

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.

<i>Executor</i> <i>Sandra K Keller</i>	<i>11-21-24</i>		
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

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 *Micky Walters*

Date *11-21-24*

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 Doll

Buyer _____

Personal Property located at 11 Magnolia St Pennsboro WV 26415

CONTRACT AND BILL OF SALE FOR PERSONAL PROPERTY

The items of personal property checked "Yes" below shall be conveyed for a sales price of \$_____ and shall be transferred free of liens simultaneously with the sale/purchase of the real estate located at the same location as the subject personal property. If the real estate sale/purchase does not close pursuant to its contract, then this Contract and Bill of Sale shall be null and void.

Broker's Purpose: The Broker(s) are not parties to this Contract and Bill of Sale for Personal Property and have no authority to bind the parties. The parties agree to hold Brokers harmless from any liability resulting from any misrepresentation made by the parties. It is also understood that the Multiple Listing Service (MLS) and the Parkersburg Area Association of REALTORS® and the Marietta Board of REALTORS® are not parties to this Contract and Bill of Sale for Personal Property and that they do not make any warranty with respect to the subject personal property.

Yes	No		Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	portable electronic air cleaner	<input type="checkbox"/>	<input type="checkbox"/>	fireplace equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	washer	<input type="checkbox"/>	<input type="checkbox"/>	garage door opener remote	<input type="checkbox"/>	<input type="checkbox"/>	fireplace logs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	dryer	<input type="checkbox"/>	<input type="checkbox"/>	unit(s) #_____	<input type="checkbox"/>	<input type="checkbox"/>	fireplace insert
<input type="checkbox"/>	<input type="checkbox"/>	water softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ceiling fan(s) #_____	<input type="checkbox"/>	<input type="checkbox"/>	wood stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	range/stove	<input type="checkbox"/>	<input type="checkbox"/>	outside playground equipment	<input type="checkbox"/>	<input type="checkbox"/>	firewood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	attachments for rangetop	<input type="checkbox"/>	<input type="checkbox"/>	exterior accent lighting	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence
<input checked="" type="checkbox"/>	<input type="checkbox"/>	window treatments	<input type="checkbox"/>	<input type="checkbox"/>	portable water filtration system	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence collars #_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	blinds/shades	<input type="checkbox"/>	<input type="checkbox"/>	portable work bench	<input type="checkbox"/>	<input type="checkbox"/>	security system
<input type="checkbox"/>	<input type="checkbox"/>	portable dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	portable kitchen island	<input type="checkbox"/>	<input type="checkbox"/>	sump pump
<input type="checkbox"/>	<input type="checkbox"/>	portable microwave	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	space heaters
<input type="checkbox"/>	<input type="checkbox"/>	freezer	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish controls	<input type="checkbox"/>	<input type="checkbox"/>	portable wet bar
<input type="checkbox"/>	<input type="checkbox"/>	portable trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	hot tub and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	mailbox
<input type="checkbox"/>	<input type="checkbox"/>	central vac attachments	<input type="checkbox"/>	<input type="checkbox"/>	hot tub cover	<input type="checkbox"/>	<input type="checkbox"/>	utility tub
<input type="checkbox"/>	<input type="checkbox"/>	window/wall air conditioner(s) #_____	<input type="checkbox"/>	<input type="checkbox"/>	above ground pool	<input type="checkbox"/>	<input type="checkbox"/>	pot rack
<input type="checkbox"/>	<input type="checkbox"/>	portable dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	swimming pool equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable shower head
<input type="checkbox"/>	<input type="checkbox"/>	portable humidifier	<input type="checkbox"/>	<input type="checkbox"/>	pool cover	<input type="checkbox"/>	<input type="checkbox"/>	flag pole

Other items which shall convey: _____

Contract Agreed:

Sandra K Keller Executive 11-21-2024
Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

BILL OF SALE: Seller(s) hereby conveys the above described personal property unto the buyer(s) and acknowledges receipt of \$_____.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Seller's Disclosure

(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) SK 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) SK Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (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; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) MW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

<u>Sandra K Keller-Eckert</u>	<u>11-21-24</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>M. J. Walters</u>	<u>11-21-24</u>	_____	_____
Agent	Date	Agent	Date

Seller Doll
Buyer _____
Property 11 Magnolia St Pennsboro WV 26415

**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:

<u><i>[Signature]</i></u> Seller	<u>11-24-24</u> Date	Buyer	Date
Seller	Date	Buyer	Date
<u><i>[Signature]</i></u> Listing Agent	<u>11/21/24</u> Date	Selling Agent	Date

