

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

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

The agent 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 agent 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 agent, they can provide information upon your request.

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

(printed name of agent) Micky Walters, affiliated with
 (firm name) Adrian Properties WV, LLC, is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

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.			
	<small>Seller</small>	<small>Date</small>	<small>Buyer</small>
	<small>Seller</small>	<small>Date</small>	<small>Buyer</small>
	<small>Seller</small>	<small>Date</small>	<small>Buyer</small>

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

Agent's Signature 09/10/2024

Date Micky Walters

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 304.558.3555
 <www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



Seller Crownover
Buyer _____
Property Pullman Road Harrisville WV

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,
TIMBER OR TIMBER RIGHTS**

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

Eugene Crownover
Seller

Date

Buyer

Date

Seller

Date

Buyer

Date

Marilyn Walker
Listing Agent

9/10/24
Date

Selling Agent

Date



