

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) Tammy White, affiliated with
(firm name) Kesecker Realty, Inc., 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><i>Matthew Green</i></u>	<u>12/5/11</u>		
Seller	Date	Buyer	Date
<u><i>Carolyn Green</i></u>	<u>12-5-2011</u>		
Seller	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 Tammy White

Date 10/1/2011

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>



KESECKER REALTY, INC.

1515 Valley Road
Berkeley Springs, WV 25411

SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY

The following is a disclosure statement made by the Seller of information concerning the condition of the property located at: 640 Canns Neck Way Great Cacapon, WV 25422

This disclosure is NOT a warranty of any kind by the Seller or any agent of the Seller in this transaction, and is NOT a substitute for any inspections or warranties the purchaser may wish to obtain.

TO THE SELLER:

Please complete the following form, including past history of problems if known. Do not leave any spaces blank. If the condition is not applicable to your property mark "NA" in the blank. If a condition is unknown, so indicate in the blank. Attach additional pages if additional space is required. Be sure to sign and date the reverse side.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER & ARE NOT THE REPRESENTATIONS OF THE SELLER'S AGENTS.

APPLIANCES/SYSTEMS: The items listed below are/are not in good working order.

	YES	NO	AGE	REPAIRS
Well Depth: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22 yrs.	
Septic Size: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	
Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	
Hood/Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16	
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	7 or 8 years old
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	
Washer/Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	
Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	
Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	
Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16 yrs.	
Attic Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	
Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22 yrs.	
Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22 yrs.	
TV Antenna	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Garage Door Opener and Remote Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Fireplace and Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Year Residence Was Built: <u>1989</u>				
Other _____				
Other _____				

Explanations of the "NO" and "REPAIR" responses above, if any:

Hood/Fan over range sometimes doesn't work effectively if there's a lot of smoke from stove.

SEE REVERSE SIDE

PROPERTY CONDITIONS AND IMPROVEMENTS:

1. Basement: Has there been evidence of or problems with water leakage? Yes _____ No X
2. Insulation: Describe if known:
In addition to the insulating paper of 8 inch logs there is extensive insulation in the crawl space and the windows have double panes.
3. Roof: Age of roof? 25 years Leaks? Yes _____ No X
4. Plumbing system: Type: Copper Plastic _____ Other _____ Any known problems? NO
5. Electrical system: Capacity _____ Any known problems? NO
6. History of infestation if any: (termites, carpenter ants, etc.) Any treatments for infestation? Carpenter Ant on exterior - treated and repaired
Any unrepaired damage? _____
7. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or responsibility for maintenance may have an effect on the property. Unknown _____ Yes X No _____
8. Any rights-of-ways, easements, or similar matters that may affect your interest in the property. Unknown _____
Yes _____ No X
9. Room additions, structural modifications, or other alterations or repairs made without necessary permits or licensed contracts.
Unknown _____ Yes _____ No X
10. Settling, flooding, drainage, grading, or soil problems. Unknown _____ Yes _____ No X
11. Major damage to the property or any of the structures from fire, wind, floods or landslides. Unknown _____
Yes _____ No X
12. Any zoning violations or nonconforming uses. Unknown _____ Yes _____ No X
13. Homeowners association which has any authority over the property. Unknown _____ Yes _____ No X
14. Any "common area" (facilities such as pool, tennis courts, walkways, or other areas co-owned in undivided interest with others). Unknown _____ Yes _____ No X
15. Do you authorize the broker/agent to suggest that the potential buyer(s) have a termite inspection, septic inspection, water test, professional home inspection or other such tests performed prior to closing? Yes X No _____
16. Are there any abandoned or damaged fuel tanks or other hazardous materials located on said property? Yes _____ No X
17. Please state any other facts or information relating to this property that would be of concern to a buyer. _____

IF YES IS ANSWERED TO ANY OF THE ABOVE ITEMS, PLEASE FULLY DESCRIBE HERE

Common roadway from Route 9 - maintenance is shared by all the homeowners on the roadway and amounts to a few hundred dollars every several years.

