☒	☐	1 Refrigerator w/ice maker	☒	☐	Wood Stove

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: Bathroom Mirror (Main level)

SELLER:

PURCHASER:

POA and Mrs. Patterson 7/15/26
 Signature Date

 Signature Date

Bobbie E. Patterson 7/15/26
 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