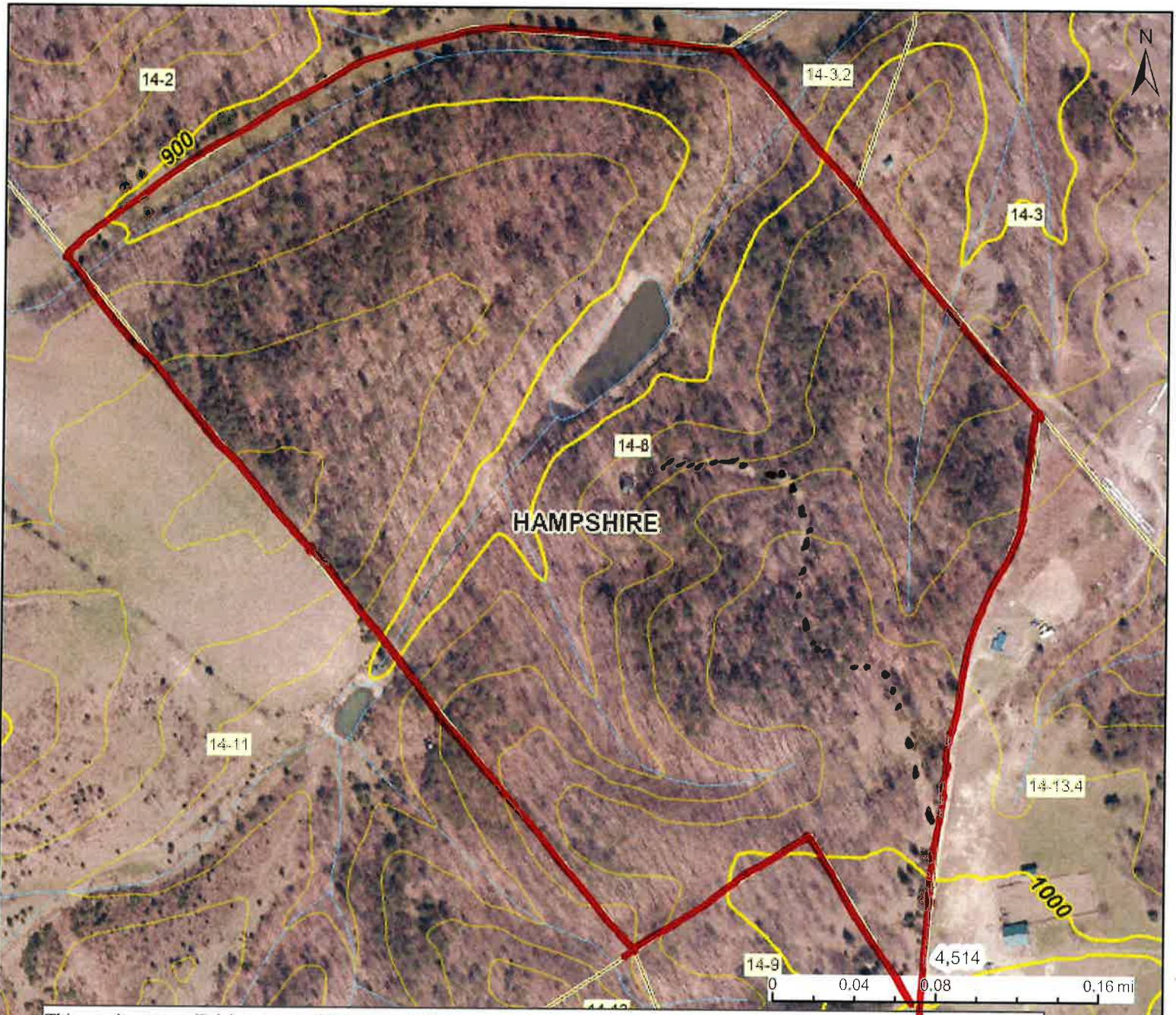


duran



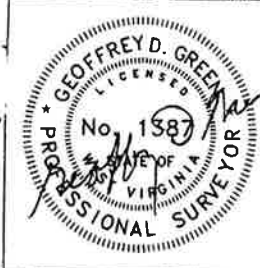
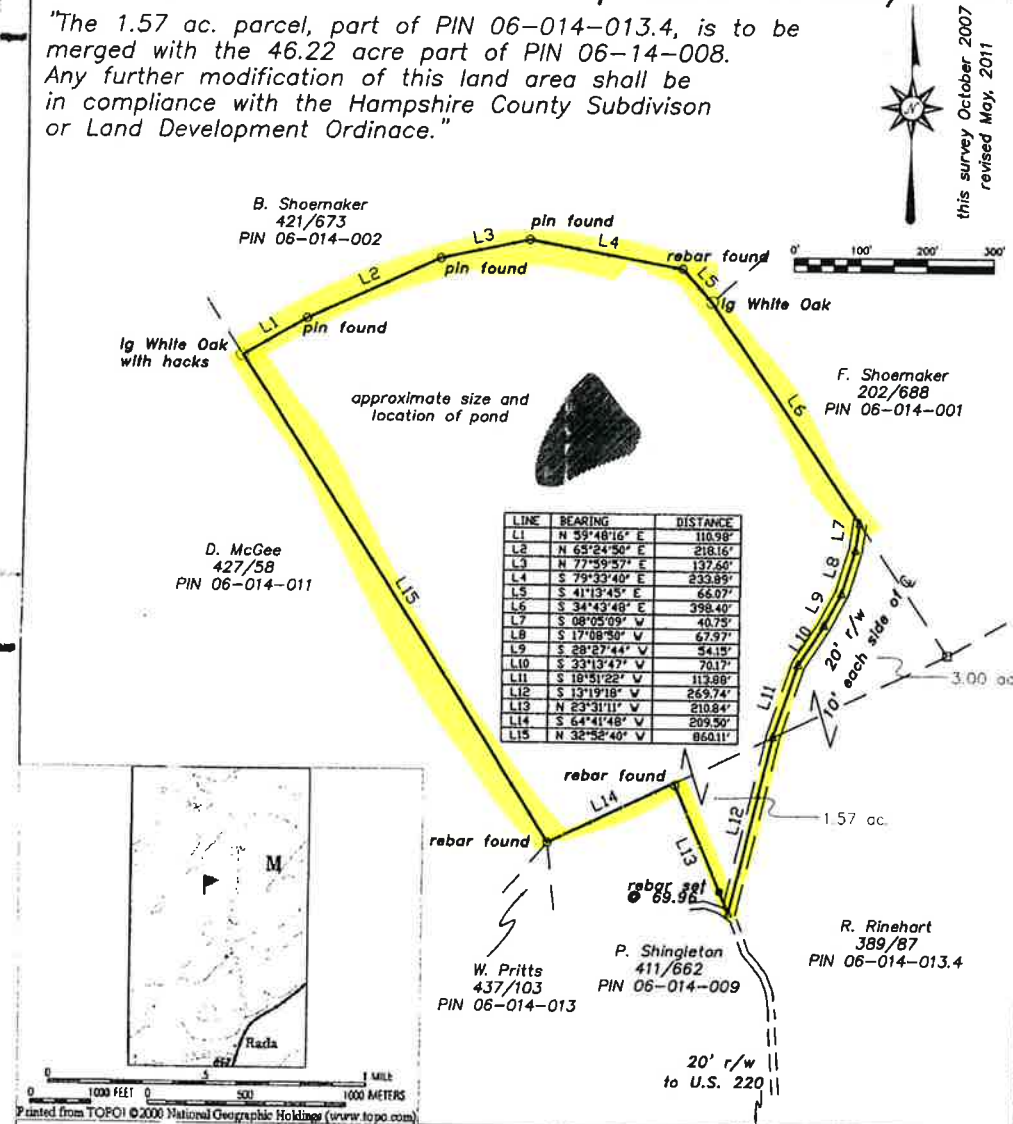
This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

	 Flood Info Location Map created on 12/30/2023
 Regulatory Floodway	User Notes
 1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	Flood Hazard Area
 1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	Flood Zone
 1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)	Stream
Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf	Watershed (HUC8)
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.	Flood Height
	Water Depth
	Elevation
	Community & ID
	FEMA Map & Date
	Location (lat, long)
	Parcel ID
	E-911 Address



**Plat of Survey of
47.79 Acres, +/-
for Rebecca Rinehart**
Part of W.B. 45/460, PIN 06-014-008
Part of D.B. 389/87, PIN 06-014-013.4
Mill Creek District Hampshire County WV.

"The 1.57 ac. parcel, part of PIN 06-014-013.4, is to be merged with the 46.22 acre part of PIN 06-14-008. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance."



Green Engineering Office
Bartonsville, WV. 304/289-5033

Approved Minor Subdivision
Section 5.1
Hampshire County Planning Board
June 21, 2011
\$25.00
\$250.50
\$561.00
\$500.64

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 6-21-11 10:46 AM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Eric W. Strife

Clerk.

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 Shulheitz, affiliated with

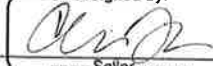
(firm name) WV LAND & HOME REALTY, is acting as agent of:

☒ 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.

DocuSigned by:



12/29/2023

FDBESDC904724B7...

Date

Buyer

Date

Seller

Date

Buyer

Date

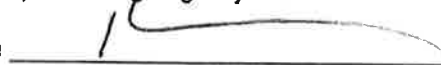
Seller

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 

Date 12-29-23

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.

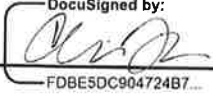


WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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: _____
Dryer NOT working

Owner  Date 12/29/2023
Owner _____ Date _____

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 _____