

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) Kimberly Smith, affiliated with
(firm name) One Team 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.			
<u>Oliver ...</u> Seller	<u>5-24-25</u> Date	Buyer	Date
<u>Rose Mary ...</u> Seller	<u>5/24/25</u> 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 Kimberly Smith
Date 5/24/25

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.



Seller Osler Ayers Sayre and Rose Mary Sayre

Buyer _____

Property 31647 Charleston Rd, Leon, WV 25123

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,
TIMBER OR TIMBER RIGHTS**

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

<u>Osler Ayers Sayre</u>	<u>9-28-29</u>	_____	_____
Seller	Date	Buyer	Date
<u>Rose Mary Sayre</u>	<u>5/24/25</u>	_____	_____
Seller	Date	Buyer	Date
<u>Kenneth S</u>	<u>5/24/25</u>	_____	_____
Listing Agent	Date	Selling Agent	Date

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

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.

Property Address 31647 Charleston Rd
Leon, WV 25123

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(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 (initial (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

(c) Purchaser has (initial (i) or (ii) below):

(i) received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d)

Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (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 or enter N/A if not applicable)

(f) KS Seller's 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.

(g) Purchaser's 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.¹

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.

Seller Date

Purchaser Date

Seller Date

Purchaser Date

Seller's Agent Date

Purchaser's Agent¹ Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

ONE TEAM REALTY

Utilities Sheet

Property Address: 31647 Charleston Rd
Leon, WY 25123

Water: Maple Co PSD

Sewer: N/A

Electric: AEP

Gas: Rutland (Propane) DH

Trash: _____

Cable/Internet: _____

Other: _____

LEGAL DESCRIPTION
10.13 ACRES
OSLER A. AND ROSE MARY SAYRE PROPERTY

Being situate at the intersection of Arbuckle Creek Road and State Route 62, Union District, Mason County, West Virginia, a more particular description being made as follows:

Beginning at a point where the southerly right of way line of Arbuckle Creek Road meets the easterly right of way line of State Route 62, said point being located at West Virginia State Plane Grid, South Zone Coordinates N611529.80, E1697442.90, thence;

Leaving the line of State Route 62 and with Arbuckle Creek Road S 68°21'37" E a distance of 211.49 feet to a 5/8" rebar pin set, thence;

Leaving the line of Arbuckle Creek Road and severing the properties of Osler A. & Rose Mary Sayre (Deed Book 447 Page 431) S 0°37'22" W a distance of 1585.80 feet to a 5/8" rebar pin set in a fence line, the line of Leonard Dingess, (Deed Book 384 Page 823), thence;

With the line of Dingess N 89°54'45" W crossing a 5/8" rebar pin set at 231.88 feet and continuing 18.27 feet for a total distance of 250.15 feet to a point in the easterly line of State Route 62 (see WV DOH Project No. 3352, Sheet 25), thence;

With the line of said road the following four (4) lines:

- 1.) N 2°31'49" W a distance of 791.96 feet to a point, thence;
- 2.) with a curve to the right having a radius of 2839.99 the chord of which bears N 2°05'55" E a distance of 458.38 feet, thence;
- 3.) S 83°16'21" E a distance of 10.00 feet to a point, thence;
- 4.) with a curve to the right having a radius of 3128.10 feet the chord of which bears N 10°46'44" E a distance of 422.68 feet to the POINT OF BEGINNING containing 10.31 acres and is shown on a plat prepared by Randolph Engineering Company, Inc. titled "PLAT SHOWING A SURVEY OF 10.13 ACRES BEING A PART OF THE PROPERTIES OF OSLER A. & ROSE MARY SAYRE..." dated August 7, 2024 and bearing the signature and seal of Donald R. Hayes, West Virginia Professional Surveyor No. 902.