To the extent of the Seller's knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed:

[Signature]
Seller's Signature

12/5/11
Date

[Signature]
Seller's Signature

12-5-2011
Date

The Buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The Buyer understands that there are areas of the property for which the Seller has no knowledge and that this disclosure statement does not encompass those areas. The Buyer also acknowledges that he has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer's Signature

Date

Buyer's Signature

Date

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1233

(Fee Book #2819) (\$52.80 State & County Property Transfer Stamps)
DEED

THIS DEED, made and entered into this 14th day of January, 1988, by and between ELLISON L. GRIMSLEY and MARTHA F. GRIMSLEY, husband and wife, GRANTORS and parties of the first part, and WILLIAM J. BOSIES and CAROLYN BOSIES, husband and wife, as joint tenants with the right of survivorship, GRANTEEES, and parties of the second part whose address is 9906 Dale Ridge Court, Vienna, Virginia 22180, parties of the second part;

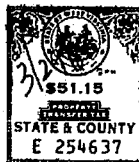
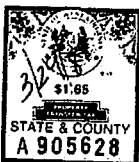
WITNESSETH, that for and in consideration of the sum of Ten Dollars, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, receipt of which is also hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey unto the said party of the second part, as joint tenants and not as tenants in common, survivorship between said parties of the second part being hereby expressly intended, and upon the death of either of said parties of the second part, the entire estate shall go to the surviving second party, with covenants of general warranty and against all liens and encumbrances, the following described parcel of real estate together with all rights, privileges, improvements, rights-of-way and appurtenances thereunto belonging or in anywise appertaining, situate in Cacapon District, Morgan County, West Virginia, more particularly described as follows:

"BEING LOT NO 2 (2.791 ACRES) of the Otis W. Largent lands, as shown on a plat in Map Book No. 5 at Page 51, and of record in the Office of the Clerk of the County Commission of Morgan County, West Virginia, in Deed Book No. 94, at Page 577."

TOGETHER WITH a non-exclusive 40' right-of-way to the "dug" road, then a non-exclusive right-of-way 30' wide leading onto W. Va. State Route 9, all as shown on a plat of record in Map Book 5, at Page 51, in aforesaid Clerk's Office.

SUBJECT TO covenants and restrictions of the Otis W. and Portia Largent Subdivision, running with the land, as more fully set forth in the Office of the Clerk of the County Commission of Morgan County, West Virginia, in Deed Book No. 136, at Page 674.

EXCEPTING AND RESERVING from this conveyance for the Grantors, their predecessors, heirs and assigns, a non-exclusive right-of-way thirty (30) feet in width along the northern line of the second described real estate as shown on a plat thereof of record in said Clerk's Office in Deed Book No. 94, at Page 577, and insofar as said right-of-way crosses the real estate excepted and reserved by Grantors as set



Mailed 4/5/1988: Mr. & Mrs.
William J. Bosies, 9906
Dale Ridge Court, Vienna,
VA. 22180
H. KENT KIDWELL
ATTORNEY AT LAW
WOODSON SQUARE
9893 CHAM STREET
FAIRFAX
VIRGINIA 22031
764-0600

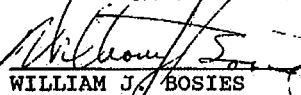
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forth in Deed Book 94, at Page 572, there is hereby granted to the Grantors (Grantor's herein), their heirs and assigns, a non-exclusive right-of-way.

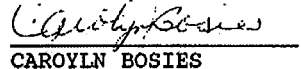
AND BEING a part of the same real estate which was conveyed unto Ellison L. Grimsley and Martha F. Grimsley, husband and wife, from Otis W. Largent and Portia Largent, husband and wife, by deed dated 12th day of August, 1987, of record in the Office of the Clerk of the County Commission of Morgan County, West Virginia, in Deed Book No. 142, at Page 523.

SUBJECT ALSO TO A FIRST DEED OF TRUST dated August 12, 1987 recorded in Deed Book at Page, among the aforesaid land records from Ellison L. Grimsley and Martha F. Grimsley, husband and wife, to Richard G. Gay, Trustee, in the original amount of \$30,000.00 with interest thereon at the rate of 10% per annum payable in 59 equal monthly installments of \$322.38 commencing on September 12, 1987 and continuing for 59 successive months with a balloon payment in the amount of \$24,395.01 due and payable on August 12, 1992; ONE THIRD (1/3) of the unpaid balance of which, \$107.46 a month with aforesaid balloon payment of \$8,131.67, the parties of the second part hereby assume and agree to pay as is evidenced by their acceptance of this Deed.

WITNESS the following signatures and seals.

