



ADDENDUM TO LISTING/PURCHASE AGREEMENT

Special provisions attached to and hereby made a part thereof of the Listing/Purchase agreement dated 02/05/2020, on Lot _____ Section _____

Located at 756 Deep Springs Road, Petersburg, WV 26847/25.25 acres County, Grant.

PERSONAL PROPERTY AND FIXTURES ADDENDUM

All items of personal property or fixtures which convey with the purchase of the above mentioned real estate are at no added value and shall be transferred free of liens. All existing built-in heating and central air conditioning equipment, plumbing and light fixtures, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, smoke detectors, exterior trees and shrubs, if so installed convey:

- | | |
|---|---|
| ☒ Stove or Range | ☐ Ceiling Fan(s) # _____ |
| ☐ Cooktop Range | ☐ Washer |
| ☐ Wall over(s) # _____ | ☐ Dryer |
| ☒ Refrigerator | ☐ Furnace Humidifier |
| ☐ w/ice maker | ☐ Electronic Air Filter |
| ☐ Dishwasher | ☐ Central vacuum |
| ☐ Built-in-microwave | ☐ Water softener |
| ☐ Trash Compactor | ☐ Exhaust fan(s) # _____ |
| ☐ Disposal | ☐ Alarm System |
| ☐ Freezer | ☐ Intercom |
| ☐ Window fan(s) # _____ | ☐ Storage Shed(s) # _____ |
| ☐ Window A/C unit(s) # _____ | ☐ Garage opener(s) # _____ |
| ☐ Pool, equipment and cover | w/remote(s) # _____ |
| ☐ Shades and/or blinds | ☐ Playground equipment |
| ☐ Window treatments (custom) | ☐ Woodstove(s) # _____ |
| ☐ Satellite dish & control equipment | ☐ Fireplace screen door |

Other: _____

Seller: Beverly Marie Sauge dotloop verified
02/05/20 2:20 PM PST
0Z1R-KRGX-BZM9-7VWZ

Seller: Deborah Emily Stephenson dotloop verified
02/06/20 4:54 PM EST
J19X-LQFO-JT7L-GL0Z

Charles Henry Seibel dotloop verified
02/07/20 5:11 AM EST
0Z2R-47GX-TE2E-6ZXB

Marie Seibel, by Beverly Sauge, Guardian dotloop verified
02/10/20 9:08 AM PST
41TE-6W2K-XHVC-GZGI

Purchaser: _____

Purchaser: _____

Gary R Sity

WV Residential Property DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sell and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the **latent defects (hidden, concealed or unseen)** listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects:

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Seller Beverly Marie Savage dotloop verified
02/05/20 2:20 PM PST
PDER-WIF2-67VA-ZKYY

Gay R Site
Date _____

Seller Deborah Emily Stephenson dotloop verified
02/06/20 4:54 PM EST
DPJU-HQWU-BBMC-SN67

Date _____

Charles Henry Seibel dotloop verified
02/07/20 5:11 AM EST
CHB1-X140-KUIO-LGJ1

Marie Seibel, by Beverly Savage, Guardian dotloop verified
02/10/20 9:08 AM PST
JLWQ-X4GI-JFV6-3G80

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

 Date _____

Purchaser

 Date _____



Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

Lead Warning Statement 756 Deep Springs Road, Petersburg, WV 26847

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).
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.....
.....
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (*Check (i) or (ii) below*):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).
.....
.....
.....
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (*initial*)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) ☐ Purchaser has (*check (i) or (ii) below*):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (*initial*)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of the seller's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Marie Seibel by Beverly Savage, Guardian dotloop verified 02/10/20 9:08 AM PST 3RG7-B47L-SWD9-UI6G

Beverly Marie Savage dotloop verified 02/05/20 2:20 PM PST H50P-5BNV-Q561-Q5B2

Deborah Emily Stephenson dotloop verified 02/06/20 4:54 PM EST V0KX-PR5F-IT6Q-MLLA

Charles Henry Seibel dotloop verified 02/07/20 5:11 AM EST GGD1-122P-KVIX-KCYF

SELLER DATE

SELLER DATE

PURCHASER DATE
Ken Judy Lynn Judy dotloop verified 02/05/20 10:18 AM EST IJE2-BT9K-M2CZ-C3ET

PURCHASER DATE

AGENT DATE
Gary R Sitar

AGENT DATE
Seller