

PROPERTY DISCLOSURE-LOTS/VACANT LAND

1. Are you aware of any of the following ever having been stored on your property or a history of the property that would make you believe they might be on your property?

Drums of chemical or petroleum products NO
 Asbestos NO
 PCB's NO
 Underground or above ground storage tanks NO
 Salvage materials NO
 Waste materials NO
 Toxic chemicals NO

2. Are you aware of any soil or water testing for toxic substances on your property or any neighbor's property?
YES

3. Do you have any reason to believe that there was or is any problem with the quality or quantity of drinking water available on the property? NO
 4. Are you aware of any hazardous substances or detrimental conditions on your property or any neighbor's property that affects your real estate? NO
 5. Is the property currently leased? NO
 6. Does anyone have the right of refusal to buy, rent or lease the property? NO
 7. Do you know of any existing, pending or potential legal action concerning this property? NO
 8. Any bonds, assessments or judgments that limit property use? NO
 9. Do you own any nearby property? NO
 10. Are you aware of any excessive noise or any unusual odors affecting the property? NO
 11. Is there a landfill on any part of the property? NO
 12. Any past or present flooding, drainage or moisture problems? NO
 13. Any active springs or flood hazard areas? NO
 14. Is the present use non-conforming? NO
 15. Have all persons on the title signed the listing agreement? NO

**In addition to the disclosure statement made herein, the following facts are known or suspected by me which may materially affect the value or desirability of the property, now or in the future.

Strip mine on part of property many years ago - has 4" timber
on now + DEP Pond with permit #
Has mineral rights

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof based on the Seller's CURRENT ACTUAL KNOWLEDGE. Any important changes will be disclosed by Seller to Purchaser prior to the closing. Seller hereby acknowledges receipt of a copy of this Disclosure.

Michael E. Statens

SELLER

Signed by:

Elizabeth Bruckinridge

SELLER

Purchaser hereby acknowledges receipt of a copy of this Disclosure.

 PURCHASER

 PURCHASER

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:

Samantha Layne (printed name of licensee), affiliated with
Field+Stream Real Estate LLC (brokerage name), is acting as the agent of:

- | | |
|---|---|
| <input checked="" type="checkbox"/> The Seller/Lessor | <input type="checkbox"/> The Buyer/Lessee |
| <input type="checkbox"/> The Seller/Lessor as a Designated Dual Agent. | <input type="checkbox"/> The Buyer/Lessee as Designated Dual Agent |
| <input type="checkbox"/> The undersigned Seller/Lessor is unrepresented. | <input type="checkbox"/> The undersigned Buyer/Lessee is unrepresented. |
| <input type="checkbox"/> 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.

Michael E. Statlander

Seller/Lessor Date Buyer/Lessee Date

Signed by: Elizabeth Bruckinridge 5/31/2025

Seller/Lessor 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 Samantha Layne Date 5/26/2025

Licensee's Signature _____ Date _____



West Virginia
Real Estate Commission

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

