

PROPERTY INFORMATION PACKAGE

**MULTI-PARCEL
REAL ESTATE AUCTION
CONDUCTED BY SEALED BID**

WEST VIRGINIA ACREAGE

FACEMYER PROPERTIES - CALHOUN, ROANE &

NICHOLAS COUNTIES, WEST VIRGINIA

5% BUYER'S PREMIUM APPLIES

**WEDNESDAY, JULY 24, 2019
SEALED BIDS DUE BY 11:05 AM (EDT)
AT GOLDMAN ASSOCIATES, INC. OFFICE**



**JAY GOLDMAN, BROKER, AUCTIONEER #1291
1014 BRIDGE ROAD, CHARLESTON, WEST VIRGINIA 25314
(304) 343-5695 FAX (304) 343-5694
WWW.GOLDMANASSOCIATES.ORG**

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NOTICE TO ALL BIDDERS

The information included herewith is a summary of information available from a number of sources, most of which have been independently verified. This summary has been provided only for the use of prospective bidders for the Public Auction by Sealed Bid on Wednesday, July 24, 2019. The Sealed Bids are due by 11:05 a.m. (EDT) at the offices of Goldman Associates, Inc. at 1014 Bridge Road, Charleston, Kanawha County, West Virginia 25314. It is supplied to you for whatever assistance it may provide in answering your questions; however:

SUCH INFORMATION AND OPINION ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EITHER EXPRESS OR IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land and tax records of the Counties of Calhoun, Roane and Nicholas, West Virginia, and to make inspections of the properties on their own behalf, consulting whatever advisors they may feel appropriate.

The properties for sale are being sold in an “AS-IS” “WHERE-IS” condition and neither Goldman Associates, Inc., nor the Seller or their respective agents make any express or implied warranties of any kind. The description and conditions listed in these and other advertising materials are to be used as guidelines only and are not guaranteed.

BUYER’S PREMIUM

A five percent (5%) Buyer’s Premium shall be added to each high bid and the final sales price will include that amount.

TERMS & CONDITIONS OF SEALED BID AUCTION

The following is a list of the general terms and conditions of the Sealed Bid Auction on the properties referred to as the Facemyer Lumber Properties and further described in this information package, to be held on Wednesday, July 14, 2019. The properties shall be subject to a minimum bid as stated below plus the five percent (5%) Buyer's Premium. The minimum price per acre bid for the properties is shown as follows:

Calhoun County Properties	\$ 300.00/Acre
Calhoun/Roane County Properties	\$ 300.00/Acre
Nicholas County Properties	\$ 400.00/Acre

Prospective Bidders may bid on individual tracts or consolidated tracts. Once the Bids are received, the Seller and Broker shall proceed to Round Two by determining the best manner to consolidate the properties to the benefit of the Seller.

INITIAL OFFER FORMAT

An Initial Offer is to be submitted on the forms included in this Property Information Package, which include:

1. Written Bid & Registration Form; and
2. Bidder Certification.

The Initial Offer must be delivered to Goldman Associates, Inc. by Wednesday, July 24, 2019, no later than 11:05 a.m. (EDT). **The INITIAL OFFER MUST BE ENCLOSED IN A SEALED ENVELOPE WITH BIDDER'S DEPOSIT (as described below), AS WELL AS THE BROKER REGISTRATION AGREEMENT (if applicable), AND DELIVERED BY THE UNITED STATES POSTAL SERVICE, FEDERAL EXPRESS, UPS, OR BY PERSON TO GOLDMAN ASSOCIATES, INC. AT 1014 BRIDGE ROAD, CHARLESTON, WEST VIRGINIA 25314.** It is strongly recommended that the bid is sent via

Certified Mail and/or Return Receipt, as Goldman Associates, Inc. will not be held responsible for untimely or undelivered mail. The Sealed Bid may also be hand delivered to Goldman Associates, Inc. at the above stated address. In the instance of hand delivery, a receipt will be given.

NO LIABILITY WILL ATTACH TO SELLER, ESCROW AGENT, GOLDMAN ASSOCIATES, INC. OR ANY OTHER PARTY FOR FAILURE TO RECEIVE OR OPEN ANY INITIAL OFFER.

