

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) The Charlotte Sherman Team: Charlotte Sherman, Jennifer Williams, Debra Mellott, Stephanie Rickards, affiliated with

(firm name) Century 21 Modern Realty Results, 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>Mary Meloyk</i>	dotloop verified 04/08/24 5:45 PM EDT U7RW-PPD2-WCEZ-PPVS		
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 Charlotte Sherman

dotloop verified
04/08/24 4:02 PM EDT
VLL7-RWZH-7JGT-PDLS

Date _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

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



MARY MELNYK
3316 MOUNT PLEASANT ST., N.W.
WASHINGTON DC 20010-1806

4
Berkeley County
John W Small Jr, Clerk
Instrument 20200039943
12/07/2020 @ 02:16:14 PM
DEED
Book 1318 @ Page 305
Pages Recorded 4
Recording Cost \$ 46.00
Transfer Tax \$ 907.50
Farm Land Tax \$ 363.00

This document prepared by:

James L. Johnson, Esq.
(WVSB No: 10555)
Wharton Aldhizer & Weaver, PLC
100 South Mason Street
Harrisonburg, VA 22801

39943

Berkeley County West Virginia Tax Maps: 19 - Parcel 00080004

THIS DEED made this 12th day of November, 2020, by and between CHARLES R. SHELTON, IV, TRUSTEE, of the CHARLES R. SHELTON, IV TRUST, as amended and restated on March 29, 2018, Grantor, and MARY MELNYK, whose address is 3316 Mount Pleasant St., NW, Washington, DC 20010, Grantee.

WITNESSETH:

That for and in consideration of the sum specified in the Declaration of Consideration, hereinafter stated, paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt whereof is hereby acknowledged at and before the sealing and delivery of this deed, the Grantor does hereby grant and convey with covenants of General Warranty, subject to easements, restrictions and reservations of record, unto MARY MELNYK, Grantee, together with the improvements thereon, and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, all that certain lot or parcel of land situate in Gerrardstown District, Berkeley County, West Virginia, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ON SCHEDULE A ATTACHED HERETO

AND BEING the same parcel of real estate conveyed by Deed dated August 23rd, 2018, from Purple Turtle, LLC, to Grantor herein, said deed is of record in the Office of the Clerk of Berkeley County, West Virginia, as Instrument No. 2018003278, in Deed Book 1222, Page 419.

Real estate taxes for the current year have been prorated between the parties, and by acceptance of this Deed, the said Grantee agrees to assume and be solely responsible for payment of these taxes for the subsequent year, even though same may be assessed in the name of the Grantor.

This conveyance is made subject to any and all restrictions, reservations and conditions that appear in prior deeds or other instruments in chain of title.

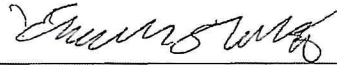
This Deed was prepared without the benefit of a title examination. Reference is now made to all deeds, plats or maps, tax maps and other instruments referred to herein for any and all pertinent purposes.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment, the undersigned, who is not a West Virginia resident, hereby declares that the total consideration paid for the transfer of the real estate by the document to which this declaration is appended is \$165,000.

[Signatures to follow on the next page]

WITNESS THE FOLLOWING SIGNATURES AND SEALS:



Charles R. Shelton, IV, Trustee of the CHARLES R. SHELTON, IV REVOCABLE TRUST, as amended and restated on March 29, 2018

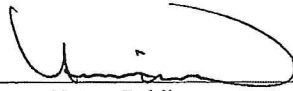
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Waynesboro, to-wit:

The foregoing Deed instrument and Declaration was acknowledged before me in the jurisdiction aforesaid this 24th day of November, 2020, by Charles R. Shelton, IV, Trustee of the Charles R. Shelton, IV Revocable Trust as amended and restated on March 29, 2018, Grantor.

My commission expires: 01-31-2022.

My registration number is: 317423.



Notary Public

20020915



SCHEDULE A

Lot No. 12, containing 1.0021 acres, Broomgrass Subdivision, as more fully shown on that plat prepared by Berry Surveying Associates dated June 28, 2004 and recorded in the office of the Clerk of the County Commission of Berkeley County, West Virginia in Plat Cabinet 11, at Slide 41.