 (SEAL)
WILLIAM J. BOSIES

 (SEAL)
ELLISON L. GRIMSLEY

 (SEAL)
CAROLYN BOSIES

 (SEAL)
MARTHA F. GRIMSLEY

STATE OF VIRGINIA
COUNTY OF FAIRFAX, TO-WIT:

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that ELLISON L. GRIMSLEY and MARTHA F. GRIMSLEY, husband and wife, and WILLIAM K. BOSIES and CAROLYN BOSIES whose names are signed to the Deed heretofore annexed, bearing date the 14th day of January, 1988, have his day acknowledged the same before me in my said state and county.

GIVEN under my hand this 17th day of January, 1988.


NOTARY PUBLIC

My commission expire: 4/23/91

(PLACE OF NOTARIAL SEAL)

H. KENT KIDWELL
ATTORNEY AT LAW
WOODSON SQUARE
9993 CHAIN STREET
FAIRFAX
VIRGINIA 22031
764-0600

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DECLARATION OF CONSIDERATION OR VALUE

The true and actual value of the real estate transferred by the document to which this declaration is appended is, to the best of my knowledge and belief: \$15,902.28.

Interest in Conveyance: _____

Address: _____

Richard D. Day -
long attorney for recording
fees

STATE OF WEST VA. } ss.
 COUNTY OF MORGAN

March 29, 1988. This Deed of Bargain and sale,
 Dated January 14, 1988. from Ellison L. Grimsley
 et ux William J. Bosies et ux
 for Real Estate was produced to the office and admitted
 to record at 9:52AM M

Robert [Signature] Test
 _____ CLERK
 COUNTY COURT OF MORGAN CO., W. VA.

WEST VIRGINIA
SEPTIC TANK INSPECTION FORM

Morgan Co Health Department Installation Permit No. 08-88-138
Name of Owner William J. Cavalyu Bosie
Address 7906 Dale Ridge Court, Vienna VA 22180
Property Address ofis Largent Dev. Lot # 2

DESCRIPTION & NUMBER OF UNITS SERVED

Type Facility Served house No. Water Closets _____
Lot Size 3 A sq. ft. Area suitable for sewage disposal installation 1000+ sq. ft.
Source of Water Supply well No. Lavatories _____
No. Bedrooms 3 No. Showers or Tubs _____ No. Baths _____
No. Garbage Grinders _____ No. Automatic Washers _____

SEPTIC TANK

Material concr. Length _____ x Width _____ x Depth _____ = _____ cubic feet
Liquid Depth _____ ft. Liquid Capacity 1000 gal.
Distance to: Dwelling 20 Water Supply 222 Nearest Property Line 10+

SOIL ABSORPTION SYSTEM

Type Drain Line Material Plastic Trench Width 36 Inches
Trench Depth 18 Inches Total Absorption area in Trench Bottom 900 sq. ft.
Diameter of Drain Line 4 Inches Type Filter Media gravel
No. of Drain Lines 3 Depth Filter Media Under Drain Line 6 Inches
Length of Each Line 100, 100, 100 ft. Depth Filter Media Over Drain Line 2 in.
Distance of Disposal Field to: (a) Dwelling 90'
(b) Water Supply 242' (c) Nearest Property Line 10+

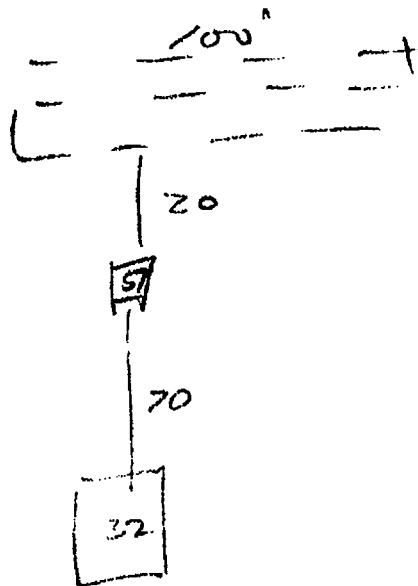
An inspection of the septic tank system described herein disclosed that said system (~~MEETS~~, DOES NOT MEET) the minimum standards established by the West Virginia State Department of Health.

27 Oct 88
Date

R/C. y. C. C.
Sanitarian

SKETCH OF SYSTEM TO BE DRAWN ON BACK

Note: Copy of this inspection report must be given to owner and the original filed in the Health Department files. PERMANENT RECORD - DO NOT DESTROY.



