ITEMS TO CONVEY (AT NO VALUE)

Seller DOUG KIRKLAND, JAMES KIRKLAND, and	MIKE KIRKLAND	
Street Address 49 DEERCROSS DRIVE County Mineral County		
City Fort Ashby	, West Virginia Zip 26719	
Yes No # Items Alarm System Built-in Microwave Ceiling Fan Central Vacuum Clothes Dryer Clothes Washer Cooktop Dishwasher Disposal Electronic Air Filter Fireplace Screen/Door A. As-Is Items: Seller will not warrance	Yes No # Items Garage Gar	
B. Items That Do Not Convey: SELLER: Social or Kachla Signature MMM Cland 2 Signature	2/5/a2 Date Signature Date Da	
The items to convey and the following	s Contract #8) of FINAL PROPERTY INSPECTION made on items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in les Contract #7) or are noted below	
☐ Seller to credit the Purchaser \$☐ Repairs to be paid from escrow as Seller to correct discrepancies with The Agent shall not be liable for		
SELLER:	PURCHASER:	
Signature	Date Signature Date	
Signature	Date Signature Date	

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

For the	sale of Property at: 49 Deercross Drive, Fort Ashby, WV 26719	
SELLE	R REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE	ABOVE PROPERTY. THAT (each Seller
	ONE of the following and state Year Constructed): 2005	(come)
SELLER	Property (all portions) was constructed after January 1, 1978. (If initialed, complete section of the property (any portion) was constructed before January 1, 1978. (If initialed, complete all section of the property.) (If initialed, complete all section of the property.) (If initialed, complete all section of the property.)	sections.) I sections.)
that suc poisonir problem required	Varning Statement. Every purchaser of any interest in residential real property on which a residential of chiproperty may present exposure to lead from lead-based paint that may place young children at risk ong in young children may produce permanent neurological damage, including learning disabilities, reduns, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of the provide the buyer with any information on lead-based paint hazards from risk assessments or inspection for possible lead-based paint hazards. A risk assessment or inspection for possible lead-bases.	of developing lead poisoning. Lead loced intelligence quotient, behavloral of any interest in residential real property i ections in the seller's possession and
II. Selle	er Disclosure (each Seller complete Items 'a' and 'b' below)	2
(a) Pres	esence 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 ho	ousing (explain).
	(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards i	in the housing.
(b) Rec	cords and reports available to the Seller (check (i) or (ii) below): (i)Seller has provided the Purchaser with all available records and reports pertain and/or lead-based paint hazards in the housing (list documents below)	
	(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-base	sed paint hazards in the housing.
III. Purc	chaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)	
с	Purchaser has read the Lead Warning Statement above.	
d.	Purchaser has received copies of all information listed above.	(If none listed, initial here.)
e	Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.	
f.	Purchaser has (each Purchaser initial (i) or (ii) below): (i) Received a 10-day opportunity (or mutually agreed upon period) to conduct a presence of lead-based paint and/or lead-based paint hazards. (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint hazards	
IV. Ager	nt's Acknowledgment (initial item 'g' below)	
g.	Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Pu	U.S.C. 4852d. These Associates have irchaser having completed this form.
V. Certif	fication of Accuracy	
The follo	owing parties have reviewed the information above and certify, to the best of their knowledge, that the ine.	nformation they have provided is true and
Seller	The B Killian 11-29-122 Purchaser	Date
Jan	Bho Milho 2/5/22 Purchaser	Date
Graig E.	dotloop verified O1/21/22 1:39 PM EST	
Ageni	Date Agent	Date
EPBR Lead	ad Paint 8/2017	

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Addres	S_49 DEERCROSS DI	RIVE Fort Ashby, WV 26719			
Legal Description	LOT 17 WINDOVE	R HILLS SUBD 1.45 AC			
their knowledge as an independent ho information contai	of the date no me inspection ned in this sta	oted. Disclosure by the company, and you mo tement is not a warra	the representation of e Sellers is not a substi ny wish to obtain such nty by the Sellers as to ner conditions of which	tute for an insp an inspection. o the condition (ection by The of the
SELLER:					
 Year Built? How long h Dates lived 	ave you owne	ed the property?	* * * * * * * * * * * * * * * * * * *		
Property Systems	: Water, Sew	age, Heating & Air Co	nditioning (Answer al	l that apply)	
Water Supply	Public	□Well □Ot	her		
Sewage Disposal	2 Public		proved for		
Heating	□ Oil □ Na	itural Gas 📕 Electric	☐ Bottled 圖 Heat Pu	ımp Ag#006	Other
Air Conditioning	□ Oil □ Na	itural Gas 💹 Electric	☐ Bottled M Heat Pu	ımp A ge 006	Other
	he best of you	ır knowledge with re	Capacity Age, spect to the following ?	:	Other
Comments:	T.				
·	Crawlspace/C	ellar: Any leaks or ev	idence of moisture? Yes 🔊 No	□ Unknown	□ N/A
Comments:					
		ace of moisture? Shingles	S V	Unknown	•
Comments:					
Is the	e any existin	g fire retardant treate	ill-2		
Comments:				Unknown	□ N/A
Sellers Disclosu	re 9-2014	Page 1 of 5	Initials Seller M	Purchaser:	

