

SELLER'S DISCLOSURE STATEMENT

TO BE COMPLETED BY OWNER OF PROPERTY

Seller's Name (s): Richard L. Lantz

Property Address: 297 Hales Landing, Elizabeth, WV 26143

NOTICE: THIS DISCLOSURE STATEMENT IS DESIGNED TO ASSIST SELLER IN COMPLYING WITH REQUIREMENT TO DISCLOSE ALL KNOWN FACTS THAT MATERIALLY AND ADVERSELY AFFECT THE VALUE OF THE PROPERTY BEING SOLD AND THAT ARE NOT READILY OBSERVABLE.

1. Approximate age of house: 1992 Date purchased: 2018

Does seller currently occupy property? YES If not, how long since vacating? _____

Does anyone have a Right of Refusal to buy, option or lease the property? NO

Do you own the mineral rights? NO

2. List the approximate age of each of the following items or mark "unknown":

Roof: 7 yrs Furnace(s): 7 yrs Air Conditioner(s): 7 yrs Range: 7 yrs

Age of other appliances that remain: * 7 yrs / washer 10

Age of additions, remodels, structural changes (what was done and when)
* 6-7 years

***IF NECESSARY, CONTINUE ON PAGE 4.**

Were all necessary permits/approvals obtained and work done in compliance with building codes?

If not, please explain on page 4.

3. Are you aware of any current problems regarding any of the following items?

PLEASE ANSWER YES / NO/ NA IN EACH BLANK. IF YES, PLEASE EXPLAIN ON PAGE 4.

no Roof or Gutters no Plumbing no Heating System _____ Seer

no Air Conditioning _____ Seer n/a Copper Plumbing no Electrical System

n/a Swimming Pool no Septic no Amperage

n/a Car Door Opener(s) no Windows no Copper Wiring

no Thermostats no Ceiling Fan(s) no Appliances

no Water Heater n/a Water Softener n/a Fireplace/Chimney

no Hot Tub/Spa n/a Lawn Sprinklers n/a Smoke Alarm/Security System

no Insulation/Walls no Insulation/Attic n/a Water Pressure

no Downspouts Leading From Structure _____ Any - Other _____

Buyer Initials _____

Seller Initials RL

Buyer Initials _____

Seller Initials _____

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4. Have you made any major repairs in excess of \$1,000.00 while you have owned the home? YES
If yes, give details on page 4.

5. Land: Do you know of any fill, sliding, settling, earth movement, drainage problems, encroachments, boundary line disputes, easements, etc. on or affecting the property? NO

If yes, give details on page 4.

6. Location: To the best of your knowledge, is this property located in any of the following areas?
Answer Yes or No. If yes, explain on page 4.

- a. NO C-8 Water Supply Area b. NO EPA Superfund Area
- c. NO Rt. 50 Construction Area
- d. NO Flood Plain e. _____ Other: _____

f. Are you aware of any condition or proposed change in your neighborhood, which could affect the value or desirability of property - such as noise, nuisance, condemnation, street changes or proposed construction? NO

g. Are there any deed restrictions, protective covenants, rights of way or easement? YES

h. Are there any known boundary or access disputes? NO

7. Are you aware of any past or present: Answer Yes or No.

- a. NO Water damage or presence of mold?
- b. NO Water leakage or dampness in home, basement, crawl space or attic?
- c. NO Shifting, cracks or deterioration of walls, foundation, drives or walks?
- d. NO Underground tanks or toxic substances on the property such as asbestos, PCBs, radon, lead paint, Urea-Formaldehyde Foam Insulation, or others?
- e. NO Termites (or damage from), dry rot, other pests?
- f. NO Fire or smoke damage?

If yes, describe in detail on page 4. - Include any remedies which have been done.

8. Miscellaneous:

a. Is your property currently under warranty or coverage by a licensed pest control company? NO

If yes, which one? _____

b. Have there been any termite/pest control treatments in the past 5 years? NO

If so, when? _____ By Whom? _____

c. Is the lawn chemically treated? NO By Whom? _____

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d. Do you have copies of any reports done on the property in the past? no
(Examples: Radon, Pest, Structural, General Home, Asbestos, Mold, Survey, other)

If yes, which? _____

e. Does the property have any of the following? **Active or Abandoned**

no Sump Pump no Cistern no Sewage Pump no Water Well
no Radon Mitigation System no Gas/Oil Well no Synthetic Stucco
yes Standard Septic no Aerator

f. If property has a well, cistern and/or septic, when were they last checked or serviced?