120

①

SUBC RD.

WEST VIRGINIA
SMALL SEWAGE OR EXCRETA DISPOSAL SYSTEM
PERMIT APPLICATION FORM
HEALTH DEPARTMENT

fee paid
7-26-88

Lot # 2

William & Carolyn Bosie
NAME

9906 Dale Ridge Court
STREET/BOX NUMBER

703-255-9749
PHONE

Vienna Va. 22180
CITY/STATE/ZIP CODE

Do hereby apply for permit to X Install Modify

- ☒ Septic Tank -- Absorption Field
☐ Septic Tank
☐ Soil Absorption Field
☐ Holding Tank

- ☐ Pit Privy
☐ Vault Privy
☐ Chemical or Composting Toilet
☐ Alternate Disposal
☐ Other (Specify)

To serve a:

- ☒ Residence with 3 bedrooms
☐ Other, describe

Property Owned By: Same
NAME

ADDRESS

Deed Recorded In: 94
BOOK

577
PAGE

Morgan
COUNTY OF

Direction To Property Lot #2 of Dr. Otis Largent
Development in Largent area (See map)

Work Will Be Done By: Tenax Custom Ent.
NAME

54-79A-18
INSTALLER NUMBER

Berkeley Springs
ADDRESS

Submitted On: 7-26-88
DATE

x Daniel B. Burren
SIGNED/OWNER
(General Contractor)

Dale Tenax
SIGNED/INSTALLER

Description of System:

Septic Tank: Capacity 1000 Material Precast Concrete
Soil Absorption Field: Sq. Ft. with lines long
Absorption Field Pipe ASTM Number P.V.C
Distance Septic Tank to Nearest Water Supply 100 + Nearest Property Line 75
Distance Absorption Field to Nearest Water Supply 100 +
Nearest Property Line 25 +

Alternate Type System (Attach Detailed Plans)

Description of Property:

Type of Water Supply Well
 Size of Lot: _____ Sq. Ft. 3 Acres
 Area Suitable for Absorption Field 1000 + Sq. Ft.
 Six Foot Hole Free of Water or Solid Rock: X YES _____ NO

Percolation Test Result

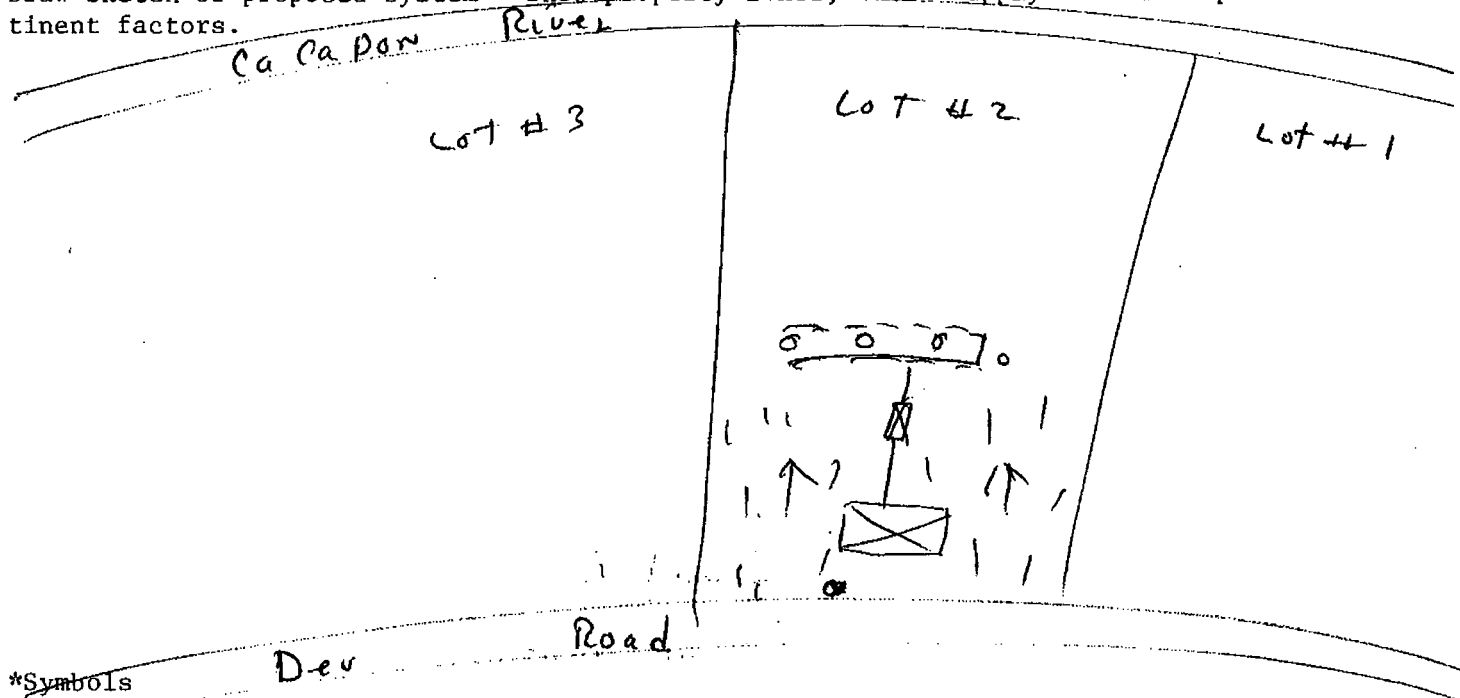
Test Hole Number One	<u>240</u>	Minutes
Test Hole Number Two	<u>120</u>	Minutes
Test Hole Number Three	<u>390</u>	Minutes
Test Hole Number Four	<u>290</u>	Minutes
TOTAL	<u>740</u>	Minutes

