

Sugar Grove Realty, Inc. Jeffrey S. Bowers, Broker

PO Box 999, 600 N. Main, Franklin, WV 26807

www.sugargrovwv.com Phone 304.358.3332 Fax 304.358.3334 sugargroveready@verizon.net

LAND PROPERTY DISCLOSURE

Property Address or Location: 3307 Roaring Creek Road, Seneca Rocks, WV 26884

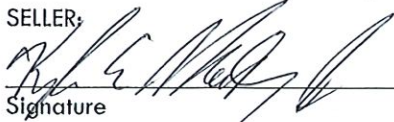
Legal description: 18 acres, more or less, Roaring Creek, Union District, Tax Map 14, Parcel 2; DB192/PG688

How long have you owned the property? May 14, 2013

Please **initial** the following indicating: "not applicable", yes, no or no knowledge. Explain if possible.

- 1) Are you aware of any environmental issues concerning the real estate?
YES _____ NO X N/A _____ Don't know _____
- 2) As the seller, you are aware of any common elements shared with the other Landowners? i.e. fence, road, driveway?
YES X NO _____ N/A _____ Don't know _____ **Roadway**
- 3) Are you aware of any rights of way, easements, encroachments on the property?
YES X NO _____ N/A _____ Don't know _____
- 4) Are you aware of any soil changes, flooding, drainage, grading or soil problems?
YES _____ NO X N/A _____ Don't know _____
- 5) Do you know of any underground storage tanks located on the property?
YES _____ NO X N/A _____ Don't know _____
- 6) Any zoning violations or nonconforming uses?
YES _____ NO X N/A _____ Don't know _____
- 7) Is there an existing homeowners association? Contact phone number?
YES _____ NO X N/A _____ Don't know _____
Contact Information _____
- 8) Are there any restrictions on the property? Covenants? Please Provide.
YES _____ NO X N/A _____ Don't know _____
- 9) Are you aware of any well/septic permit applications filed with the county?
YES X NO _____ N/A _____ Don't know _____
- 10) Are you aware of any percolation tests filed with the county?
YES X NO _____ N/A _____ Don't know _____
- 11) Any other pertinent facts relating to the listed property? _____

SELLER:


Signature

8/16/2023
Date

Signature

Date

Signature

Date

The purchaser(s) are satisfied with the above PROPERTY CONDITION DISCLOSURE STATEMENT.

PURCHASER:

Signature

Date

Signature

Date