TELEPHONE INITIAL OFFERS WILL NOT BE ACCEPTED. AN INITIAL OFFER THAT FAILS TO MEET THE ABOVE DEADLINE AND SUBMISSION REQUIREMENTS OR THAT IS NONCONFORMING IN ANY OTHER RESPECT WILL BE DEEMED NON-RESPONSIVE/NON-CONFORMING AND MAY NOT BE CONSIDERED.

The Initial Offer shall set forth the price at which the Bidder commits to pay to purchase the properties, subject to all Terms of Sale. A Best and Final Auction, as described below, will be conducted within a week of the initial auction and participants will be notified.

ROUND TWO AUCTION FORMAT

At the Seller's sole discretion, within a week of the initial action, a Best and Final Round Two Auction on the Properties will be conducted. The Seller will determine the best bids, and the corresponding Bidders will be invited to participate in the Best and Final Round Two Auction, to be conducted by Goldman Associates, Inc. This process will determine the Winning Bidder(s) for the Properties. The Round Two Auction may be conducted in person or by telephone,

facsimile and/or email. The Seller reserves the right to make the final decision regarding what Bidders are allowed to bid at the Round Two Auction and further reserves the right to NOT offer the Properties at the Round Two Auction, if they so choose.

BIDDER'S DEPOSIT

A Bidder's Deposit in the amount of ten percent (10%) of the Initial Offer must accompany each Initial Offer. The funds must be either certified bank check, cashiers' check, or wire transfer in United States Currency from a United States Bank and made payable to **Goldman Associates, Inc. Trust Account**. The Bidder's Deposit must accompany the Initial Offer documents for the Initial Offer to be considered valid and conforming to the terms of the Auction. Bidder's Deposits that are not accepted will be returned immediately following the Round Two Auction. The Winning Bidder's ten percent (10%) Initial Offer Deposit on each property will be applied to the final purchase price, if awarded said property.

QUALIFIED BIDDER

A qualified Bidder is further defined as a Bidder who has reviewed the Properties and information contained in this Property Information Package, submitted a signed Written Bid & Registration Form, fully executed Bidder Certification Form, and Bidder's Deposit.

BID DEPOSITS

The Bid Deposit will be held under the terms of the Contract of Sale between the Seller, the Winning Bidder and Closing Attorney, as designated by the Seller. The total Bid Deposit required under the Contract of Sale will be ten percent (10%) of the final total purchase price and will be paid by certified bank check, cashier's check or wire transfer in United States Currency from a United States Bank, payable to Goldman Associates, Inc. Trust Account.

PROPERTY INSPECTIONS

Property inspections are to be conducted by Bidder at Bidder's convenience. Further information can be obtained by contacting Jay Goldman, Auctioneer, of Goldman Associates, Inc., at (304) 343-5695 or via email at jgoldman@goldmanassociates.org. Due to the vast nature of the properties, escorted tours may not be available.

BROKER PARTICIPATION

A one percent (1%) referral fee will be paid by the Seller to the properly licensed Broker/Agent whose Client purchases the properties at the Auction and settles on the properties at closing. To qualify for a referral fee, the Broker/Agent must abide by the following rules:

1. Broker/Agent must be validly licensed in West Virginia.
2. The Broker must register the Client on the Broker Registration Agreement, located in this Property Information Package. This form must be fully executed and submitted to Goldman Associates, Inc. with the Initial Offer (Written Bid & Registration Form, Bidder's Certification and Bid Deposit).
3. The Broker Registration Agreement must be signed by both Broker/Agent and Client. A West Virginia Real Estate Commission Notice of Agency Relationship must be signed by the client and agent and attached to the Initial Offer.
4. Referral fees will be paid upon closing.
5. Broker Registration Agreements received after or separately from the Initial Offer (Written Bid & Registration Form, Bidder's Certification and Bid Deposit), **WILL NOT** be accepted nor deemed valid. These requirements will be strictly adhered to.
6. No oral registrations will be accepted.
7. Under no circumstances whatsoever will any commission be paid if the sale does not close.
8. The Broker Registration Agreement is located in this section of the Property Information Package, following the Written Bid & Registration Form and Bidder's Certification Form.