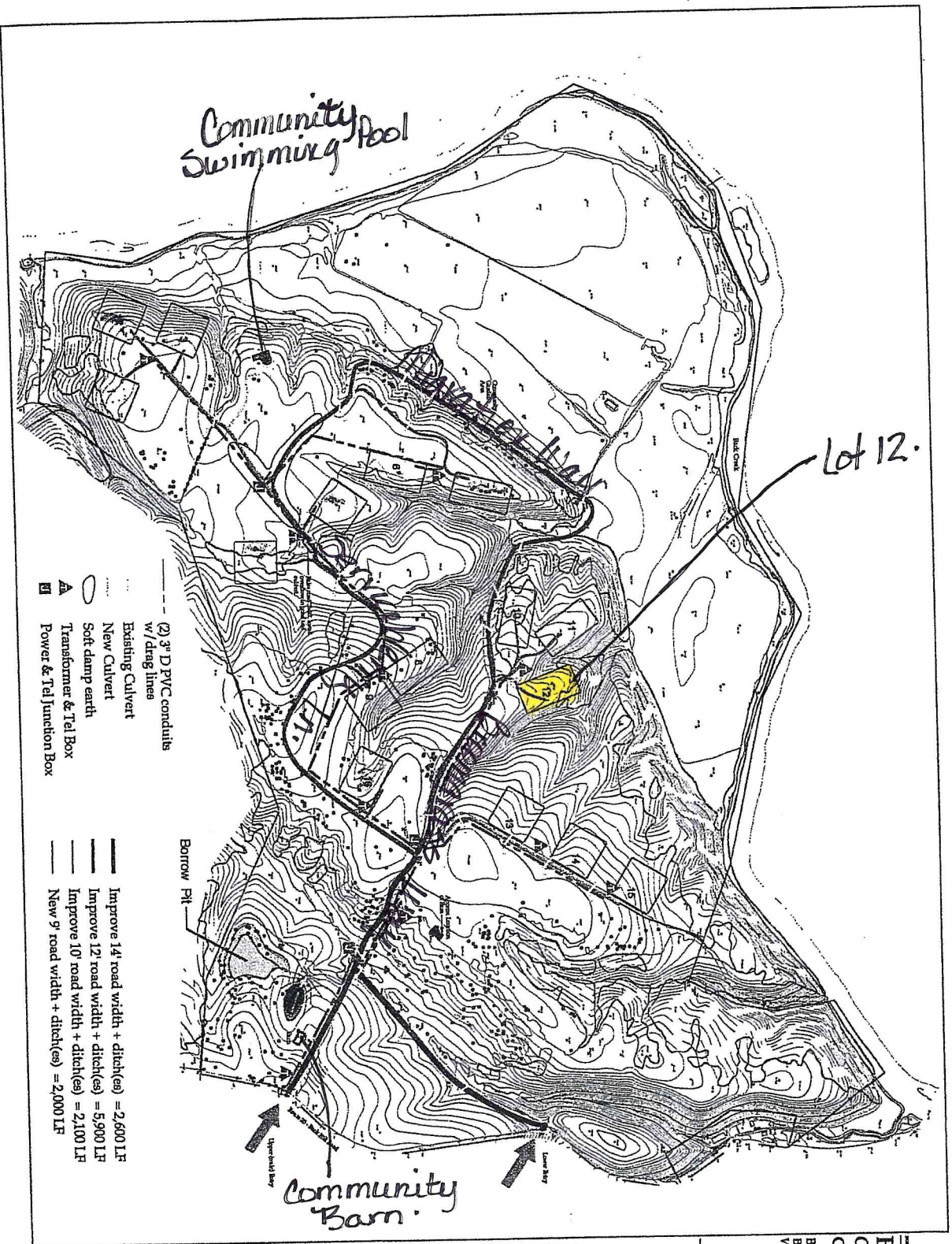
TOGETHER WITH a one-sixteenth (1/16) interest in that 304.5434 acre parcel of land known as the Broomgrass Area of Common Responsibility by virtue of Grantee's membership in the Broomgrass Community Association, Inc. as set forth in that certain Community Charter for Broomgrass dated June 30, 2005, and recorded in the aforesaid Clerk's office in Deed Book 802, at page 374.
Map/Parcel: 19/0008 0004

AND BEING the same property conveyed to the Grantor herein by Deed recorded in Deed Book 778, at Page 509, in the aforesaid Clerk's Office.