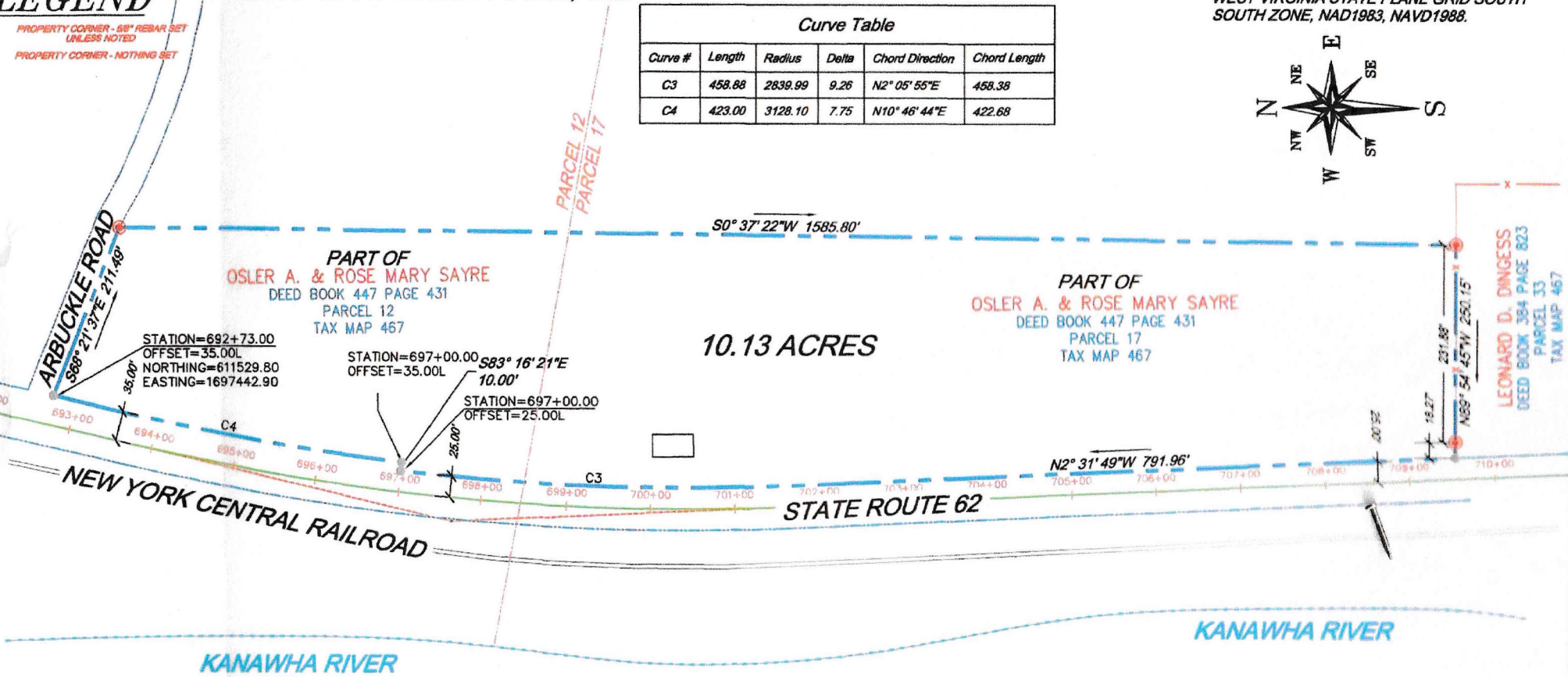
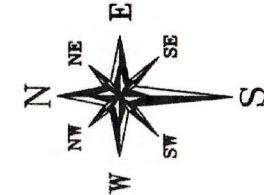
LEGEND

PROPERTY CORNER - 5/8" REBAR SET UNLESS NOTED
PROPERTY CORNER - NOTHING SET

SEE WVDOH PROJECT #3352, 1927

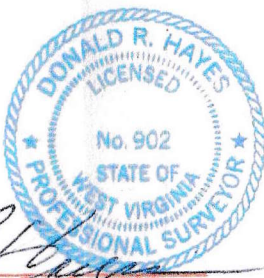
WEST VIRGINIA STATE PLANE GRID SOUTH SOUTH ZONE, NAD1983, NAVD1988.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	458.68	2839.99	9.26	N2° 05' 55"E	458.38
C4	423.00	3128.10	7.75	N10° 46' 44"E	422.68

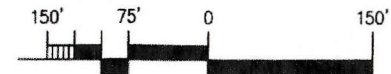


10.13 ACRES

**PLAT SHOWING
A SURVEY OF 10.13 ACRES
BEING A PART OF THE PROPERTIES OF
OSLER A. AND ROSE MARY SAYRE
SITUATE IN UNION DISTRICT
MASON COUNTY, WEST VIRGINIA**



Donald R. Hayes
Donald R. Hayes P.L.S. #902



RANDOLPH ENGINEERING

DATE: 8/7/2024

DRAWN BY: SHC

PROJECT NUMBER: 2024082