

## 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:

SHAWN 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.

<u>Tracy Knotts-Irving</u>	<u>6/2/2025</u>		
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>

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 SWT. WBB Date 6-2-25

Licensee's Signature \_\_\_\_\_ Date \_\_\_\_\_



**West Virginia**  
Real Estate Commission

300 Capitol Street  
Charleston, WV 25301  
(304) 558-3555

<http://rec.wv.gov>



**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 DocuSigned by: Tracy Knotts-Inwing Date 6/2/2025  
8A24A31493314A3

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 \_\_\_\_\_

(1) The said lot above conveyed shall be used for residential purposes and no home shall be constructed thereon of less than Ten Thousand Dollars (\$10,000.00) in Value.

(2) No nuisances, public or private, shall be permitted in and upon said premises.

(3) No building or dwelling shall be constructed nearer than twenty (20) feet to the front boundary of said real estate, no nearer than ten (10) feet to either side thereof.

(4) No trailers, buses, mobile homes or structures of like character shall be moved and maintained upon said real estate.

(5) No basement shall be used as a place of residence in and upon said property.

The foregoing covenants shall be binding upon the grantees herein, their heirs, and assigns, and shall be considered covenants running with this land.

This conveyance is made unto the parties of the second part as joint tenants with full rights of survivorship, which is to say, that if the said Thomas E. Pyles should predecease his wife, Janice D. Pyles, then the entire fee simple title in and to said real estate shall vest solely in Janice D. Pyles; and if the said Janice D. Pyles should predecease her husband, Thomas E. Pyles, then the entire fee simple title in and to said real estate shall vest solely in Thomas E. Pyles.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, their heirs and assigns, together with all rights, roads, waters, ways, buildings, houses, improvements, easements, timbers, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

WITNESS the following signatures and seals:

Samuel M. Graham (SEAL)

Samuel M. Graham  
Dorla B. Graham (SEAL)  
Dorla B. Graham

Carl M. Pownell (SEAL)  
Carl M. Pownell

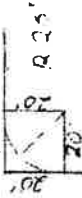
SCALE: 1" = 50'

INTERIOR LOTS : 85' X 120'

CORNER LOTS : 100' X 120'

20' BUILDING RESTRICTION: - - -

CORNER CURBS:



NOTE:

THIS MAP SUPERSEDES A

PLAT OF SAID ADDITION DATED

30 DAY OF NOVEMBER, 1923

AND RECORDED IN PLAT BOOK

NO 3, PAGE 7

NO 1

TERRI STREET 50'