By Whom? _____

g. Is there a Homeowners or Condo Association for your neighborhood? _____

Do you belong? yes What are the Dues/Fees? \$ 300 year

Do you have a copy of the Association or Condo restrictions, covenants, etc.? yes

Who is the treasurer of your organization? ED Delaney Phone: 304-377-7694

When were your dues last paid? Spring Paid through _____

Do you know of any forthcoming dues increase or assessment for the association? no

If so, how much and when? _____

Have you purchased an owner's title insurance policy? no

h. Please answer Yes or No. - **If yes, please explain on page 4.**

1. Is there any threatened legal action or zoning affecting the property? no

2. Do you know of any violations of local, state, or federal laws or regulations relating to this property? no
(Example: Liens)

3. Has this property had a recent (past 3 years) CLUE (Comprehensive Loss Underwriting Experience) Report for Homeowners Insurance? no

4. Are you aware of any occurrences of any traumatic or unusual event upon the property such as burial sites, homicides, or suicides? no

5. Are you aware of any occurrences of criminal activity upon the property within the past 5 years? no

6. Have you received written information pertaining to registered sex offenders in this neighborhood? no

7. Is there anything else you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property? no

Buyer Initials _____

Buyer Initials _____

Seller Initials RL

Seller Initials _____

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Seller: For each item on pages 1, 2 and 3 which require further explanation, please put the number of the item and complete details of corresponding information. Please use a separate sheet if more space is needed.

Item # 1: New Roof, New Pella Windows, HVAC Home Generator, Porch Carpet Bathroom Siding, Appliances, Pella Sliders

Item # _____: _____

Item # _____: _____

Item # _____: _____

SELLER: The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of their knowledge on the date it was signed. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes One Team Realty to provide this information to prospective buyers and to real estate brokers and sales associates.

BUYER: This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller. It is not a warranty of any kind. This IS NOT a substitute for any inspections that Buyer may wish to obtain.

Neither the broker nor agent involved in the transaction is an expert at detecting or repairing physical defects in property. The real estate brokers and agents have relied on the information provided by Seller to evaluate and market this property.

Buyer is advised to have the property examined by a professional inspector.
Signing of this disclosure by Buyer is an acknowledgment of receipt of this form.

Buyer: _____ Date: _____ Seller: [Signature] Date: 4/17/24

Buyer: _____ Date: _____ Seller: _____ Date: _____

Updated Disclosure: (sign below if this form is updated)

Buyer: _____ Date: _____ Seller: _____ Date: _____

Buyer: _____ Date: _____ Seller: _____ Date: _____

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Seller Richard L. Lantz

Buyer _____

Personal Property located at 297 Halcs Landing, Elizabeth, WV 26143

CONTRACT AND BILL OF SALE FOR PERSONAL PROPERTY

The items of personal property checked "Yes" below shall be conveyed for a sales price of \$ 0 and shall be transferred free of liens simultaneously with the sale/purchase of the real estate located at the same location as the subject personal property. If the real estate sale/purchase does not close pursuant to its contract, then this Contract and Bill of Sale shall be null and void.

Broker's Purpose: The Broker(s) are not parties to this Contract and Bill of Sale for Personal Property and have no authority to bind the parties. The parties agree to hold Brokers harmless from any liability resulting from any misrepresentation made by the parties. It is also understood that the Multiple Listing Service (MLS) and the Parkersburg Area Association of REALTORS® and the Marietta Board of REALTORS® are not parties to this Contract and Bill of Sale for Personal Property and that they do not make any warranty with respect to the subject personal property.

