

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

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

www.sugargroverwv.com Phone 304.358.3332 Fax 304.358.3334 sugargroverrealty@verizon.net

LAND PROPERTY DISCLOSURE

Property Address or Location: **Entry Mountain Rd,, Franklin, WV 26807**

Legal description: : **10.35 Acres Raw Land, (portion of Tax Map 27, Parcel 41), Deed Book 154, Page 302, Franklin District, Pendleton County, WV.**

How long have you owned the property? _____

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 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 NO _____ N/A _____ Don't know _____ Roadway
- 3) Are you aware of any rights of way, easements, encroachments on the property?
YES NO _____ N/A _____ Don't know _____ water lens
- 4) Are you aware of any soil changes, flooding, drainage, grading or soil problems?
YES _____ NO N/A _____ Don't know _____
- 5) Do you know of any underground storage tanks located on the property?
YES _____ NO N/A _____ Don't know _____
- 6) Any zoning violations or nonconforming uses?
YES _____ NO N/A _____ Don't know _____
- 7) Is there an existing homeowners association? Contact phone number?
YES _____ NO N/A _____ Don't know _____

Contact Information _____

- 8) Are there any restrictions on the property? Covenants? Please Provide.
YES NO _____ N/A _____ Don't know _____
- 9) Are you aware of any well/septic permit applications filed with the county?
YES _____ NO _____ N/A _____ Don't know _____
- 10) Are you aware of any percolation tests filed with the county?
YES _____ NO _____ N/A _____ Don't know _____
- 11) Any other pertinent facts relating to the listed property? _____

SELLER:

Jeffrey S. Bowers, Member 12/28/23
Signature Date

Gay Hayes, Member 12/28/23
Signature Date

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

PURCHASER:

Signature Date

Signature Date