Total divided by 24 (6 inches X 4 holes) = 33 average
 time for water to fall (soak) one inch. Percolation test done on See attached
 using approved procedures outlined in the design standards. DATE _____

Signed: Dale Truax

PLOT LAYOUT - SKETCH*

Draw sketch of proposed system - show property lines, water supply and other pertinent factors.



*Symbols

- | | | |
|--------------|---------------------------|-----------------------|
| House | Septic Tank | Property Line |
| Water Supply | Soil Absorption Line | Percolation Test Site |
| Trees | Direction of Ground Slope | Mobile Home |

HEALTH DEPARTMENT USE

Date Application Received 7/24/88
 Date Site Evaluated 8/19/88
 Permit Number SS-08-88-138
 Permit Denied _____
 Sanitarian Bill Harvz

Issue Permit
Trenches 18"
 (See Attached Letter) 3-100ft

MORGAN COUNTY HEALTH DEPARTMENT
Berkeley Springs, WV

Lot #2

PERCOLATION TESTS

A. Depth of Test Holes checked 24, 24, 24, 24.

B. Percolation Test Results:

Test Hole #1 Time required for water to fall 6 inches 240 minutes.

Test Hole #2 Time required for water to fall 6 inches 120 minutes.

Test Hole #3 Time required for water to fall 6 inches 190 minutes.

Test Hole #4 Time required for water to fall 6 inches 190 minutes.

Total minutes divided by 6 and this number then divided by number of holes tested will give the average time for the water to fall one inch 30.

I certify that I, Harold Gloyd, ran the percolation tests for the septic tank system serving the property of Ellison Grimsley located at Lot # 2 Largest Property in accordance with the procedure contained in the "Design Standards" for Small Septic Tank Systems" (ES-52), as issued by the West Virginia State Department of Health.

Date 7-27-87

Signed Harold Gloyd

Position Contractor
(Owner, Contractor, etc.)

Percolation tests are valid for permit purposes only if the test holes are still visible and if that specific area is to be utilized for the absorption field.

The above perc test results show a workable percolation rate for a septic tank system.

WV STATE DEPARTMENT OF HEALTH
Office of Environmental Health Services
ENVIRONMENTAL ENGINEERING DIVISION

SW258

WELL COMPLETION REPORT

Date(s) 10-12-88 County Morgan Permit #: OW-09-88-051
Town: Great Cacapon Area Name/Location Offis Largent Prop. Lot #2
Well Owner: William Bosies Address: _____
Telephone Number: _____
Well Driller: McCoy Well Drilling Address: _____
Telephone Number: 258-1691

WELL LOG

DEPTH IN FEET	FORMATIONS: KIND, THICKNESS, AND IF WATER BEARING	REMARKS:
0-62	Brown Shale	Type of Well: <u>Water</u> Drilling Method: <u>Air Rotary</u>
		Well Diameter: <u>6 1/8</u> Casing O.D.: <u>6 5/8</u>
62-80	Gray Rock	Well Depth: <u>140</u> Date Completed: <u>10-12-88</u>
		CASING: Length <u>80</u> Feet Height above ground <u>1 1/2</u> Feet
80-140	Gray Rock	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Plastic <input type="checkbox"/> Cast Iron
		Other _____ Type _____
		SCREEN
		<input checked="" type="checkbox"/> None Installed
		Type _____ Diameter _____
		Slot/Gauge _____ Length _____
		Set Between _____ Ft. and _____ Ft.

