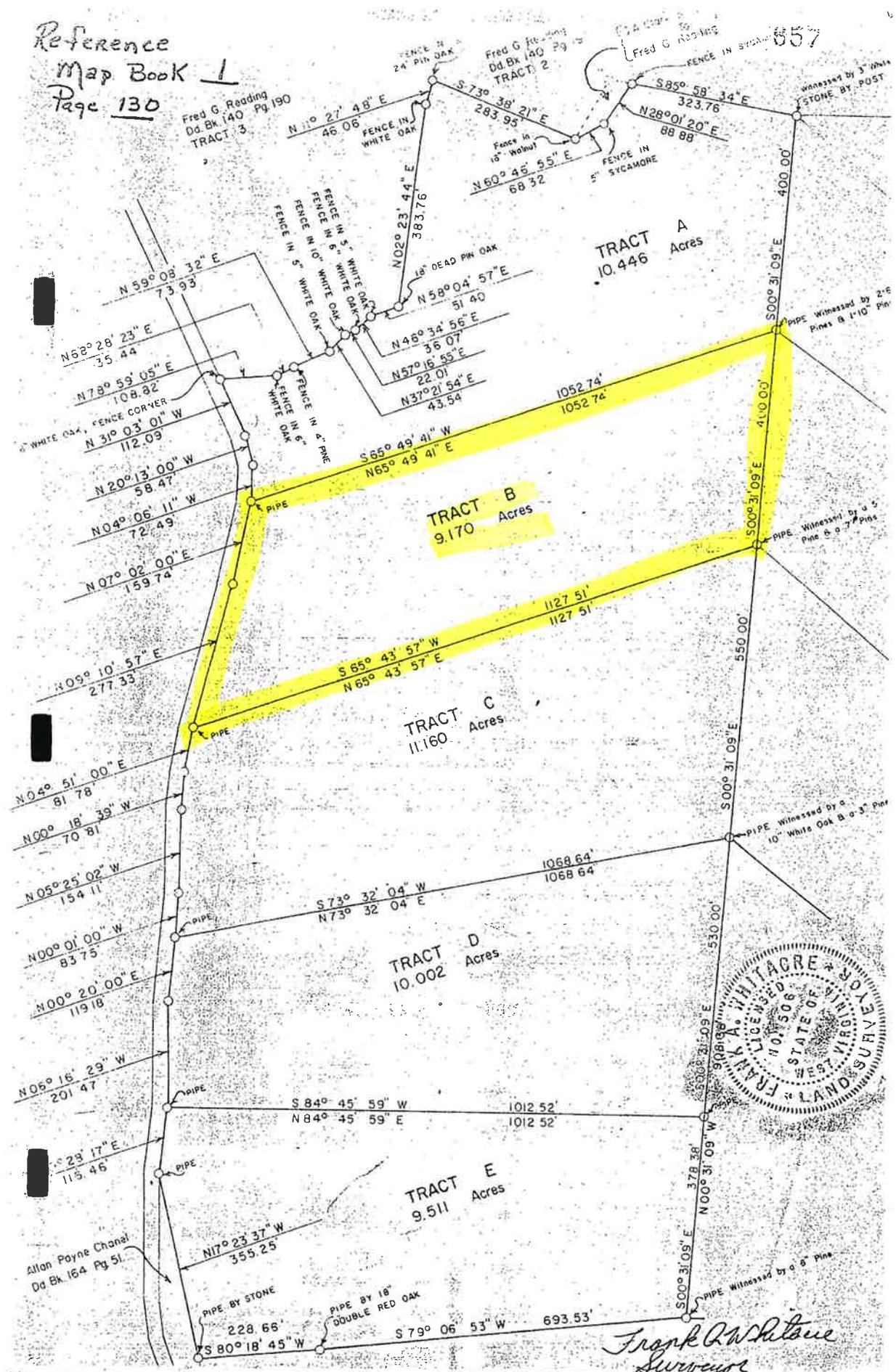


Reference
Map Book 1
Page 130

Fred G. Reading
Dd. Bk. 140 Pg. 190
TRACT 3

Fred G. Reading
Dd. Bk. 140 Pg. 190
TRACT 2



Frank A. Whitacre
Surveyor

Mailed: Susan Settle 10-13-86
10211 Old Fort Pl.
Fort Washington, Md

632 42049

JANICE R. HEDRICK
TO DEED
SUSAN E. SETTLE

THIS DEED made and entered into this
23rd day of September, 1986, by and bet-
ween Janice R. Hedrick, single, grantor
and party of the first part, and Susan
E. Settle, single, grantee and party of
the second part.

WITNESSETH: That for and in consideration of the sum of Twenty-Five (\$25.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey with covenants of general warranty and to be free and clear of all liens and encumbrances unto Susan E. Settle, all that certain tract or parcel of real estate known and designated as Tract "B" of the "Blanche Fisher Tract" containing 9.170 acres, more or less, situate in Capon District of Hampshire County, West Virginia, according to a plat and survey thereof made by New Enterprise Land Surveying, Inc., Frank A. Whitacre, Surveyor of record in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Map Book No. 1 at page 130, and being a part of the same real estate which was conveyed unto Janice R. Hedrick, single, by Deed of George Allen Clark and Lake Yvonne Clark, his wife, Earl Haines and Hazel Haines, husband and wife, by Deed dated the 7th day of November, 1977, of record in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Deed Book No. 226 at page 654.

This conveyance shall be subject to the following covenant running with the land: No abandoned vehicles are to be kept upon the real estate.

The grantor herein shall be responsible for the taxes upon said real estate for the calendar year 1986. However, the grantee herein shall be responsible for the taxes upon said real estate for the calendar year 1987, although the same has already been assessed in the name of the grantor as of July 1, 1986.

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) Keenan Shanholtz, affiliated with
(firm name) WV LAND & HOME REALTY, 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.

DocuSigned by: Keenan Shanholtz 9/9/2022

Seller <small>6E136F2E88E8481...</small>	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 [Signature]
Date 9-9-22

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.