Yes	No		Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	portable electronic air cleaner	<input type="checkbox"/>	<input type="checkbox"/>	fireplace equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	washer	<input type="checkbox"/>	<input type="checkbox"/>	garage door opener remote	<input type="checkbox"/>	<input type="checkbox"/>	fireplace logs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	unit(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	fireplace insert
<input type="checkbox"/>	<input type="checkbox"/>	water softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ceiling fan(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	wood stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	range/stove	<input type="checkbox"/>	<input type="checkbox"/>	outside playground equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	firewood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	attachments for rangetop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	exterior accent lighting	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence
<input checked="" type="checkbox"/>	<input type="checkbox"/>	window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable water filtration system	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence collars # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	blinds/shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable work bench	<input type="checkbox"/>	<input type="checkbox"/>	security system
<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	portable kitchen island	<input type="checkbox"/>	<input type="checkbox"/>	sump pump
<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable microwave	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	space heaters
<input type="checkbox"/>	<input type="checkbox"/>	freezer	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable wet bar
<input type="checkbox"/>	<input type="checkbox"/>	portable trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	hot tub and equipment	<input type="checkbox"/>	<input type="checkbox"/>	mailbox
<input type="checkbox"/>	<input type="checkbox"/>	central vac attachments	<input type="checkbox"/>	<input type="checkbox"/>	hot tub cover	<input type="checkbox"/>	<input type="checkbox"/>	utility tub
<input type="checkbox"/>	<input type="checkbox"/>	window/wall air conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	above ground pool	<input type="checkbox"/>	<input type="checkbox"/>	pot rack
<input type="checkbox"/>	<input type="checkbox"/>	# _____	<input type="checkbox"/>	<input type="checkbox"/>	swimming pool equipment	<input type="checkbox"/>	<input type="checkbox"/>	portable shower head
<input type="checkbox"/>	<input type="checkbox"/>	portable dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	pool cover	<input type="checkbox"/>	<input type="checkbox"/>	flag pole
<input type="checkbox"/>	<input type="checkbox"/>	portable humidifier						

Other items which shall convey: Porch Swings, Zero Turn Mower optional
Keeping a few old foundation stones

Contract Agreed:

Richard L. Lantz 4/17/26
Seller Date

Buyer _____ Date

Seller _____ Date

Buyer _____ Date

BILL OF SALE: Seller(s) hereby conveys the above described personal property unto the buyer(s) and acknowledges receipt of \$ _____.

Seller _____ Date

Buyer _____ Date

Seller _____ Date

Buyer _____ Date

Seller Richard L. Lantz
Buyer _____
Property 297 Hales Landing, Elizabeth, WV 26143

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,
TIMBER OR TIMBER RIGHTS**

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

<http://www.wvsoro.org> or <http://www.oogeep.org>


The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

 4/17/26
Seller Date

Buyer _____ Date

Seller Date

 4/17/26
Listing Agent Date

Buyer _____ Date

Selling Agent Date

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:

Kimberly Smith

(printed name of licensee), affiliated with

One Team Realty

(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.



The undersigned Buyer/Lessee is unrepresented.



Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

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.