PROPERTY CONDITIONS

Except as expressly set forth in the Contract of Sale, when fully executed, the Properties are being sold “AS-IS”, “WHERE-IS”, and “WITH ALL FAULTS”, as of the Closing Date. Neither the Seller, Goldman Associates, Inc. nor any of their agents, contractors, attorneys, officers, or directors (“Agents”) makes any representation or warranties with respect to the physical condition of the land or any improvement thereon, the Properties’ fitness for any particular purpose, the Properties’ merchantability, or any other warranty, express or implied. The Seller, Goldman Associates, Inc., and their Agents specifically disclaim any warranty, guaranty, or representation (oral or written, past or present, express or implied) concerning the Land being sold at this Auction. Bidders are expected to undertake their own independent physical inspection of the Properties and make a thorough review of all documents, prior to submitting their Initial Offer, and to submit their bids based solely on their own independent investigations and findings and not reliant on any information provided by the Seller, Goldman Associates, Inc. or their respective Agents.

SINCE THERE ARE NO SURVEYS, THE PROPERTY WILL BE SOLD IN GROSS, AS PER THE RESPECTIVE COUNTY ASSESSOR’S RECORDS, AS TO THE NUMBER OF ACRES IN EACH TRACT.

FINANCING

THE SALE WILL BE A CASH SALE AND WILL NOT BE CONTINGENT ON FINANCING OF ANY KIND. Pre-qualification for financing is the responsibility of the Bidder and must be conducted prior to the submission of the Initial Offer and Round Two Auction.

TITLE/CLOSING

The Properties will be conveyed by Special Warranty Deed, subject to any and all Deed Restrictions, Covenants, Easements, Leases, and any other Reservations and Exceptions of Record. This may or may not include mineral interests. There are no existing contracts to remove timber. Copies of the Title Reports (“Attorney’s Certificate”) on the various properties included in this Real Estate Auction by Sealed Bid are included in the Property Information Package, which were prepared by Robert D. Fisher, Esquire and dated January 2, 2019. All other closing costs not specified by West Virginia State Law required to be paid by the Seller will be the responsibility of the Purchaser. The closing on the sale of the Properties must be conducted within thirty (30) days of the final auction and funding in United States Currency, time being of the essence.

ADDITIONAL INFORMATION

The sale of the Properties is subject to Seller’s confirmation of the highest bid. The Seller and Goldman Associates, Inc.: reserve the absolute right, in their sole and absolute discretion, to postpone or cancel the Initial Offer, the Round Two Auction, or both, in whole or in part; to amend, modify or add any terms and conditions to the foregoing General Terms and Conditions of Sale; and to announce such modifications or additional terms and conditions on or before the Initial Offer submission deadline or the Round Two Auction event. The Properties may be withdrawn without notice. To the extent there is any conflict between the provisions of the General Terms and Conditions of Sale as set forth herein and the Contract of Sale, the terms of the final Contract of Sale shall govern. Written and/or oral announcements shall take precedence over prior printed information; however, the final fully executed Contract of Sale will evidence

all understandings and agreements between the Purchaser and the Seller, and will be in all respects controlling.

All prospective Bidders are urged to carefully review all provisions of these General Terms and Conditions of Sale including, but not limited to, those provisions regarding the absence of any representations or warranties whatsoever, as to the accuracy or completeness of the Property Information Package, or any other information and as to the absence of any authority on the part of any person or entity to make any guarantees, promises, statements, representations or warranties. All Bidders will be charged with full knowledge of all documents available for inspection.

The Properties, as described in the Property Information Package, are being sold "AS-IS" without any warranties or representations, express or implied. The accuracy and completeness of the information contained in the various marketing materials and Property Information Package cannot be guaranteed and prospective Bidders are advised to independently verify any information they deem relevant and significant. Prospective Bidders should use the information provided in the Property Information Package and marketing materials only as an aid to assist their own investigation of the Properties prior to submitting an Initial Offer.