Property Address: Lot 12 on Broomgrass Way, Gerrardstown, WV 25420

SUBJECT TO AND TOGETHER WITH that certain Community Charter for Broomgrass dated June 30, 2005, and recorded in the aforesaid Clerk's office in Deed Book 802, at Page 374.

FURTHER SUBJECT TO AND TOGETHER WITH that certain Deed of Conservation Easement to the Berkeley County Farmland Protection Board dated April 25, 2005, and recorded in the aforesaid Clerk's office in Deed Book 798, at Page 465.



Broodinggrass
Organic Farm
Community
 Buck Hill Road/ Rte 20
 Berkeley County
 West Virginia 25401



Purple Turtle LLC
 23844 Longwood
 Berkeley County
 West Virginia 25401

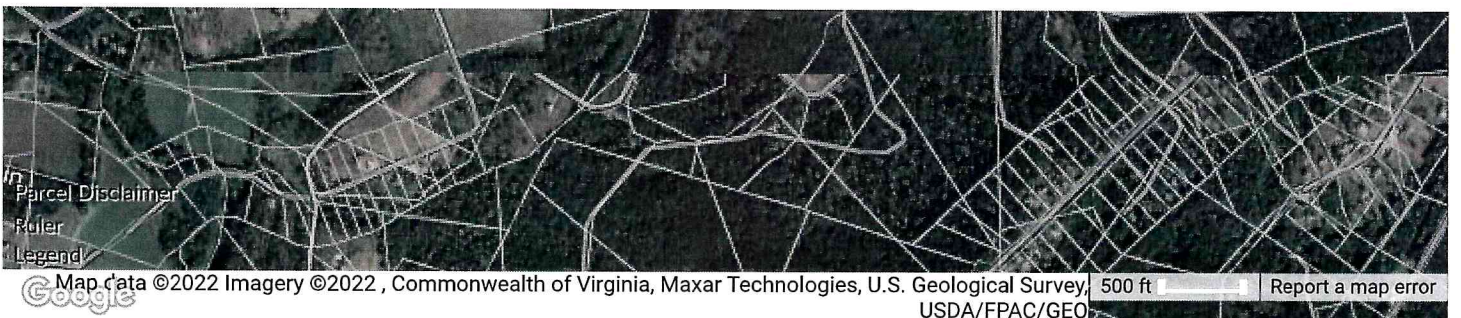
GROVE & DALL'OLIO
ARCHITECTS
 300 WEST 10TH STREET, SUITE 100
 BERKELEY, WV 25801

Topographic Site
Plan (5' contour)

SE1



Broomgrass
Community
Overview



Keyed Notes on Waste Water Treatment System

1. Norweco sewer treatment facility (location approximate). 4" SDR-35 PVC Outlet pipe invert = 24' below grade
2. 4" SDR-35 PVC Outlet pipe discharge at natural grade
3. Constructed Wetland. 38' x 4' level area excavated 24' below natural grade (outlet pipe discharge elevation). lined with geotextile fabric, and backfilled with #7 or #8 Pea Gravel installed level to 5' below natural grade (measured on the lower side of the wetland)
4. Min 6" 3" Diam. HDPE pipe (solid). Upper invert installed at top of pea gravel elevation. Lower invert installed 9' below natural grade. Install min 6" sodded/seeded topsoil above pipe.
5. 20' 10" Diam gravelless corrugated perforated pipe manufactured with silt-fabric outer lining. installed 4" below level grade. Install 4" #57 stone below and to sides of pipe. up to top of pipe. Install 4" sod or seeded topsoil above pipe.
6. Min 3" wide 8" tall sodded/seeded diversion berm installed on upper side of Constructed Wetland and perforated drain pipe. sloped at min 1% to divert runoff around these items.
7. 4" SDR 35 PVC pipe with metal-covered cleanout installed at all sewer lateral bends as necessary.
8. Install drop box for monitoring purposes.
9. Install 4" dia. perforated pipe inspection wells 48" deep.