Kimberly Smith

Seller/Lessor

4/17/26

Date

Buyer/Lessee

Date

Seller/Lessor

Date

Buyer/Lessee

Date

Seller/Lessor

Date

Buyer/Lessee

Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature

Kimberly Smith

Date

4/17/26

Licensee's Signature

Date



West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

REVISED OCT 24th 2024

ONE TEAM REALTY

Utilities Sheet

Property Address: 297 Hales Landing
Elizabeth, WV 26143

Water: Claywood Park \$35

Sewer: Septic

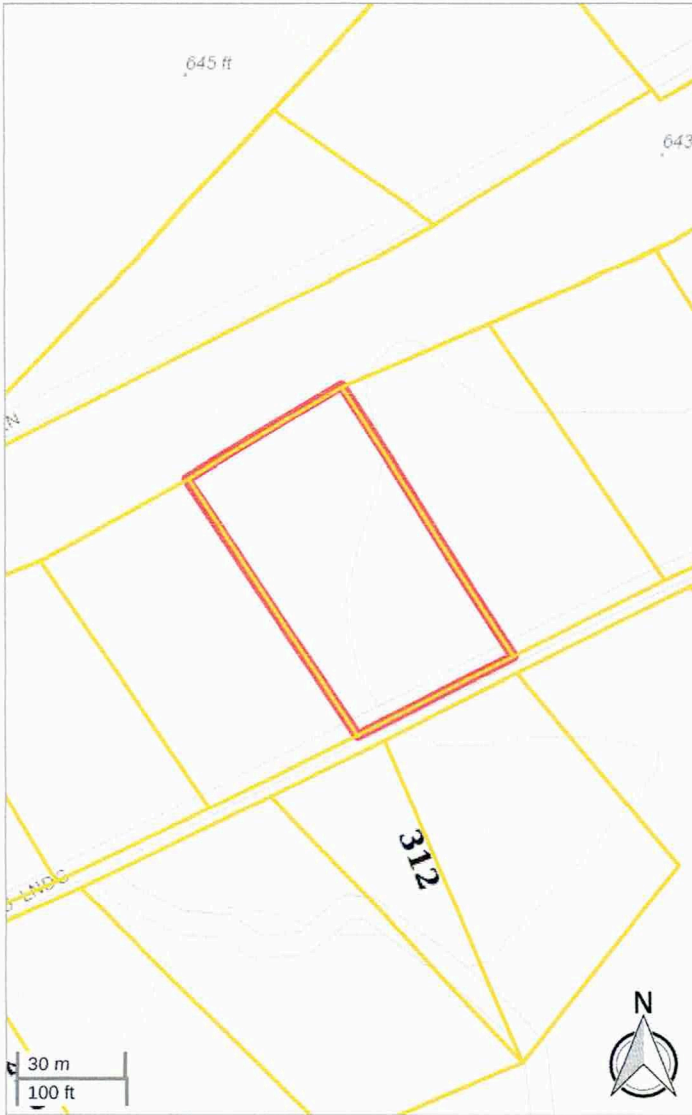
Electric: First Energy Ad. \$75

Gas: Mountaineer Gas \$75

Trash: Waste Management \$16

Cable/Internet: T-Mobile \$55.00

Other: _____



Wirt County, WV

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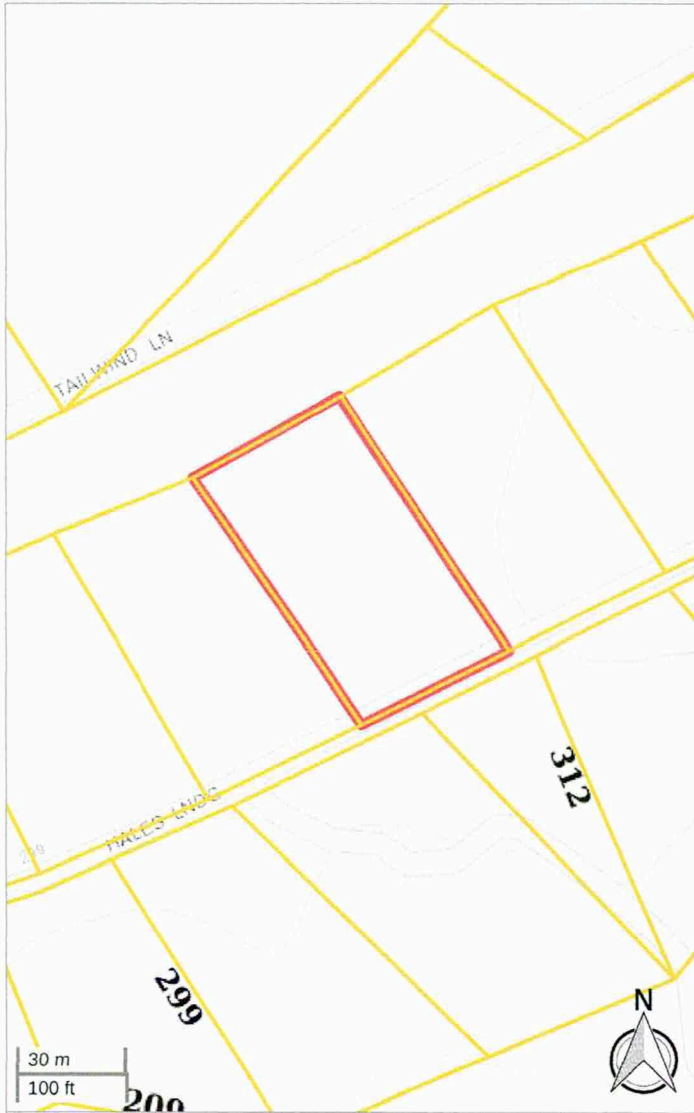


Assessor's Office
1 Court Sq
Elizabeth, WV 26143

Date Printed: 4/8/2026

parid:	05 4008700000000
dmp:	5-4-87
taxdistrict:	05
taxmap:	4
taxparcel:	87
nbhd:	0030
own1:	LANTZ RICHARD L
own2:	
careof:	
owneraddr:	297 HALES LANDING
situsaddr:	CO ROUTE 6
cityname:	ELIZABETH
statecode:	WV
book:	255
page:	267
acres:	1

RL



Wirt County, WV

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Assessor's Office
1 Court Sq
Elizabeth, WV 26143

Date Printed: 4/8/2026

parid:	05 4008600000000
dmp:	5-4-86
taxdistrict:	05
taxmap:	4
taxparcel:	86
nbhd:	0030
own1:	LANTZ RICHARD L
own2:	
careof:	
owneraddr:	297 HALES LANDING
situsaddr:	CO ROUTE 6
cityname:	ELIZABETH
statecode:	WV
book:	261
page:	858
acres:	1

RL