All acreages and sizes set forth for the Properties are based on the respective County Assessor's tax records, are approximate only, and based on the best information available and should be verified independently by the prospective Bidders. **THE RESPECTIVE COUNTY ASSESSOR'S RECORDS SHALL BE USED AS PER ACRE PER TRACT AND THE PROPERTIES WILL BE SOLD IN GROSS. THE BIDS PER ACRE WILL BE BASED SOLELY ON THIS REFERENCE.**

THESE GENERAL TERMS AND CONDITIONS OF SALE DO NOT CREATE ANY LEGAL OBLIGATIONS ON THE SELLER AND GOLDMAN ASSOCIATES, INC. IF THE SALE FAILS TO COMPLY WITH ANY OF THESE GENERAL TERMS AND CONDITIONS OF SALE FOR ANY REASON, SELLER AND GOLDMAN ASSOCIATES, INC. SHALL HAVE NO LIABILITY OR OBLIGATION WHATSOEVER. THE WINNING BIDDER'S ONLY REMEDY WILL BE THE RETURN OF THE BIDDER'S BID DEPOSIT (IF PAID). THESE GENERAL TERMS AND CONDITIONS OF SALE NEVERTHELESS ARE BINDING UPON AND MUST BE COMPLIED WITH BY ANY PERSON OR ENTITY SUBMITTING AN INITIAL OFFER.

The title, with respect to the Properties, will be delivered as provided in the Contract of Sale.

Bidding increases at the Round Two Auction (if conducted) will be in such increments as the Auctioneer, in his sole and absolute discretion, directs. All decisions of the Auctioneer are final as to: methods of bidding; disputes among Bidders; increments of bidding; and any other related matters, which may arise before, during, or after the Round Two Auction. The Round Two Auction may be recorded, and if any disputes arise following the Round Two Auction, the Auctioneer's records shall be conclusive in all respects.

The Seller and Auctioneer reserve the right to refuse admittance or to expel anyone from the Round Two Auction premises for interference with auction activities, nuisance, canvassing or other reasons.

If Purchaser defaults under the terms of the Contract of Sale, then the Seller will declare such default, terminate the Contract of Sale and shall retain all Bid Deposits as liquidated damages, and not as a penalty, pursuant to the terms of the Contract of Sale.

BIDS MUST BE SUBMITTED ON THE REQUIRED FORMS WITH NO ALTERATIONS, CHANGES OR MODIFICATIONS, ACCORDING TO THE PROCEDURES DESCRIBED HEREIN.

BIDDER’S CERTIFICATION FORM

I acknowledge this is a RESERVE AUCTION and if I am the successful bidder, my offer will be subject to SELLER’S APPROVAL. By signing this certification and returning it to the offices of Goldman Associates, Inc., I hereby certify that:

1. I have read the auction rules and bidding format as set out by the Auctioneer and I completely understand them.
2. I understand that the terms and rules of the Auction will be strictly enforced and that there are no exceptions.
3. I certify that I currently have sufficient funds to meet the deposit requirements, as called for by the Contract of Sale.
4. I have examined the proposed Contract of Sale provided to me as part of the Property Information Package and understand that it is a legally binding contract and is not contingent upon financing or any other possible contingency.
5. I understand that if I am the high Bidder, I will be required to sign the Contract of Sale immediately upon such notice from the Auctioneer of being declared the highest Bidder. I agree to complete and sign the Contract of Sale upon such transmitted notice (either verbally, written, electronically, or otherwise).
6. I understand that a five percent (5%) Buyer’s Premium will be added to my final bid (as indicated in the terms and on the forms) and is due in addition to my final bid to complete the final purchase price.
7. I further acknowledge that I am over the age of 18 years old and legally competent to enter into a Contract of Sale on the Properties.
8. I understand that the Auctioneer represents the Seller and there is no relationship of dual agency.

