

SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s): Scott Family Farm LLC
Property Address: 2586 Grandview Rd, Beaver, WV 25813
Is each individual named above a U.S. Citizen or resident alien? Yes ☐ No ☐ Date Purchased: _____
2. **NOTICE TO SELLER.** Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.
3. **NOTICE TO BUYER.** This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.
4. **OCCUPANCY.** Does seller currently occupy this property? Yes ☒ No ☐ If not, how long since Seller occupied property? _____
5. **LAND (SOILS, DRAINAGE AND BOUNDARIES).**
- Is there any fill or expansive soil on the property? Yes ☐ No ☒ Unknown ☐
 - Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes ☐ No ☒
 - Is the property located in an earthquake zone? Yes ☐ No ☐ Unknown ☒
 - Is the property located in a flood zone or wetlands area? Yes ☐ No ☐ Unknown ☒
 - Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes ☐ No ☒
 - Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes ☐ No ☒
- If any of your answers in this section are "Yes," explain in detail: _____
6. **NEIGHBORHOOD.** Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes? Yes ☐ No ☒ If "Yes," explain in detail: _____
7. **TOXIC SUBSTANCES.**
- Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PCBs, accumulated radon, lead paint, or others? Yes ☐ No ☒ If "Yes," explain in detail: _____
 - Has the property been tested for radon or any other toxic substances? Yes ☐ No ☒ If "Yes," explain in detail: _____
8. **OTHER MATTERS.**
- Is there any existing or threatened legal action affecting the property? Yes ☐ No ☒
 - Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes ☐ No ☒
 - Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property, e.g., zoning violation, non-conforming units, setback violations, zoning changes, road changes, etc.? Yes ☐ No ☐
- If any of your answers in this section are "Yes," explain in detail: This property did operate a dragstrip (use extra sheets as necessary) closed in 2000

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes Mountain State Land & Timber, Inc. to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller understands and agrees that Seller will notify Mountain State Land & Timber, Inc. in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller: Leanneth M. Scott Date: 06/07/2013 Seller: _____ Date: _____

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

- I HAVE CAREFULLY INSPECTED THE PROPERTY. I HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY PROFESSIONAL INSPECTORS. I ACKNOWLEDGE THAT NEITHER ANY BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.
- I UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTIES OF ANY KIND BY SELLER OR ANY BROKER OR AGENT. I STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE BEING RULED UPON BY ME EXCEPT AS DISCLOSED ABOVE OR STATED WITHIN THE SALES CONTRACT.

Buyer: _____ Date: _____ Buyer: _____ Date: _____

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, PLEASE CONSULT AN ATTORNEY.