	d floors:
Comments:	
Any defects (structural or otherwise)?	☐ Yes ■ No☐ Unknown ☐ N/A
Comments:	
5. Plumbing System: Is the system in operating condition	n? ಶ Yes 🗖 No🗖 Unknown 🗖 N/A
Comments:	
6. Heating Systems: Is heat supplied to all finished room	ns: 📂 Yes 🗆 No🗆 Unknown 🗖 N/A
Comments:	
Are the systems in operating condition?	Yes □ No□ Unknown □ N/A N/A Mount □
Comments:	
7. Air Conditioning System: Is cooling supplied to all finished rooms:	M Yes □ No□ Unknown □ N/A
Comments:	
Is the system in operating condition?	■Yes □ No□ Unknown □ N/A
Comments:	
8. Electric Systems: Are there any problems with electric outlets or wiring?	cal fuses, circuit breakers, ☐ Yes Mo☐ Unknown ☐ N/A
Comments:	·
9. Septic Systems: Is the septic system functioning prope	7.000
When was the system was last pumped? Date:_	☐ Yes ☐ No☐ Unknown ☒ N/A☐Unknown
Comments:	
10. Water Supply: Any problem with water supply?	□Yes 🔊 No□ Unknown 🗆 N/A
Comments:	
Home water treatment system: ☐ Yes	s 🗆 No🗅 Unknown 📓 N/A 🗖 Leased
Comments:	
Comments:	
Fire sprinkler system:	☐ Yes ☐ No☐ Unknown 🛗 N/A
	□ Yes □ No□ Unknown 🗃 N/A
Fire sprinkler system:	☐ Yes ☐ No☐ Unknown ■ N/A ☐ Yes ☐ No☐ Unknown ■ N/A

11. Insulation:	
In exterior walls?	Yes □ No□ Unknown □ N/A
In ceiling/attic?	■ Yes □ No□ Unknown □ N/A
In any other areas?	☐ Yes ☐ No ☑ Unknown ☐ N/A
Where?	
Comments:	
12. Exterior Drainage: Does water stand on the propert	- Indiana and a second a second and a second a second and
rain?	☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:	<u> </u>
Are gutters and downspouts in good repair?	
Comments:	
13. Wood-destroying insects: Any infestation and/or pr	rior damage?
	☐ Yes ☐ No ☑ Unknown ☐ N/A
Comments:	
Any treatments or repairs?	☐ Yes ■ No ☐ Unknown
Any warranties?	☐ Yes ❷ No ☐ Unknown
Comments:	
14. Are there any hazardous or regulated materials (inclined landfills, asbestos, methamphetamine lab, radon gas tanks, any mining operations or other past contaminations.)	s, lead-based paint, underground storage
If yes, please specify	
15. If the property relies on the combustion of a fossil fu clothes dryer operation, is a carbon monoxide alarm	
	☐ Yes ☐ No☐ Unknown ▶ N/A
Comments:	8 *
16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)	☐ Yes ☐ No☐ Unknown ■ N/A
Comments:	
In good working condition?	☐ Yes ☐ No☐ Unknown ☐ N/A
Comments:	

Initials Seller: 100 Purchaser: 100 M

	9	ed easement, except for utilities, on or Yes \(\sigma \) No \(\sigma \) Unknown \(\sigma \) N/A
If yes, please specify		
-	-	e property, were the required permits ☐ Yes ☐ No☐ Unknown 爲 N/A
Comments:	1	NATIONAL DESCRIPTION OF THE PROPERTY OF THE PR
19. Is the property located in a flo historic district designated by		nservation area, wetland area and/or □ Yes □ No Unknown □ N/A
Comments:		- (A
20. Is the property subject to any community association or any		oy a Home Owners Association, ☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:		
21. Are there any other material d of the property?	lefects, including laten	t defects, affecting the physical condition ☐ Yes ☐ No ☐ Unknown ☐ N/A
Comments:		
NOTE: Seller may wish to disclose VOLUNTARY RESIDENTIAL PROP	ERTY DISCLOSURE ST	buildings on the property on a separate TATEMENT.
Jan Mei Wham		2/5/22
Seller	Date	2 //
mind Class	2/5/22	
Seller	Date	
Purchaser	Date	:
Purchaser	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 RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property make 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 knowled	dge of the following latent defects:	
		
1 st	1 20	
Solla Stapla	6) 1-29-22	
Seller /	Date	
1 21-11	2/2/	
Jeller Martha	2/5/22 Date	
2011/10 V	2/3/22	
would have	an office	
The purchaser acknowledges	receipt of this Disclosure/Disclaimer Document.	
	1	6
	4	
Purchaser	Date	- III
	2410	
10.00		
Purchaser	Date	

WEST VIRGINIA NONRESIDENTS WITHHOLDING FOR SALES OF REAL PROPERTY

Listing Addendum

In connection with the sale of a nonresident's property, West Virginia Code 11-21-71b requires the settlement attorney to withhold funds from net proceeds. A nonresident income tax return may be required in order to report the sale and determine the total tax due or to be refunded.

This addendum is for disclosure purposes only. It is recommended sellers contact their accountant and/or attorney to determine the tax implications and filing procedures. <u>The West Virginia State Tax Department can be contacted at 304-558-3333</u> for further information. A copy of the code may be obtained at the following website: