

25045 Northwestern Pike Romney, WV 26757 304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): SHERYL SHARPLESS	MICHAEL MCBONAL, LINDA VOSBULCH,	Date: _//- 10-25_
Seller(s): SHERYL SHARPLESS Property Address: 5895	FORT ASHBY RD	. KEYSER, WV 26726
Alarm System Dishwasher Stove – Electric Stove – Gas Refrigerator(s) # W/Ice Maker Built-In Microwave Microwave Cooktop Wall Oven(s) Exhaust Fan(s) Freezer(s) Washer Dryer Water Filter Water Softener Garbage Disposal Trash Compactor Dehumidifier Satellite Dish	YES	Ceiling Fan(s) #
ADDITIONAL INCLUSIONS:	ADDITION	AL EXCLUSIONS:
Sheryl J Sharples	Date Buyer	Date
Shery Gharples Seller Seller Smichel MED male	11-10-25	
Seller	Date Buyer	Date

11/10/2025

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, ESTATE - OWNERS GREW IN THERE LOSS DEED TO PRESENT
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PROPERTY ADDRESS: 5895 FORT ASHBY RD. KEYSER, WV Z6726
SELLER'S NAME: SHERYL SHARPLESS, MICHAEL MODONALD, AND LINDA VOSBURGH
PURPOSE OF STATEMENT: Disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement is not a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.
SELLER'S DISCLOSURE: I/We disclose the following information regarding the property and this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.
PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS
A. OWNERSHIP: 1. Do you currently live in subject property?
If not have your lived in this property?
2. Is property vacant? YES If so, for how long? / MONTH 3. Are you a builder or developer? NO
4. Are you a licensed real estate agent? NO
ADDITIONAL COMMENTS:
B. ENVIRONMENTAL: 1. Is the lawn chemically treated? NO By whom? 2. Any excessive noises (airplanes, trains, trucks, etc.)? NO What? 3. Any underground storage tanks? NO Phase one studies completed? Is report available? ADDITIONAL COMMENTS:
C. LAND:
1. Is the house built on landfill (compacted or otherwise)? Is there landfill on any portion of the property?
2. Any past or present flooding or drainage problems on the property?
3. Any standing water after rain?
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood
Insurance Maps? Current flood insurance premium \$ Any abandoned wells or septic tanks or cisterns? WELLS - OLD & NOT USED
4. Has land been mined?NO Explain:
ADDITIONAL COMMENTS:
D. STRUCTURAL: 1. Approximate age of the house: 54 Name of Builder: UNKNOWN 2. Do you be an expedition of design or wardmanship of the structures that would be considered substandard?
7. DO ANI KUM DI SUA COUNTINI DI MESIERI AL MALVINISTI DI ME SU RECTULES MINI MANIGO A AMBIGUA PROPRIATA.
Is any portion of the dwelling of any type of construction other than on-site stick built? No <u>Yes</u> Type of Construction Do you know of any structural additions or alterations, or the
construction Do you know of any structural additions or alterations, or the installation, alteration, repair, or replacement of significant components of the structure completed during the term of your ownership or that of a prior owner? YES Do you know of any violations of government regulations, ordinances, or zoning law regarding this property?