PUMPING OR BAILING TEST

DETAILS	#1	#2	#3
Static Water Level (Ft. Below Grade)			
Pumping Rate (GPM)	<u>18</u>		
Pumping Level (Ft Below Grade)			
Duration of Test (In Hours)			
Recovery Time to Static Level (In Hours)			

WELL HEAD

Pitless Adapter: Type, Make, Etc. _____
Well Cap: Type, Make, Etc. Cast Alum
Well Seal: Type, Make, Etc. _____
Well Platform:
Length _____ Width _____ Thickness _____
Grouting: ☐ Yes ☒ No
All Public Water Supplies must be grouted.

I hereby certify that this well was drilled and constructed under my supervision, in compliance with all requirements of the referenced permit, and that this record is true to the best of my knowledge and belief.

Donald E. Popp 454
Name _____ Certification No. _____
McCoy Well Drilling
Registered Business Name _____
Donald E. Popp 454
Signed _____ Date _____

PROPERTY CARD - MORGAN COUNTY WV 2011

GEOGRAPHIC LOCATION: DISTRICT 4 TOWN NAME CAPAPON MAP 32 PARCEL 1.10

OWNER: BOSIES WILLIAM J & CAROLYN
20 BIRCH RD
DARIEN, CT 06820

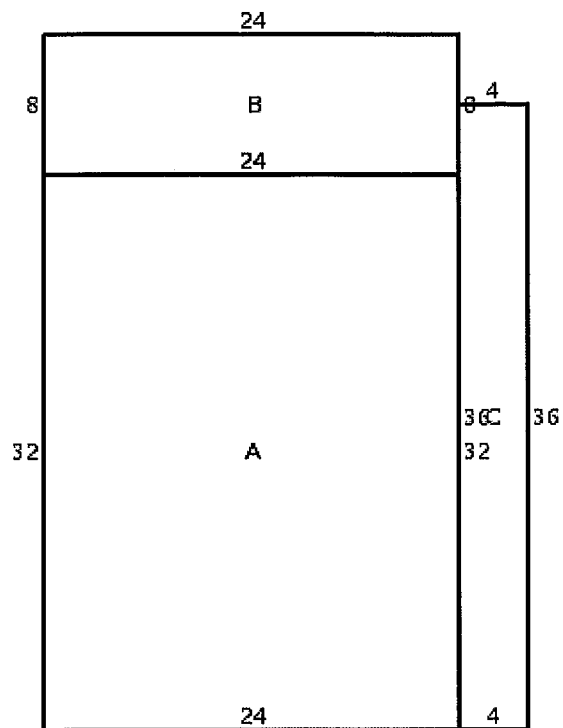
PROPERTY: CACAPON CK STREET VALIDITY 7
DESCRIPTION: CACAPON CK LT 2 2.791 AC

TOTAL VALUE	\$175,600	SALE CODE	
LAND VALUE	\$82,600	DEED BOOK/PAGE	144/884
BUILDING VALUE	\$93,000	ACCOUNT	
ASSESSED VALUE	\$175,600	LAND SQ.FT.	121532
MAP FILE	04-032--	ACREAGE	2.79
SALE PRICE		LAND USE	101
SALE DATE		NEIGHBORHOOD	4244
RECENT		PROPERTY TYPE	R
		TAX CLASS	02

YEAR BUILT	1988	HEAT TYPE	ELEC
BUILDING AREA	922	FUEL TYPE	ELEC
STORIES	1	AIR	
BASEMENT	CRAWL	FIREPLACE	
ROOMS	5	BUILDING STYLE	CONV
BEDROOMS	2	CONDITION	AVERGE
BATHS	1	SPECIAL ID	0000
EXTERIOR WALLS	FRAME	SELLER	

SKETCH: A0CU32R24D32L24A1U32CU8R24D8L24A2R24CU36R4D36L4

MAP 32
PARCEL 1.10



CACAPON CK