General Notes on Waste Water Treatment System

1. Norweco outlet pipe at Constructed Wetland assumed elevation = 555.0, which is based on the final grade elevation of 558 at the house facade sewer exit location. Contractor shall adjust sewer lateral, Norweco unit, and wetland elevations only as necessary for construction while keeping Constructed Wetland installed per the plan notes and within the reserve area
2. Contractor shall locate the sewer lateral pipe between the house and Norweco unit to accommodate a minimum 2% slope and 24" of cover. Lateral location shown on plan is approximate.

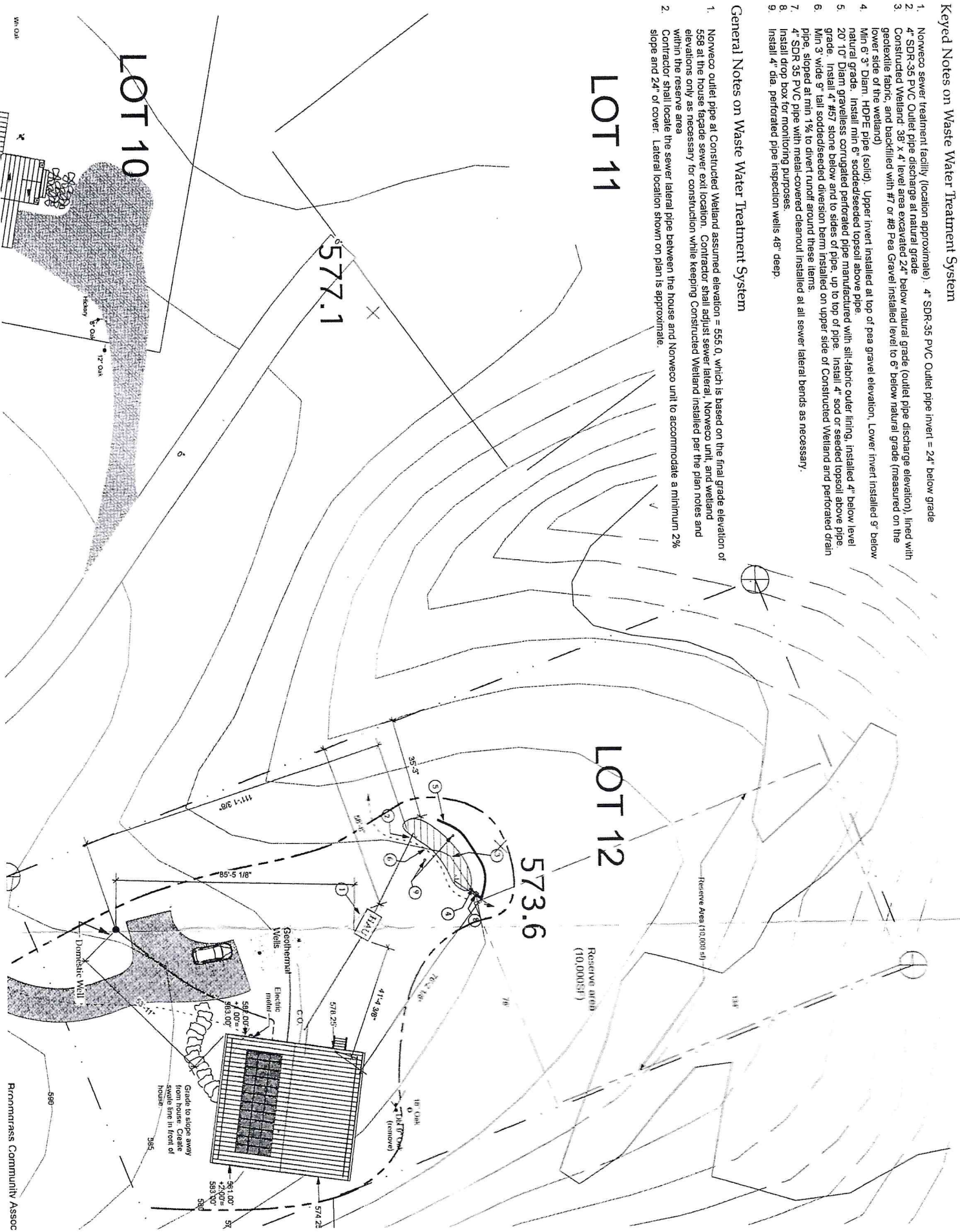
LOT 11

LOT 12

573.6

577.1

LOT 10



SW-256
Rev 3/08
Side A

West Virginia Department of Health & Human Resources
Berkeley County Department of Health



