



ARMES REAL ESTATE & LAND COMPANY, INC.

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AS IS PURCHASE ADDENDUM

This Addendum is made part of the Purchase Agreement for the property located at:

346 Rural Acres Dr. Beckley, WV 25801
Map 1004 Parcels 64 & 65

Buyer(s) and Seller(s) acknowledge and agree that the property is being sold in its current "AS IS" condition without any warranties, guarantees, or representations, either expressed or implied, by the Seller(s), the Listing Brokerage, or the Selling Brokerage. Buyer(s) have been advised to conduct any and all inspections deemed necessary, including but not limited to structural, mechanical, pest, environmental, and hazard inspections, prior to closing.

Seller(s) make no representations or warranties as to the condition of the property, including, but not limited to, plumbing, heating, electrical, roof, foundation, structural integrity, or compliance with zoning, building codes, or other governmental regulations. Buyer(s) accept the property in its current condition and agree to hold harmless Armes Real Estate & Land Company, Inc., its agents, and all cooperating brokerages from any future claims, demands, or liabilities related to the property's condition. All parties acknowledge that they have read, understood, and voluntarily accept the terms of this AS IS Addendum and have had the opportunity to seek legal counsel prior to signing.

Seller #1 Signature:	<i>Herbert E. Inocoe II</i> dotloop verified 02/23/26 3:13 PM EST RPHW-3SED-NBSF-2V56	Date: _____
Seller #2 Signature:	<i>Lindsay M. Inocoe</i> dotloop verified 02/19/26 5:24 PM EST N9BQ-SSMB-FEAL-GNHL	Date: _____
Buyer #1 Signature: _____		Date: _____
Buyer #2 Signature: _____		Date: _____
Listing Agent Signature:	<i>Lisa M. Armes</i> dotloop verified 02/19/26 4:59 PM EST WKC3-VTD5-M5TG-XDH2	Date: _____
Selling Agent Signature: _____		Date: _____

Disclaimer: This Addendum is intended solely to document the agreement of the parties regarding the sale of the property in "AS IS" condition. It does not alter the terms of the Purchase Agreement except as specifically stated herein. Armes Real Estate & Land Company, Inc., its agents, and all cooperating brokerages make no representations or warranties beyond what is stated in this document. All parties are advised to seek legal counsel prior to signing.