



25045 Northwestern Pike
Romney, WV 26757
304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): SETH + HANNA LEEDOM Date: 2-18-25

Property Address: 14 CLUBHOUSE LN. RIDGELEY, WV 26753

YES	NO		YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>3</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window AC Unit(s) # <u>2</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove – Electric	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove – Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # <u>2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	W/Ice Maker X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Doors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-In Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain Rods
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W/Remote(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub Equip. & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

ADDITIONAL INCLUSIONS:

ADDITIONAL EXCLUSIONS:

Signed by:

Seth Leedom

2/18/2025

Seller

Signed by:

Hanna Leedom

2/18/2025

Seller

Buyer

Date

Buyer

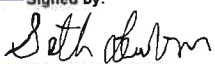
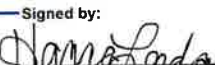
Date

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: _____

Owner	<div><div>Signed by:</div> 52AA772DC4CF45A</div>	Date	2/18/2025
Owner	<div><div>Signed by:</div> D627D4A69D38470</div>	Date	2/18/2025

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 _____

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 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) ☒ 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

Signed by: information they have provided is true and accurate.

Seth Dunbar
SELLER

2/19/2025

DATE

Signed by:
[Signature]
SELLER

2/19/2025

DATE

PURCHASER

[Signature]
AGENT

DATE

2-19-25

DATE

PURCHASER

[Signature]
AGENT

DATE

DATE

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:

SHAUN KNOTTS (printed name of licensee), affiliated with
West Virginia Land & Home Realty (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent. ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ 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.

Signed by: <u>Beth Adams</u>	2/18/2025	Date	Buyer/Lessee	Date
Signed by: <u>Shaun Knotts</u>	2/18/2025	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date	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 SW. Knotts Date 2-18-25

Licensee's Signature _____ Date _____



West Virginia
Real Estate Commission

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



Mineral Parcel Viewer