APPLICATION FOR A PERMIT TO CONSTRUCT, MODIFY, OR ABANDON A WATER WELL

Property Owner: Mary Melnyk Telephone: Day: (202) 234-4188 Evening: 202-234-4188
Mailing Address: 3316 Mount Pleasant Street NW, Washington, DC. 20010
Property Address with Detailed Directions: Lot 12 Broomgrass Subdivision, take route 45 west to top of North Mountain, turn right on Buck Hill Road, travel 3 miles to community entrance on left.
Facility served is: New ☒ Existing ☐ Residence ☒ Other ☐
Deed Recorded in Deed Book: 1312 Page: 305 Date Recorded: _____ Tax Parcel ID #: 000800040000
Distance of Well from Sources of Contamination (in Feet):
Streams, Rivers & Impoundments: >300' Sewers & Drains (Non Water Tight): N/A Privies (Vault): N/A
Sewage Absorption Fields: N/A Sewers & Drains (Hydrostat. Tested): N/A Sewage Holding Tanks: N/A
Septic Tank: >50' Bannyard/Feeding/Watering Area: N/A Cemetery: N/A Underground Storage Tank: >50'
Other: _____
Distance to Property Line: 25' +/- Lot Size: 1 acre

By signing this application, I, the property owner, acknowledge that the information provided herein is true; that I am responsible for informing the well driller of the location of any existing or proposed onsite sewage systems; and that all sewage generated onsite must be disposed of in accordance with Department of Health and Human Resources Legislative Rules 64CSR9 and 64CSR47. I further understand that it is my responsibility to consult with the local health department sanitarian for assistance in determining location of and receiving approval for any proposed sewage system. Failure to do so may result in my inability to obtain a permit to install an onsite waste water disposal system. I further understand that if I install the pump system, I must take an exam before installation and submit a completion report after installation.

Signature of Property Owner: Mary Melnyk Date: 3/19/2021

Water Well Will Be: Constructed ☒ Modified ☐ Abandoned ☐ and Will Be Used For: Potable Water ☒ Exploration ☐

Geothermal ☐ Number of Wells: _____ Other ☐

Well Driller Will Install Pump System: Yes ☒ No ☐ If No, Who Will Install: _____

Business Name, Owner or Authorized Officer: Negley's Well Drilling, Inc

Business Address: 16199 Cumberland Hwy, Newburg, PA 17140

Business Franchise Number: 1023-7356 Expiration Date: 7/30/21 Telephone: 717 532-9190

Driller Certification Number: 594 Exp. Date: 11/23/2021 Liability Insurance Exp. Date: 1/31/2021

Contractor's License Number: 036410 Exp. Date: 11/23/2021 Issued To: NWD Inc.

Contractor's Bond or Letter of Credit Exp. Date: N/A

I certify that the installation or modification of all parts of the well, including required material standards, shall be done in compliance with applicable design standards issued by the Office of Environmental Health Services, and appropriate manufacturer's recommended procedures and practices. I further certify that I have a current contractor's bond or letter of credit, current liability insurance coverage, and current business franchise number.

Signature of Certified Master Well Driller who visited site: [Signature] Date: 3-29-21

Signature of Business Owner: [Signature] Date: 3-29-21

Reverse of form must be completed

RECEIVED

MAR 30 2021

BERKELEY COUNTY
HEALTH DEPARTMENT

SW-256

Rev. 3/08

Side B

Please draw a sketch of the property showing existing or proposed well locations, and distance to structures, existing or proposed sewage systems within 100 feet of well location (include adjacent lots). Slope and lot dimensions need to be shown. Locate and show distances to animal pens and feedlots. Note sewage treatment facilities within 200 feet and fertilizer and pesticide storage or preparation areas within 150 feet.