	Explain: SHED, PORCHES
3	. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present?
4	Exterior cover (check) Brick Stone Aluminum Vinyl Cedar Lap Siding
	Redwood Fir Others INSTALLED 2008
	Date of last maintenance (paint, etc)
5	Any problems with retaining walls cracking or bulging? No Repaired? Repaired?
6	Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks,
	potholes, and raised sections? If so, what was done and by whom?
7	Explain: Slab floors? Ceilings? Slab floors? Ceilings?
7.	Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor?
	Other?
8.	Any slanted or uneven floors? No Distorted door frames (uneven spaces between doors and frames)?
	Any sticking windows? _No Any sagging ceiling beams or roof rafters? _No
	. Is the crawl space damp? No Has a moisture barrier been installed?
14	Explain: Corrected? Attach explanation.
1/	1. Any windows or patio door glass broken? NO Seals broken in insulated panes?
	Fogged?
12	2. Did you do any improvements yourself? What?
15	3 Do you have hardwood floors under the floor coverings?
14	4. Is the laundry room in the basement? First Floor? Second Floor?
	Other:
A	DDITIONAL COMMENTS:
E. ELECT	FRICAL SYSTEM: Electric service: 60 amp? 100 amp? 200 amp? Fuses? Circuit Breaker?
	Rewired? Date:
2.	Rewired? Date: Is the wiring copper? or aluminum?
3.	Any damage or maining receptacles? Switches? Fixines:
	Attach explanation.
4.	Are any extension cords stapled to baseboards or underneath carpets or rugs? No No No No No No No N
5.	Is there GFCI wiring in Kitchen? NO Bathroom? NO Garage? For outside TV and TV cable?
6.	Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house?
	Explain:
Al	DDITIONAL COMMENTS:
-	
INSUL	ATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:
1.	Type of heating system? OIL / ELECTRIC Age? OIL - YR Supplemental heating?
2.	Electronic air cleaner? Operable? Humidifier? Uperable?
3.	Fireplace? Masonry? Insert? Fireplace damper?
	Last inspection and cleaning? By whom? Are fuel-consuming heating devices adequately vented to the outside?
4.	Are fuel-consuming heating devices adequately vented to the outside? Type of cooling system? CENTRAL Age? 7 Number of ceiling fans? 4
5.	Type of cooling system? CENTRIFL Age? 7 Number of ceiling tans? 7
	Attic Fan? Connection for Gas Dryer?
6.	FI di Diag VEC
7	Foundation vents? No Roof Vents? YES Attic Vents? Bath Vent fans? YES
7.	Kitchen Vent fan? YES Other?
8.	Number of Electric garage door openers? Operable? Number of controls?
	Operable? YES Age?

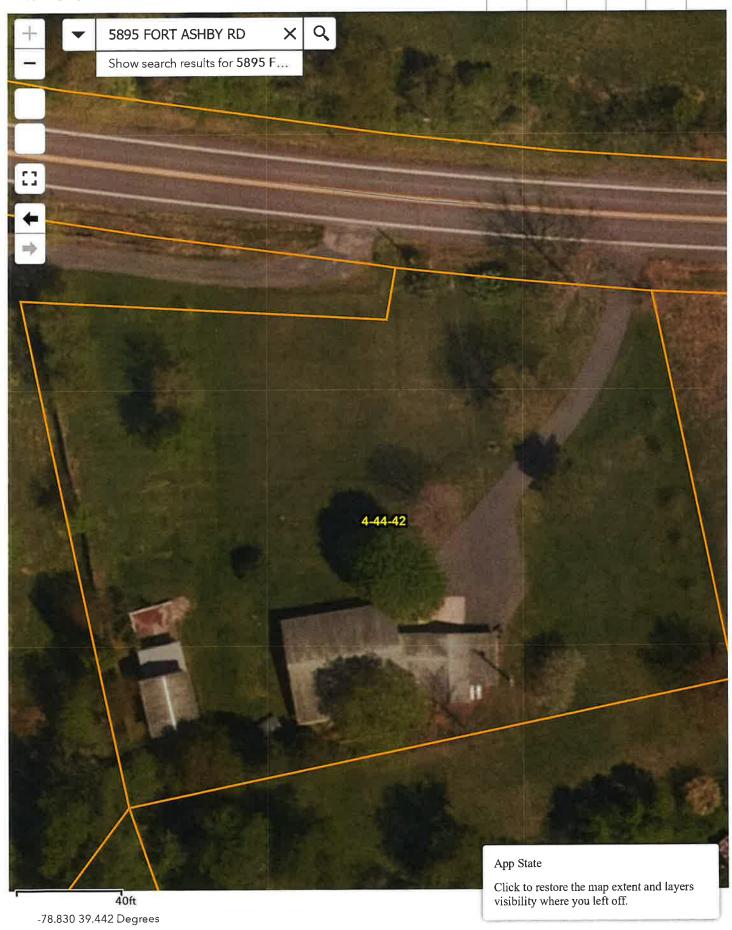
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Septic tank? Septic tank? Septic tank? Septic tank? Steel? Installation date: MIKAWN Type material: Fiberglass? Concrete? Steel? Private treatment plant? Aeration system? Aeration system? Date of last cleaning? 2.0.1.7 By whom? By whom? Capacity? Age? Are you aware of any slow drains? MO Above ground? Above ground? Age? Pool Type: In ground? Above ground? Adge? Adge? Pool heater: Electric? Gas? Solar? Date of last cleaning or inspections? ADDITIONAL COMMENTS: Age? Solar? Age?	5. Type sewer? Installation date: UN KABWN Type material: Fiberglass? Concrete? Steel? Installation date: UN KABWN Type material: Fiberglass? Concrete? Steel? Private treatment plant? Aeration system? Date of last cleaning? 2017 By whom? 6. Type of water heater: Electric? Gas? LP Gas? Capacity? Gage? 3. Are you aware of any slow drains? No Above ground? Pool heater: Electric? Gas? Solar? Date of last cleaning or inspections? ADDITIONAL COMMENTS: LIANCES: Check the following appliances that remain with the property: 1. Range? Operable? Age? Age? Age? 2. Countertop range/wall oven? Operable? Age? Age? 4. Dishwasher? Operable? Age? Age? Age? Age? ADDITIONAL COMMENTS: E AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? Operable agent? 2. Is the property currently leased? NO Explain: 4. Has a lien been recorded against the property? NO Explain: 4. Has a lien been recorded against the property? NO Explain: 5. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: 4. Has a lien been recorded against the property? NO Explain: 5. Do you own the mineral rights? YES Leased to For how long? 6. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the us the property in any way? A poly of deed has been provided to listing agent?	3.	pressure?	pipes? Copp	er? <u>703</u>	_ Galvanized? _	Plasu		Normal v
Date of last cleaning? 2.0.17 By whom? 6. Type of water heater: Electric? Gas? LP Gas? Capacity? Age? 3 7. Are you aware of any slow drains? No 8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO 9. Pool Type: In ground? Age? Solar? Date of last cleaning or inspections? ADDITIONAL COMMENTS: **Cliance: Check the following appliances that remain with the property: 1. Range? Operable? Age? Age? 3. Hood? Operable? Age? Age? Age? Age? 4. Dishwasher? Operable? Age? Age? Age? Age? Age? 5. Disposal? NO Operable? Age? Age? Age? ADDITIONAL COMMENTS: **E AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? NO Copy of lease provided to liagent? 2. Is the property currently leased? NO Expiration date? Does the lease have option to renew? 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: 4. Has a lien been recorded against the property? NO Explain: 5. Do you own the mineral rights? Leased to For how long? 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? 7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the ut the property in any way? NO Attach explanation. Any deed restrictions? NO Explain: Protective covenants?	Date of last cleaning? ZO17 By whom? Gas? LP Gas? Capacity? Age? Capacity?	4.	Are you aware of exce	ssive stains	in tubs, lavator	ies, or sinks?	J 0	/	
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Date of last cleaning? 2.0.17 By whom? 6. Type of water heater: Electric? Gas? LP Gas? Capacity? Age? 3 7. Are you aware of any slow drains? No 8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO 9. Pool Type: In ground? Age? Solar? Date of last cleaning or inspections? ADDITIONAL COMMENTS: **Cliance: Check the following appliances that remain with the property: 1. Range? Operable? Age? Age? 3. Hood? Operable? Age? Age? Age? Age? 4. Dishwasher? Operable? Age? Age? Age? Age? Age? 5. Disposal? NO Operable? Age? Age? Age? ADDITIONAL COMMENTS: **E AND ACCESS: 1. Does anyone have the right to refusal to buy, option, or lease the property? NO Copy of lease provided to liagent? 2. Is the property currently leased? NO Expiration date? Does the lease have option to renew? 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: 4. Has a lien been recorded against the property? NO Explain: 5. Do you own the mineral rights? Leased to For how long? 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? 7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the ut the property in any way? NO Attach explanation. Any deed restrictions? NO Explain: Protective covenants?	Date of last cleaning? ZOLT By whom? Gas? Capacity? Gas? LP Gas? Capacity? Age? Pool heater: Electric? Gas? Solar? Capacity? Age? Capacity? Age? Capacity? Capac		Installation date:	IN GARMY		_ Type material:	Fiberglass?	_ Concrete? _	Steel? _
Age?	Age?		Private treatment plant	?		Aerat	on system?		
Age?	Age?	_	Date of last cleaning?	ZO!	7 Goo?	_ By whom?	16?	Canacitu?	
7. Are you aware of any slow drains? NO Showers? NO Sh	7. Are you aware of any slow drains? NO 8. Are there any plumbing leaks around or under: Sinks? NO 9. Pool Type: In ground? Pool heater: Electric? Gas? Date of last cleaning or inspections? ADDITIONAL COMMENTS: LIANCES: Check the following appliances that remain with the property: 1. Range? Operable? Age? Doerable? Age? Age? Age? Age? Age? Age? Age? Age? Doerable? Age? Age? Age? Age? Doerable? Age?	Ο.	Type of water neater:	Piecuic: _	Gas?	LF G	10:	_ Capacity: _	
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10 FT. ROW TO NEIGHBOR (DRIVEWAY)