Have not lived in the house, selling for mother

Property Condition Disclosure Statement

Name of Seller or Sellers: _____

Property Address: _____

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

1. How long have you owned the property? _____
2. How long have you occupied the property? _____
3. What is the age of the structure or structures? _____
Note to buyer - If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint..
4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? Yes No Unkn NA
5. Does anybody else claim to own any part of your property? *If Yes, explain below* Yes No Unkn NA

Property Condition Disclosure Statement

- 6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If Yes, explain below* Yes No Unkn NA
- 7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If Yes, describe below* Yes No Unkn NA
- 8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If Yes, explain below* Yes No Unkn NA
- 9. Are there certificates of occupancy related to the property? *If No, explain below* Yes No Unkn NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

- 10. Is any or all of the property located in a designated floodplain? *If Yes, explain below* Yes No Unkn NA
- 11. Is any or all of the property located in a designated wetland? *If Yes, explain below* Yes No Unkn NA
- 12. Is the property located in an agricultural district? *If Yes, explain below* Yes No Unkn NA
- 13. Was the property ever the site of a landfill? *If Yes, explain below* Yes No Unkn NA

Property Condition Disclosure Statement

- 14. Are there or have there ever been fuel storage tanks above or below the ground on the property?
• If Yes, are they currently in use?
• Location(s)
• Are they leaking or have they ever leaked? If Yes, explain below
15. Is there asbestos in the structure? If Yes, state location or locations below
16. Is lead plumbing present? If Yes, state location or locations below
17. Has a radon test been done? If Yes, attach a copy of the report
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If Yes, describe below
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If Yes, attach report(s)

STRUCTURAL

- 20. Is there any rot or water damage to the structure or structures? If Yes, explain below
21. Is there any fire or smoke damage to the structure or structures? If Yes, explain below
22. Is there any termite, insect, rodent or pest infestation or damage? If Yes, explain below
23. Has the property been tested for termite, insect, rodent or pest infestation or damage? If Yes, please attach report(s)
24. What is the type of roof/roof covering (slate, asphalt, other)?
• Any known material defects?
• How old is the roof?

Property Condition Disclosure Statement

• Is there a transferable warrantee on the roof in effect now? *If Yes, explain below* Yes No Unkn NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If Yes, explain below* Yes No Unkn NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (*Circle all that apply*) well, private, municipal, other: _____

• If municipal, is it metered? Yes No Unkn NA

27. Has the water quality and/or flow rate been tested? *If Yes, describe below* Yes No Unkn NA

28. What is the type of sewage system? (*Circle all that apply*) public sewer, private sewer, septic, cesspool

• If septic or cesspool, age? _____

• Date last pumped? _____

• Frequency of pumping? _____

• Any known material defects? *If Yes, explain below* Yes No Unkn NA

29. Who is your electrical service provider? _____

• What is the amperage? _____

• Does it have circuit breakers or fuses? _____

• Private or public poles? _____

• Any known material defects? *If yes, explain below* Yes No Unkn NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If Yes, state locations and explain below* Yes No Unkn NA

31. Does the basement have seepage that results in standing water? *If Yes, explain below* Yes No Unkn NA

Are there any known material defects in any of the following? *If Yes, explain below. Use additional sheets if necessary*

32. Plumbing system? Yes No Unkn NA

33. Security system? Yes No Unkn NA

34. Carbon monoxide detector? Yes No Unkn NA

Property Condition Disclosure Statement

- 35. Smoke detector? Yes No Unkn NA
- 36. Fire sprinkler system? Yes No Unkn NA
- 37. Sump pump? Yes No Unkn NA
- 38. Foundation/slab? Yes No Unkn NA
- 39. Interior walls/ceilings? Yes No Unkn NA
- 40. Exterior walls or siding? Yes No Unkn NA
- 41. Floors? Yes No Unkn NA
- 42. Chimney/fireplace or stove? Yes No Unkn NA
- 43. Patio/deck? Yes No Unkn NA
- 44. Driveway? Yes No Unkn NA
- 45. Air conditioner? Yes No Unkn NA
- 46. Heating system? Yes No Unkn NA
- 47. Hot water heater? Yes No Unkn NA

48. The property is located in the following school district _____ Unkn

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Property Condition Disclosure Statement

Seller's Certification:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X Sandra K Keller Epouter

Date 11-21-2024

Seller's Signature

X _____

Date _____

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____





1-141

1-122

1-21

1-19

1-20

1-22

1-23

W Raymond Ave

1-58

2-27

2-10

2-12

2-13

2-14

2-14.1

2-14.6

2-28

2-28.1

2-29

2-65

2-66

2-67

2-68

2-69

2-70

2-71

2-72

2-96

2-97

2-99

2-100

High St

Magnolia St

W Raymond Ave