House/Facility



Existing Water Supply



Proposed Water Supply



Septic Tank

--- Soil Absorption Line

→ Dir. of Ground Slope

— Property line



Trees

..... Stream, Rivers and Impoundments



Mobile Home



Under Ground Storage Tank



Cemetery



Barn / Barnyard



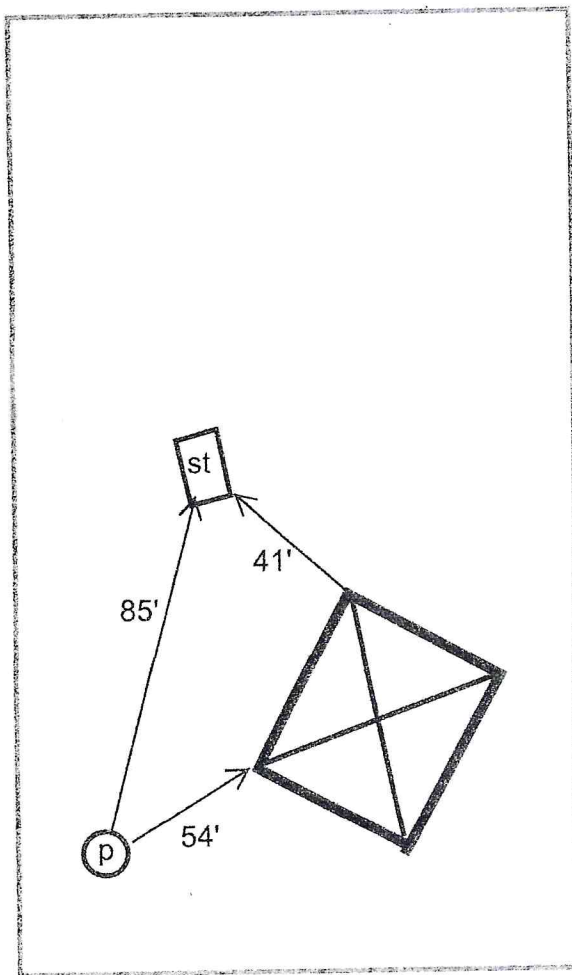
Fertilizer and Pesticide Storage



Sewage Treatment Facilities



North



FOR HEALTH DEPARTMENT USE ONLY

County: _____ Coordinates: Lat: _____ Long: _____ Date Received: _____

Date Site Evaluation: _____ Reviewed by: _____ Date Fee Paid: _____ Received From: _____

Contractor's Bond/Letter of Credit Exp. Date Verified By: _____ Liability Insurance Exp. Date Verified By: _____

Water Well Permit ☒ Issued ☐ Denied Permit No.: _____ Comments: _____

DW-02-04-21-120

SS-183

Rev 3/79

PERMIT NO. 02-21-116A**SMALL SEWAGE DISPOSAL INSTALLATION PERMIT**To: Mary MelnykAddress: 3316 Mount Pleasant Street NW
Washington, DC 20010

You are hereby issued a permit to Install for a 3 bedroom residence
a small sewage disposal system consisting of a Experimental system constructed wetland
and located at: Broomgrass lot 12

This small sewage disposal system shall meet the following specifications:

1. Septic Tank

- a. Shall be made of Poly and not less than 1,300 HAU
gallon capacity. Norweco singular system

2. Soil-Absorption System

- a. Shall consist of distribution lines 4" in diameter.
b. Each distribution line shall be feet in length.
c. Each trench shall be inch width with ZERO slope on trench bottom and ZERO slope on each distribution line.
d. No trench shall be more than 24 MAX inches deep.
e. Total soil-absorption area in trench bottoms shall be sq. ft. Equivalent.
f. Filter material shall be Pea Gravel and not greater than 1/2 - 2 1/2 inches in diameter.
g. Filter material under each line shall be not less than 6 inches deep and not less than 2 inches over each distribution line.
h. Filter material shall be covered with straw and paper prior to backfilling.
i. Trenches shall be backfilled at least 6" above ground surface to provide for settling of backfill.
3. Other Small Sewage or Excreta Disposal Systems (name the type system to be used, then use back of sheet to describe the details of the system.) 30'x5' trench with #7 or #8 pea gravel.
Perpetual maintenance contract. Observation box. experimental system

