

Mineral Parcel Viewer



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

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) ☒ 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) ☒ 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) KS 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.

DocuSigned by:

WW Foundation Inc. - Michael August 18, 2022

SELLER

DATE

SELLER

DATE

PURCHASER

DATE

PURCHASER

DATE

AGENT

DATE

AGENT

DATE

9-28-22

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): 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 RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) 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, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

DocuSigned by:
Owner WW Foundation Inc. - Michael Augustine Date 9/27/2022
C73C4F7715B5410...
Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____
Purchaser _____ Date _____

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) _____, 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.

WV Foundation Inc. - Michael Bugasiewicz

<u>C73C4F771886130</u>	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 9-27-22

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.



KAY CASTO & CHANEY PLLC
150 CLAY STREET
SUITE 100
MORGANTOWN WV 26501-5942

Mineral County
Lauren Ellifritz, Clerk
Instrument 195031
09/09/2022 @ 01:23:11 PM
DEED

This **CONFIRMATORY DEED**, made this 7th day of September, 2022, ~~by and between~~

Earl W. Ebert, Jr., Executor of the Estate of Kenneth F. Haines, deceased, party of the first

32.00

part, hereinafter called Grantor, and **West Virginia University Foundation, Incorporated, a West Virginia non-profit charitable educational corporation**, party of the second part, hereinafter called Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor does hereby **Grant and Convey** unto the said Grantee, with covenants of **Special Warranty**, all of that certain lot or parcel of real estate, together with the buildings and improvements thereon and the appurtenances thereunto belonging, situate, lying and being in the City of Keyser, Mineral County, West Virginia, and being more particularly bounded and described as follows:

Lot No. 9 as shown on the plat of F. H. Babb's Fort Hill Addition to Keyser, West Virginia, of record in the office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book No. 34, at Page No. 401, which said lot fronts 72 feet on Arnold Street and extends back, gradually narrowing, 217 feet, more or less, along the line of Lot No. 10, and 236 feet, more or less, along the line of Lot No. 8 to the old corporation line of the Town of Keyser, where said lot is 55 feet wide.

Being the same real estate conveyed to Kenneth F. Haines by Deed from The National Bank of Keyser, West Virginia, N/A, Trustee of the "Geneva C. Bright Trust Under Indenture of April 26, 1978", dated the 26th day of March, 1979, and recorded in the office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book No. 214, at Page No. 606. Kenneth F. Haines died testate on January 22, 2021, and by his Last Will and Testament recorded in said Clerk's office in Will Book No. 50, at Page No. 266, he devised the subject real estate to the West Virginia University Foundation, Inc., Grantee herein.

PROPERTY
WILL BE
CONVEYED
BY
SPECIAL
WARRANTY
DEED

There being excepted, however, from the operation of this deed, a strip or parcel of land described as follows:

BEGINNING at a point on Arnold Street in the line of said Lot No. 9 three (3) feet from the division line between said Lot No. 9 and Lot No. 10, as laid down on said plat, and extending back the same width everywhere three (3) feet from the division line between these two lots to the old corporation line of the City of Keyser, which said strip of land was conveyed to Bernard E. Gray by the said Catherine S. Blundon and J. Paul Blundon, her husband, by deed dated May 15, 1931, and recorded among the Land Records of said Mineral County, in Deed Book No. 51, at Page 64, to which aforesaid deed reference is here made for a more particular description of the property herein conveyed.

It being the intention, therefore, to convey a lot or parcel, by this deed, with a frontage of 69 feet on said Arnold Street, extending back along the line of said Lot No. 10 for 217 feet, more or less, along the line of said Lot No. 8 for 236 feet, more or less, and with a width in the rear of 52 feet.

This conveyance is made together with all buildings and improvements, rights, roads, ways, easements, privileges, appurtenances and advantages thereunto belonging or in any way appertaining.

This conveyance is made subject to all exceptions, reservations, restrictions, easements, rights of way, covenants and conditions contained in or referred to in the Grantor's chain of title.

The real estate herein described and conveyed is entered for taxation purposes upon the Land Books of Mineral County, West Virginia, for the year 2022 in Keyser Municipal District as follows:

WV FOUNDATION INC.
Map 6, Parcel 187
Lot 9 less 3' Babbs Add.
WB 50/266

DECLARATION OF CONSIDERATION OR VALUE

This conveyance is not subject to an excise tax upon the privilege of transferring title to real estate because this is a Confirmatory Deed of gift by Will to a nonprofit charitable educational corporation and is thus exempt pursuant to West Virginia Code §11-22-1.

DECLARATION OF RESIDENCY

The undersigned Grantor hereby certifies under penalty of perjury that it is a resident entity of the State of West Virginia, as such term is defined by West Virginia Code §11-21-71b, and therefore is exempt from any state income tax withholding requirements imposed thereby.

WITNESS the following signature and seal:

ESTATE OF KENNETH F. HAINES, DECEASED

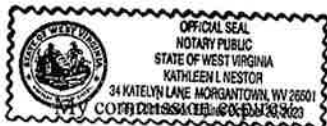
By:

Earl W. Ebert, Jr.
Earl W. Ebert, Jr., Executor

STATE OF WEST VIRGINIA,
COUNTY OF MONONGALIA, to-wit:

The foregoing instrument was acknowledged before me on the 7th day of September, 2022, by **Earl W. Ebert, Jr., Executor of the Estate of Kenneth F. Haines, deceased.**

[SEAL]



Kathleen L. Nestor
Notary Public

October 20, 2023

THIS INSTRUMENT WAS PREPARED BY: STEPHEN G. HIGGINS, ESQ., KAY CASTO & CHANEY PLLC, 150 CLAY STREET, SUITE 100, MORGANTOWN, WV 26501. NEITHER THE PREPARER NOR KAY CASTO AND CHANEY PLLC BY THE PREPARATION OF THIS INSTRUMENT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, REPRESENTATION, OR AFFIRMATIONS OF ANY KIND, NATURE, OR CHARACTER, INCLUDING, WITHOUT LIMITATION, WARRANTIES, REPRESENTATIONS, OR AFFIRMATIONS RELATING TO THE QUALITY OF TITLE, THE NATURE OF TITLE, POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, THE CONDITION OF THE PROPERTY, ACCESS TO THE PROPERTY, OR THE CAPACITY OF THE GRANTOR TO GRANT OR CONVEY TITLE.

STATE OF WEST VIRGINIA, MINERAL COUNTY, TO-WIT:

Be it remembered that on, this 9 day of September, 2022
at 1:23 o'clock P M., the foregoing Deed
with the certificate thereof annexed, was presented in the Office of the Clerk of the County Commission and admitted to record.