



LAND PROPERTY DISCLOSURE STATEMENT

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TO BE COMPLETED BY SELLER. Please print. Answer every question by checking the appropriate boxes.

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the SELLER. It is not a warranty of any kind by the SELLER or by any agent representing any SELLER in the transaction. It is not a substitute for any inspection. PURCHASER IS ENCOURAGED TO OBTAIN ANY INSPECTIONS PURCHASER DEEMS NECESSARY. The SELLER's agent has been authorized to provide a copy of this Land Property Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE ONLY BY THE SELLER. THEY ARE NOT REPRESENTATIONS OF, OR REVIEWED BY, ANY BROKER, AGENT OR AGENCY IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

DATE: 4-12-24 PROPERTY ADDRESS/LOCATION: Data Shoe Factory Access Rd, Beverly, WV 26253
SELLER(S): Laurel Lands Inc.

PLEASE CHECK ALL APPROPRIATE BOXES AND INITIAL AT THE BOTTOM OF EACH PAGE

1. PROPERTY DESCRIPTION

County: Randolph District: 130 Map: 0038 Parcel(s): 0001 Deed Book: 374 Page: 4
Acreage: 114.39 Lot Size: Front: _____ Back: _____ Left: _____ Right: _____
Legal Description: 114.39 AC

- a. Are you aware of any zoning regulations affecting your property? Yes No Do Not Know
If yes, explain: _____
- b. Is the property located in a planning district? Yes No Do Not Know
If yes, which planning district? _____
- c. Is the property in a Homeowner's Association (HOA)? Yes No Do Not Know
 - 1. If yes, what are the current annual dues? \$ _____
 - 2. Has there been or will there be any special assessments for HOA purposes on the property? Yes No Do Not Know
If yes, how much and how many payments? _____
 - 3. Contact information for the HOA:
Name: _____ Phone: _____
Email: _____
- d. Is the property being sold as part of a larger parcel? Yes No Do Not Know
- e. Is the property occupied or used in any way? Yes No Do Not Know
If yes, explain: _____
- f. Have you ever been advised that the property may be unbuildable? Yes No Do Not Know
If yes, explain: _____

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Form 153 (REV 01/23)

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2. TITLE: Are you aware of:

- a. Any encroachments, easements, rights-of-way, lot line disputes, shared driveways, burial grounds, or similar matters concerning the property? If yes, please explain in comments section on page 5.
b. Any pending lawsuit, foreclosure, divorce action, tax lien, proposed assessment, utility lien, mechanic and/or materialman lien, unsettled/open estates, or similar matter which could affect title to the property? If yes, please explain in comments section on page 5.
c. Any special assessments or reassessments of the property for real estate tax purposes during the last 12 months? If yes, please explain in comments section on page 5.
d. Any agreement pertaining to joint use (shared fence, shared driveway, etc.)? If yes, please explain in comments section on page 5.
e. Any protective covenants or a Declaration for the Subdivision of which the property is a part? If yes, please explain in comments section on page 5.
f. The location of the corners and/or boundary lines of the property?
g. Whether the corners or boundary lines of the property marked in any way?

3. UTILITIES: Are the following available on the property?

- a. Electric:
b. Natural Gas:
c. Public Water:
d. Public Sewer:
e. Private Sewer:
f. Treatment Plant:
g. Telephone:
h. Cable:
i. Internet Access:

4. WATER/SEWER:

- a. Is there a water source on the property? If it's not public, what is the source: Public
b. Do you know the depth of any drilled or dug wells serving or proposed to serve the property? If yes, what is or will be the depth:
c. Is there a sewer system on or accessible from the property? If not public, what is the type:
d. If the sewer source identified above is not public, is a copy of the county or state Health Department permit available?
e. Has a percolation test ever been conducted on the property? If yes, when and what were the results, and were the results approved by the County Health Department?
Is a copy of percolation test available?:

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5. ACCESS:

- a. Does the property have frontage on a public road allowing access to the property? Yes [X] No [] Do Not Know []
If yes, estimate the amount of frontage in lineal feet: Road Connection
b. Do you have a recorded right-of-way for ingress, egress to the property? Yes [X] No [] Do Not Know []
c. Is there an oral agreement for right-of-way for ingress, egress to the property? Yes [X] No [] Do Not Know []
d. Is there an existing entrance to a public road? Yes [X] No [] Do Not Know []
If no, has an entrance permit been issued by the WVDOH? Yes [] No [X] Do Not Know []
If permit has been issued, is a copy available? Yes [] No [X] Do Not Know []

