

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

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LAND PROPERTY DISCLOSURE

Property Address or Location: Lot #26, Blackthorn Mountain Estates, Sugar Grove, WV 26815

Legal description 10.04 Acres, Raw Land, Lot #26, Blackthorn Mountain Estates, Tax Map 36, Parcel 35, Deed Book 184, Page 196, Sugar Grove District, Pendleton County, West Virginia

How long have you owned the property? Since

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 _____ Development Roads, Common Area
- 3) Are you aware of any rights of way, easements, encroachments on the property?
YES X _____ NO _____ N/A _____ Don't know _____ Shared Development Roads
- 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 Property Owners Association? Contact phone number?
YES X _____ NO _____ N/A _____ Don't know _____ **"Property" Owners Assoc – Road Maintenance dues \$150/annually.** Contact Information Leonard Uptain, President, luptain@msn.com, 304-249-8330, 443-926-1064
- 8) Are there any restrictions on the property? Covenants? Please Provide.
YES X _____ NO _____ N/A _____ Don't know _____ Protective Covenants & Restrictions
- 9) Are you aware of any well/septic permit applications filed with the county?
YES _____ NO _____ N/A X _____ 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: Tom Waters
Tom Waters (Aug 16, 2023 17:38 EDT)

Signature Catherine Waters Date _____
Catherine Waters (Aug 15, 2023 10:28 EDT)

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

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

PURCHASER:

Signature _____ Date _____

Signature _____ Date _____