

PLAT OF SURVEY
FOR
ALLEGHENY PROPERTIES, INC. AND LANDIMER, INC.

Being a part of the same land conveyed by Harry B. Darden, Margaret Darden, his wife, George E. Darden a widower and William D. Hall and Louise B., his wife, to Allegheny Properties, Inc. and Landimer, Inc. by deed dated June 7, 1972 and recorded in the office of the Clerk of Grant County, West Virginia in Deed Book 100 at Page 584 Plat at Page 592.

MILROY DISTRICT
GRANT COUNTY, WEST VIRGINIA

DECLARATION OF RESTRICTIONS

This conveyance shall be made subject to the following restrictive covenants which covenants are to run with the land:

1. That no business or commercial enterprise of any type shall be conducted on the real estate herein conveyed; that no trucks, buses, house trailers, old cars, or unsightly vehicles of any type or description may be used as living quarters, or left or abandoned on the real estate herein conveyed; further, that no livestock or poultry shall be kept or raised on said real estate, pets excluded.

2. All toilets, septic tanks, sewage and waste disposal systems constructed on the land shall conform to the regulations of the West Virginia State Health Department; further activities or use of said land shall not pollute or cause waste to any spring, drain, or stream situate on or traversing said land.

3A. That the Grantees, their heirs and assigns, may sell a part thereof or sub-divide the real estate herein conveyed to-wit, NIL acres, but with the specific and mutual understanding, covenant and agreement between the parties hereto, and for their respective successors, heirs and assigns, that any such sale or subdivision can be executed once and only once, and that any such part, portion, acreage or area carved from said NIL acres herein conveyed, shall not contain less than forty percent (40%) of the total acreage herein conveyed. Further, that any such part sold or sub-divided shall not be further divided for sale. Providing, further, however, that any such land as herein permitted and authorized to be carved from the original acres herein conveyed as aforesaid, same shall be restricted with the exact same provisions, conditions and restrictions herein contained and that this shall be considered and construed as a covenant running with the land. Number 3A not applicable, see 3B.

3B. It is further understood and agreed that the provisions of Section 3 A regarding subdivision rights are null and void and of no effect in the event that the land transferred by this deed is less than 30 acres; further, that in the event such tract is less than 30 acres, then the grantees for themselves, their heirs and assigns, do hereby agree that upon the acceptance of this deed that the tract of land herein conveyed of 16.25 acres shall not be subdivided, it being the specific intent of the parties hereto for themselves, their successors, heirs or assigns, that said tract herein conveyed shall remain and be considered as a single unit without any rights to subdivide or change the original acreage.

4. That the Grantees, their heirs and assigns cannot commercially harvest or permit timber to be cut on the land herein conveyed, except for necessary building area and so called danger trees.

5. Invalidation of any one of these covenants by judgment or Court order, shall in no wise effect the validity of any of the other provisions which shall remain in full force and effect.

6. There is excepted and reserved 25 feet on each side of the center line of the roads or rights of way constructed on the property herein conveyed, which is for the use in common of the grantors, grantees, their heirs and assigns, and for construction and maintenance of any and all utilities.

Grant County Public Viewer

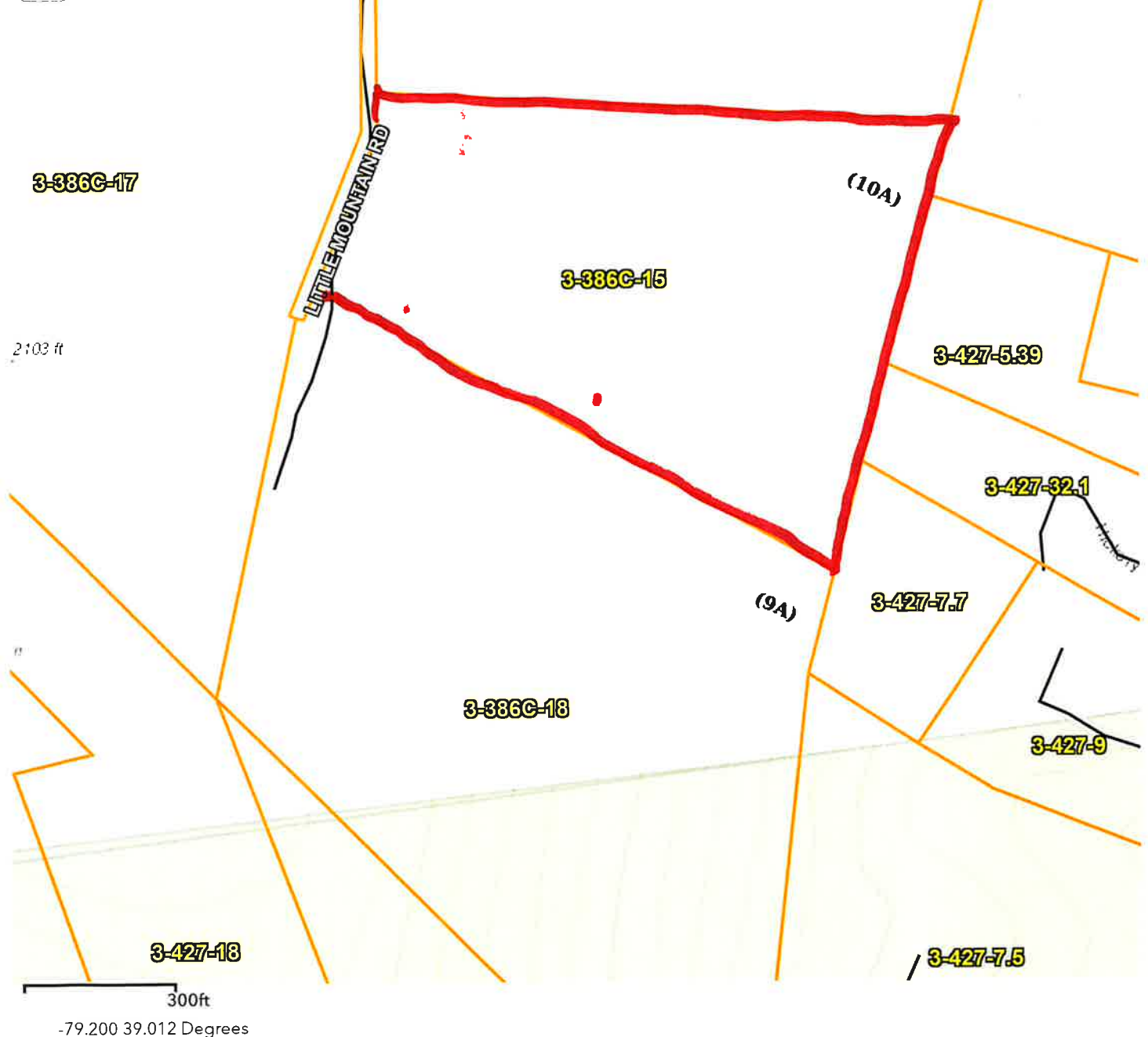
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300ft

-79.202 39.012 Degrees

Online Records Search Tax E



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) SHAUN KNOTS, affiliated with

(firm name) WV LAND & HOME REALTY, LLC, 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:		6/18/2024	
<u>Stanley Halpin</u>	Date	Buyer	Date
859473FE5C95475			
<u>Shawn A Halpin</u>	6/25/24	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 SWT. WAT

Date 6-18-24

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.