4. Special Requirements

- a. Small sewage and excreta disposal systems shall be located at least 10 ft. from any property line and a minimum of 20 ft. from any stream or roadside cut.
b. Septic tanks shall be located at least 10 ft. and excreta disposal systems a minimum of 20 ft. from building foundation.
c. Septic tanks shall be located a minimum of 50 ft. and soil-absorption systems and excreta disposal systems a minimum of 100 ft. from any ground water supply or cistern.
5. **This permit is not transferable and automatically expires 12 months after date of issue.**
6. The applicant or his agent must notify this department, phone 304-267-7130 at least 24 hours before the system is ready for inspection.
7. All small sewage and excreta disposal systems must be inspected and approved prior to being covered with earth or otherwise put into service. Any applicable system or part thereof covered before being inspected shall be uncovered at the direction of the SANITARIAN.
8. This permit is NULL AND VOID when official inspection reveals conditions are different than those stipulated in this permit or if facts later become known that a health hazard would result by the installation of this system.

04/27/21

Date of Issue

Berkeley

Health Department

Name

Sanitarian

(Use reverse side of page for sketch of system)

Septic Tank: Capacity (gallons) 130 Material polyethylene Top Seam ☐ or Mid Seam ☐
Manufacturer Norweco Singulair Outlet Filter Used? Yes ☒ No ☐ Manufacturer Norweco

Drain Field: Materials: Gravel ☒ Gravelless Pipe ☐ Chambers ☐ Other _____ Brand _____
300 ft²/BR ☐ 400 ft²/BR ☐ Other _____ No. Bedrooms _____ X _____ ft²/BR = _____ total ft²
No. Lines _____ Length of Lines (ft) _____
Trench Width (ft) 30'x5' Average Depth 20" Max Depth 24" Pipe ASTM No. _____
Effluent distribution (check all that apply): Distribution Box ☐ Serial ☐ Pump dosed ☐ Siphon dosed ☐
If Absorption Bed: Length (ft) 30' Width 5' If chambers: # Used _____ Brand _____

Separation Distances (ft) Septic tank to: Bldg Foundation 41' Property Line 58' Water Supply 85'
Absorption field to: Bldg Foundation 76' Property Line 35' Water Supply 111'

Draw a sketch of the property showing any existing or proposed well locations, the location of all structures, property line locations, and the proposed sewage system as it is to be installed. Show all structures and facilities to be served by on-site sewage on the lot.

Design Sketch:

Please see attached Site Plan

Certified Installer Greg. Dash Telephone 304 839 1890
Business Address 9 Dash Dr Falling Waters, WV 25419
Certification No. 54-06-A-0088 Exp. Date 12/6/21
Contractor's License No. WV#044268 Exp. Date 6/27/21 Issued to Lib Exc LLC

I hereby certify that the installation or modification of all parts of the sewage disposal system including required material standards, will be done in compliance with the Sewage Treatment and Collection System Design Standards Rule, 64CSR47, and appropriate manufacturer's recommended procedures and practices.

Date: 4/6/21 Signature of Certified Installer: 

SW-257
Rev. 8/01

WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN RESOURCES



PERMIT



Owner Mary Melnyk and Driller Negley's Well Drilling Inc.

are hereby issued a permit to _____ Construct _____ a well located
at Broomgrass Lot12

in accordance with Chapter 16, Article 1, Section 9 of the Code of West Virginia.

Date issued: 04/27/2021

Issuing Officer

Sanitarian

Title

Expires: 04/27/2022

Permit No.: DW-02-04-21-120

Berkeley

County Health Department

This permit is not transferable, and any change of information submitted in application dated
will automatically render this permit invalid

THIS PERMIT IS NOT APPLICABLE TO PUBLIC WATER SUPPLIES

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: All Parties

Property: Lot 12, Broomgrass, Gerrardstown, WV

From: Century 21 Modern Realty Results

This is to give notice that Century 21 Modern Realty Results is a limited liability company owned by members who may have an ownership interest in Modern Renovations LLC and Modern Solar LLC. Because these relationships, a referral may provide the members of Century 21 Modern Realty Results a financial or other benefit.