6. ENVIRONMENTAL: Are you aware of:

- a. Any landfills, dumps, or waste sites (below ground, visible or otherwise) located on or near the property? Yes [] No [X] Do Not Know []
b. Any sewage sludge (other than commercially available fertilizer) having been spread on property? Yes [] No [X] Do Not Know []
c. Any notice regarding the presence of an environmental hazard or biohazard on property? Yes [] No [X] Do Not Know []
d. Any abandoned wells or septic tanks, cisterns, lagoon sewage systems, etc. on property? Yes [] No [] Do Not Know [X]
e. Any flooding, drainage or grading problem that may adversely affect the property? Yes [X] No [] Do Not Know []
f. Any part of the property being located in a Federally Designated Flood Plain or Floodway? Yes [X] No [] Do Not Know []
g. Any settling, slippage, sliding or soil stability problem that may adversely affect the property? Yes [] No [X] Do Not Know []
h. Any damage to the property from mine subsidence, earthquake, flood or other similar events? Yes [] No [X] Do Not Know []
i. Any current or planned commercial, industrial, residential, agricultural or other development that might affect the property? Yes [] No [X] Do Not Know []
j. Any above ground or underground storage tank which is/was present on the property? Yes [] No [X]
If yes, is any tank subject to inspection under WV Code? Yes [] No [] Do Not Know []
k. Any environmental issues that has affected or may affect the property (landfill, tire storage, soil contamination, dumping, drug lab, etc.)? Yes [] No [] Do Not Know [X]
l. Any creeks, rivers, ponds, lakes, springs, or access to the same on the property? Yes [X] No [] Do Not Know []

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7. MINERALS/TIMBER (Natural Resources):

- a. Have any portions or rights of the property such as air, mineral, oil, gas, coal, water, etc. been sold or leased to others?
b. Do you own any mineral rights associated with the property?
c. Do any mineral rights convey with the property?
d. Are there any leases or ongoing negotiations that affect or might affect the mineral rights?
e. Have the timber rights or currently standing timber been sold through verbal or written agreements?
f. Has the property been undermined or surface-mined?
g. Are there any natural gas or oil wells on the property?
h. Is there free gas associated with existing gas wells or leases?
i. Are there any current or planned drilling or fracking activities that might affect the property?

8. DOCUMENTS (Are the Following Available Upon Request):

- a. Deed
b. Survey
c. Legal Description
d. Geological Study
e. Soil Survey
f. Subdivision Approval
g. Environmental Impact Study
h. Recorded Plat/Plan
i. Deed Restrictions
j. Subdivision Covenants Rules & Regs
k. Sewage Disposal System Permit
l. Well Water Permit
m. Other:

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The foregoing answers and explanations are true and complete to the best of my/our knowledge. I/we, the **SELLER(s)** have authority to complete this disclosure form and authorize _____ (Listing Broker and/or Company) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **PURCHASER** of the property. **SELLER** agrees to hold harmless all brokers and agents in any actual or anticipated sale of the subject property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.

SELLER certifies that the information herein is true and correct to the best of **SELLER's** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **PURCHASER** of any additional items which may become known to **SELLER** prior to recording of the deed.

PURCHASER acknowledges receipt of a copy of this statement and understands that this information is a description of the property to the best of **SELLER's** knowledge as of the above date. **PURCHASER** understands that this statement is not a warranty of any kind by **SELLER** or any real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **PURCHASER** may wish to obtain.

ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Please Print or Type) Additional Pages Attached YES NO

Other Disclosures: In addition to the disclosure statement made herein, the following facts are known or suspected by me/us which may materially affect the value or habitability of the subject property, now or in the future. (burial sites, murder, suicide, etc.)

Purchasers hereby acknowledge receipt of this disclosure.		Sellers hereby certify this disclosure.	
Purchaser	Date	<u>Max J. Anagnost</u> Seller Laurel Lands Inc.	<u>4-12-24</u> Date
Purchaser	Date	<u>Herman L. Thompson</u> Seller Laurel Lands Inc.	<u>4-12-24</u> Date

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