

<p>H Regulatory Floodway</p> <p>I Zone AE 1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)</p> <p>G Zone A 1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)</p> <p>H Advisory 1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)</p> <p>R</p> <p>I</p> <p>S</p> <p>K</p>	<p>Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf</p> <p>Disclaimer: The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.MapWV.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.</p>
	<p>Flood Info Location Map created on 7/12/2022</p> <p>User Notes</p> <p>Flood Hazard Area Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Zone Out of Flood Zone</p> <p>Stream</p> <p>Watershed (HUC8) North Fork Shenandoah (2070006)</p> <p>Flood Height Flood Height 6a N/A</p> <p>Water Depth</p> <p>Elevation 1813.1 ft (Source: FEMA 2016-17) (NAVD88)</p> <p>Community & ID Hardy County (ID: 540051)</p> <p>FEMA Map & Date 54031C0450G; Effective Date: 9/2/2009</p> <p>Location (lat, long) (38.803717, -78.883225) (WGS84)</p> <p>Parcel ID 16-02-0566-0012-0000</p> <p>E-911 Address</p>

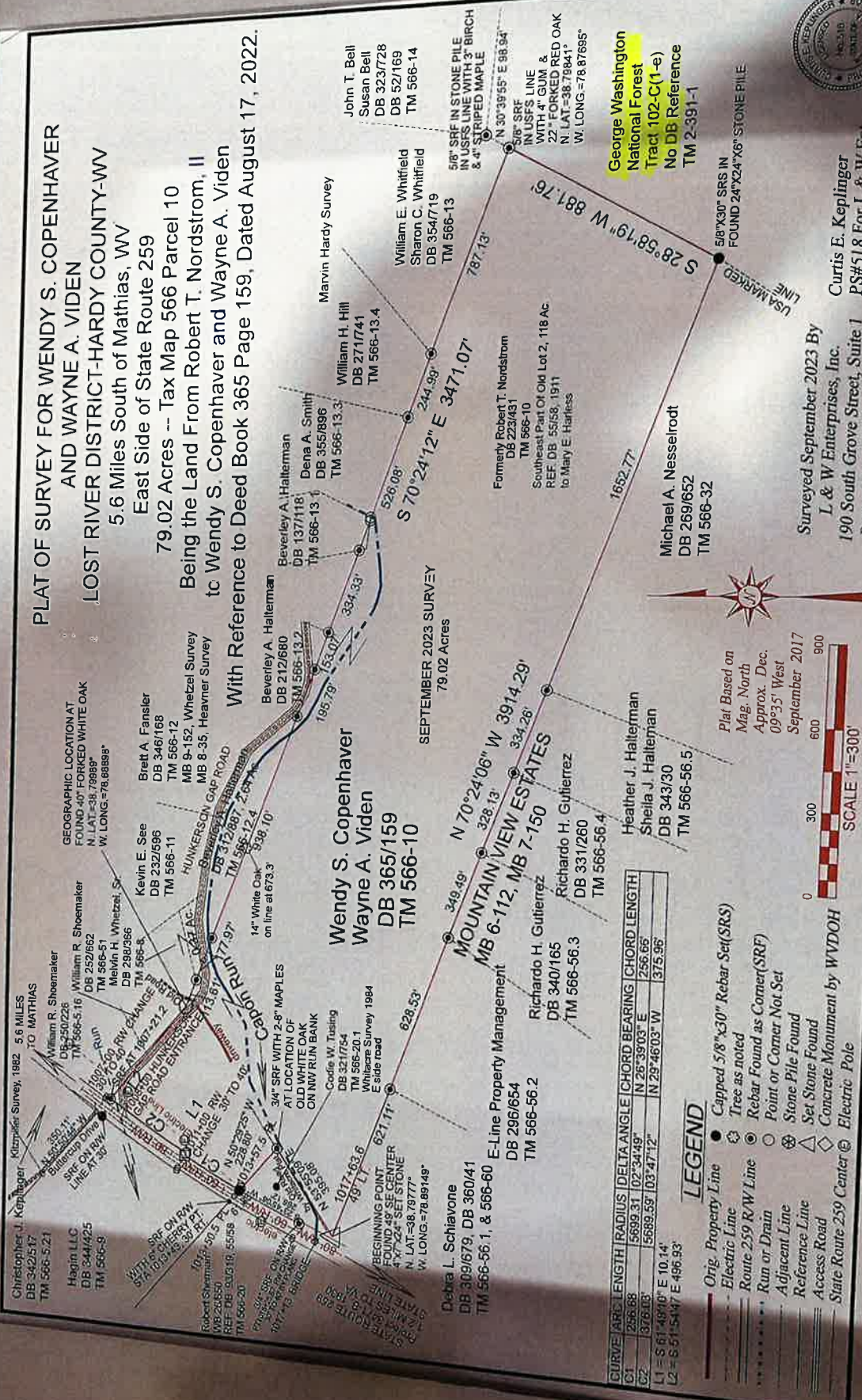
PLAT OF SURVEY FOR WENDY S. COPENHAVER AND WAYNE A. VIDEN LOST RIVER DISTRICT-HARDY COUNTY-WV 5.6 Miles South of Mathias, WV