Century 21 Modern Realty Results, Modern Renovations LLC and Modern Solar LLC are separate and distinct companies. You are not required to use the services of Modern Renovations LLC and/or Modern Solar LLC as part of any relationship with Century 21 Modern Realty Results. OTHER PROVIDERS ARE AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATES FOR THESE SERVICES.

Set forth below is the estimated charge or range of charges for the services provided by Modern Renovations LLC and Modern Solar LLC. You are NOT required to use either company as a condition of purchasing or listing property with Century 21 Modern Realty Results.

Modern Renovations LLC

Charge or Range of Charges

SERVICE

\$\$\$\$

Modern Solar LLC

Charge or Range of Charges

SERVICE

\$\$\$

ACKNOWLEDGEMENT:

I/We have read this disclosure form and understand that Century 21 Modern Realty Results is referring me/us to purchase and/or utilize services from one or more of the above companies and, as such, may receive a financial or other benefit as the result of this referral(s).

Dated: _____

Purchaser Signature

Purchaser Signature

Mary Melnyk
dotloop verified
04/08/24 9:45 PM EDT
A6RJ-C3F0-XGBR-WRXH

Seller Signature

Seller Signature

West Virginia
VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT
(This is not a warranty of the property condition.)

Seller Mary Melnyk

Property Address Lot 12 Broomgrass Way, Gerrardstown, WV 25420

Legal Description 1 acre lot 12

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? 3 years

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

Comments: _____

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:  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: Farmland

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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the Deed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of septic permits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Covenants and Restrictions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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:  Purchaser:  

SELLER:

Mary Melnyk dotloop verified
04/08/24 9:50 PM EDT
VIUT-KOH2-TMO9-R7RD

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:

Mary Melnyk dotloop verified
04/08/24 9:50 PM EDT
IQE9-X0CX-U508-OVCN

Signature

Date

Signature

Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature

Date

Signature

Date



Public Records/Appraiser One Page

, Gerrardstown, WV 25420

**Gerrardstown District -
Berkeley WV**

Tax ID 03 19000800040000

Municipality: Gerrardstown District
 High Sch Dist: Berkeley County Schools
 Prop Class: Residential
 Land Use: Residential
 Tax Map: 0019
 Lot: 12
 Tax ID Alt: 03 19000800040000
 Parcel Number: 0008
 City Council Dist: 1
 Tax Record Updated: 10/30/2023



Owner: ~~Charles R Shelton 4th & Trsutee~~ Legal Desc: 1 ACRE LOT 12
~~Shelto~~ BROOMGRASS
 Owner Addr: ~~1060 Glenwood Blvd~~
 Owner City St: ~~Waynesboro Va~~
 Owner Zip+4: ~~22980-3411~~

Annual Tax Amounts

Year	County	Municipal	School	Annual
2022	\$158		\$498	\$656
2021	\$191		\$590	\$781
2020	\$753			\$753

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2022	\$47,000		\$47,000			
2021	\$55,500		\$55,500			
2020	\$32,100		\$32,100			

Record Date: 08/23/2018
 Owner Names: Charles R Shelton 4th & Trsutee
 Shelto

Sale Date:
 Sale Remarks:

Sales Amt: \$165,000
 Book/Page: 1222 / 419

Record Date:
 Owner Names: Charles R Shelton 4th & Trsutee
 Shelto

Sale Date:
 Sale Remarks:

Sales Amt:
 Book/Page: 0 / 0

Lot Characteristics

Pavement Desc: SQFT: 43,560 Zoning: 100
 Topography Desc: ROLLING Acres: 1.0000 Zoning Desc: Residential Vacant
 Site Influence: NEIGHBORHOOD OR SPOT

Building Characteristics

Stories: 1.00 Dormer #: 0
 Fireplace Total: 0 Stories Desc: 1