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which me materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, suicide, so offender, etc.): The foregoing answer and explanations are true and complete to the best of my/our knowledge, L/We have authorized the broker in this transaction to disclose the information set forth above other real estate brokers, real estate agents, and prospective buyers of the property. SELLER AGREES to hold hard brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceeding resulting from any omission or alleged omission by Seller in this Disclosure Statement. This PROPERTY CONDITION DISCLOSURE STATEMENT consists of pages, with attachments.	ADDITIONAL COMMEN	TS:		
Have you received or do you have knowledge of any of the following inspection reports or repair estimates (written otherwise) made during or prior to your ownership: Roof? Air conditioning? Furnac Soils/Drainage? Structural? Well? Radon? Pest Control? Geological/Core Drilling? Lead based paint? Asbestos? Septic Tank/Sew System? Formaldehyde? Pool/Spa? Home Inspection? City/County Inspection? Notice of Violation? Other? Attach explana copies of reports Cas Company Gas Budget Gas Company Gas Budget Belget Water Company Electric Company Electric Company Average Water Bill Sewage Company Trash Cost Trash Cost Trash Cost Trash Cost Trash Cost Trash Company Trash Company	1. Type of Roof: Shingle? Age of Roof?	Wood Shingle? Sla NATHS Led? Replaced? uring your ownership? No I? ts in good condition and free of holes structure? Into storm d	and excessive rust? YES	a blocks?
Copies of reports. L. UTILITIES: Gas Company	Have you received or do you otherwise) made during or pr Soils/Drainage? S Geological/Core Drilling? System? Formalde	tructural? Well? tructural? Well? Lead based paint? hyde? Pool/Spa?	Air conditioning? Radon? Pest Conditioning? Asbestos? Home Inspection?	ontrol? Septic Tank/Sewer Energy Audit?
Electric Company	copies of reports			
Trash Company				
Trash Company	Water Company		Average Water	Bill
Satellite Company M. OTHER DISCLOSURES In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which me materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, suicide, soffender, etc.): The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized the broker in this transaction to disclose the information set forth above other real estate brokers, real estate agents, and prospective buyers of the property. SELLER AGREES to hold hard brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceeding resulting from any omission or alleged omission by Seller in this Disclosure Statement. This PROPERTY CONDITION DISCLOSURE STATEMENT consists of pages, with attachments. SELLER:	Sewage Company	<u>*</u>		
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SELLER: Shery & Sharples Sexter: Mintel & Morald Date: 11-10	other real estate brokers, real of brokers and agents in the trans	the broker in this transectate agents, and prospective buyers of action and to defend and indemnify the	saction to disclose the informa of the property. SELLER AG nem from any claim, demand, a	tion set forth above to REES to hold harmless all
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BUYER: DATE:	••			DATE:

SELLER Linda Vosburgh

Mineral Parcel Viewer



11/10/2025, 10:58 AM

NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee 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 licensee 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 licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

SHAUN KNOTTS	(printed name of licensee), affiliated with
West Virginia Land & Home Realt	(brokerage name), is acting as the agent of:
The Seller/Lessor	The Buyer/Lessee
The Seller/Lessor as a Designated Dual Agent.	The Buyer/Lessee as Designated Dual Agent
The undersigned Seller/Lessor is unrepresented	d The undersigned Buyer/Lessee is unrepresented.
Both the Seller/Lessor and Buyer/Lessee, as a L	imited Dual Agent
CE	RTIFICATION
By signing below, the parties certify that they had disclosure and have been provided with signed Seller/Lessor	Date Buyer/Lessee Date
Signer by:	Date Buyer/Lessee Date
Linda Vosburgh 11/10 Sollerinessor BR38F0F819FF44D	Date Buyer/Lessee Date
hereby certify that I have provided the above-named	d individuals with a copy of this form prior to signing any contract. Date



300 Capitol Street Charleston, WV 25301 (304) 558-3555 http://rec.wv.gov