East Side of State Route 259

79.02 Acres -- Tax Map 566 Parcel 10

Being the Land From Robert T. Nordstrom, II
to Wendy S. Copenhaver and Wayne A. Viden

With Reference to Deed Book 365 Page 159, Dated August 17, 2022.



Surveyed September 2023 By
L & W Enterprises, Inc.
190 South Grove Street, Suite 1
Petersburg, WV 25375-4818
Signed: *Curtis E. Keplinger*

George Washington
National Forest
Tract 102-C(1-e)
No DB Reference
TM 2-391-1

Michael A. Nesselrodt
DB 269/652
TM 566-32

Heather J. Halterman
Sheila J. Halterman
DB 343/30
TM 566-58.5

MOUNTAIN VIEW ESTATES
MB 6-112, MB 7-150
Richardo H. Gutierrez
DB 340/165
TM 566-56.3

Debra L. Schiavone
DB 309/679, DB 360/41
TM 566-56.1, & 566-60

Wendy S. Copenhaver
Wayne A. Viden
DB 365/159
TM 566-10

William E. Whitfield
Sharon C. Whitfield
DB 354/719
TM 566-13

John T. Bell
Susan Bell
DB 323/728
DB 52/169
TM 566-14

Beverly A. Halterman
DB 212/680
TM 566-13.2

Brett A. Fansler
DB 346/168
TM 566-12

Kevin E. See
DB 232/596
TM 566-11

William R. Shoemaker
DB 350/226
TM 566-5.16

Christopher J. Keplinger
DB 342/517
TM 566-5.21

Hagim LLC
DB 344/425
TM 566-9

Robert T. Nordstrom, II
DB 365/159
TM 566-10

William R. Shoemaker
DB 350/226
TM 566-5.16

Christopher J. Keplinger
DB 342/517
TM 566-5.21

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) Keenan Shuboltz, affiliated with
(firm name) WV LAND & HOME REALTY, 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.

Discussed by:			
<u>Wendy S. Copenhaver</u>	<u>12/4/2023</u>		
<u>Wayne A. Viden</u>	<u>12/4/2023</u>		
<u>831CD76098249A</u>			
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 [Signature]

Date 12-4-23

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): 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 sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make 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, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

Owner	<small>DocuSigned by:</small> <u>Wendy S. Copenhaver</u> <small>E 10835897405406</small>	Date	<u>12/4/2023</u>
Owner	<u>Wayne A. Viden</u> <small>831CD74A068249A</small>	Date	<u>12/4/2023</u>

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ Date _____

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

Lead Warning Statement

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*).

(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) KS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her 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.

DocuSigned by:

Wendy S. Copenhagen

12/4/2023

SELLER B97CFF4A5...

DATE

DocuSigned by:

Wayne A. Viden

12/4/2023

831CD74A088249A...
SELLER

DATE

PURCHASER

DATE

PURCHASER

DATE

AGENT

DATE

AGENT

DATE

12-4-23