

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

- 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.

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

_____(printed name of licensee), affiliated with

_(brokerage name), is acting as the agent of:

____The Buyer/Lessee

____ The Buyer/Lessee as Designated Dual Agent

_____ The undersigned Buyer/Lessee is unrepresented.

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

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.

Date _____

Date _____

Date

Date _____



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

Lost River Trading Post Realty, 285 East Main Street Wardensville WV 26851

REVISED OCT 17th 2024 Phone: (304) 897-3300

Fax: (888) 570-0743

West Virginia
VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition.)

Seller Donald Hoover, Kay Hoover

Property Address 9.74 acres tract 13 phase 1 Ewing E, Baker, WV 26801

Legal Description _____

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? 2021

Property Systems:

Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:

- | | |
|--|--|
| ☐ Public | ☐ Needs hookup |
| ☐ Community | ☐ Needs hookup |
| ☐ Septic | ☐ Needs to be installed |
| ☐ Septic System approved for _____ (#) BR | ☐ Perc |

Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ N/A
When was the system last pumped? Date: _____ ☐ Unknown

Comments: _____

2. Water System:

- | | |
|------------------------------------|---|
| ☐ Public | ☐ Needs hookup |
| ☐ Community | ☐ Needs hookup |
| ☐ Well | ☒ Needs to be drilled |

Comments: _____

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?

☐ Yes	☒ No	☐ Unknown	☐ N/A
☐ Yes	☐ No	☐ Unknown	
☐ Yes	☐ No	☐ Unknown	

Any treatments or repairs? _____
Any warranties? _____

Comments: _____

4. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A
If yes, please specify _____

Initials Seller: DH/KH Purchaser: _____ / _____

Sellers Land Disclosure 01-2018

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Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please describe _____

5. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

6. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

7. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

10. Please provide the following?

Plat of the property

☒ Yes ☐ No

Copy of the Deed

☒ Yes ☐ No

Copy of septic permits

☐ Yes ☐ No ☒ N/A

Covenants and Restrictions

☒ Yes ☐ No ☐ N/A

Comments: _____

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Initials Seller: DSH / KJH

Purchaser: _____

SELLER:

Donald L Hoover 11-11-2025
Signature Date
Donald Hoover, Kay Hoover

PURCHASER:

Kay Hoover 11/11/2025
Signature Date

Signature Date

Signature Date

DISCLAIMER

NOTICE TO SELLER: 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 **VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT**.

Except for the latent defects listed below, the undersigned Seller of the real property makes 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.

The Seller has actual knowledge of the following latent defects: _____

SELLER:

Donald L Hoover 11-11-2025
Signature Date
Donald Hoover, Kay Hoover

Kay Hoover 11/11/2025
Signature Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature Date

Signature Date

ASD



Property Record Card

Parid: 03 288007100000000 -|- 3-288-71

Tax Year: 2025

Card: 1

Status Addr::		District:	MOOREFIELD	Map:	288
Owner1:	HOOVER DONALD L & KAY D	Owner2:		Owner Addr:	PO BOX 222 BAKER, WV 26801
Deed Book/Page:	359/365	Land Use:	Residential Vacant Land	Acreage:	9.74
Appraised Blg Val:	\$0.00	Appraised Land Val:	\$63,500.00	Total Appraised Val:	\$63,500.00
Assessed Blg Val:	\$0.00	Assessed Land Val:	\$38,100.00	Total Assessed Val:	\$38,100.00
Year Built:		Total Rooms:		SqFt:	Bedrooms:
Bathrooms:		Half Baths:		Total Fixtures:	
Basement Area:		Recreom Area:		Heat:	
Tax Class:	2	Neighborhood:	003K	Fuel:	
Legal Desc 1:	9.74 AC TR 13 PHASE 1	Legal Desc 2:	EWING ESTATES RANDOLPH	Legal Desc 3:	
Sale Date:	May 19th 2021	Sale Price:	\$30,000.00	Sale Book/Page:	359/365