Bidder’s Signature: _____

Bidder’s Printed Name: _____

Witnessed By: _____

Witness’ Printed Name: _____

Date of Signatures: _____

WRITTEN BID & REGISTRATION FORM

Property #: _____ County: _____

Assessor's Map(s) #: _____ Parcel(s) #: _____

Bid Amount Per Acre: \$ _____

Property Acreage: _____ Acres/Assessor's Amount

Written Bid Amount: \$ _____

Add 5% Buyer's Premium: \$ _____ (*Written Bid x 5%*)

Total Bid Submitted: \$ _____

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Cell #: _____

Email: _____

Bid Form Sent (circle one): USPS FedEx UPS

Bid Deposit Sent (circle one): Certified Check Cashier's Check Wire Transfer

This Written Bid constitutes my offer to purchase the above-referenced Property. The Bid Deposit of ten percent (10%) of my bid amount, made payable to Goldman Associates, Inc. Trust Account, is attached to the fully executed General Terms and Conditions of Sealed Bid, Written Bid & Registration Form, and Bid Certification Form, submitted to Goldman Associates, Inc. This offer to purchase shall remain in full force and effect and irrevocable until the completion of the Auction. If I am not the high bidder, my Bid Deposit shall be returned to me within five (5) days after completion of the Auction. I understand that my Bid Deposit must be cleared prior to disbursement. I understand that all communication to me by the Seller's agent must be in writing and that this Bid and Bid Deposit must be received by Goldman Associates, Inc. prior to the Bid Deadline to be considered valid.

Bidder's Signature

Date Signed

Bidder's Printed Name

BROKER REGISTRATION AGREEMENT

I, _____ (“Registered Broker/Agent”) a Broker/Agent with _____
_____ (Brokerage Firm) hereby register my client, _____
_____ (“Client”) for the Wednesday, July 24, 2019 Auction of the properties referred to as the Facemyer Properties located in Calhoun County, Nicholas County and Roane County, West Virginia.

BROKER HEREBY AGREES TO THE FOLLOWING:

1. If my Client is the Successful Bidder at the Auction, I will receive a referral fee of one percent (1%) of the Final Bid Price from the Seller upon compliance with all terms and conditions of this agreement. It is understood and agreed that Client must acknowledge my representation by signing this agreement. Referral fee will be paid upon closing under the Contract of Sale. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred: (a) my delivery of this Broker Registration Agreement to Goldman Associates, Inc.; (b) execution by Client and ratification by Seller of the Contract of Sale; and (c) actual and final closing of title as evidenced by execution, delivery and recording (where applicable) of all closing instruments, and payments in full of the purchase price specified in this Contract of Sale. It is further understood and agreed that if for any reason whatsoever the sale is not finally closed, including acts, omissions, or negligence on the part of Seller and/or Auctioneer, Auctioneer and Seller is relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to me. If my Client’s default under the Contract of Sale results in forfeiture of the Deposit (as defined in the Contract of Sale), or any portion thereof, or Client pays or becomes liable for damages to Seller, I shall not be entitled to any portion of such forfeited deposit(s) or damages.
2. I hereby represent and warrant that I am: (a) a duly licensed real estate Broker/Agent under the laws of West Virginia; (b) serving only as a Broker/Agent in the transaction, not as a principal; and (c) my Client has no principal or ownership interest in my brokerage and is not a member of my immediate family.
3. I understand that a prospective purchaser may only be represented by one Broker/Agent.
4. It is understood and agreed that this registration agreement is valid only for the day of Auction and expires upon conclusion of the Auction, unless my Client is the Successful Bidder at the Auction.

CLIENT HEREBY AGREES TO THE FOLLOWING:

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representative in this matter.
2. I represent and warrant that I am not a principal in, nor do I have any ownership interest in, the brokerage firm named in this "Broker Registration Agreement" and am not a member of the immediate family of said broker.

THIS AGREEMENT MUST BE COMPLETED, IN FULL, BY ALL PARTIES AND INCLUDED WITH THE SUBMISSION OF THE INITIAL OFFER DOCUMENTS SUBMITTED TO GOLDMAN ASSOCIATES, INC. AT 1014 BRIDGE ROAD, CHARLESTON, WEST VIRGINIA 25314.

CLIENT:

REGISTERED BROKER/AGENT:

Printed Name

Printed Name

Signature

Signature

Address

WV Broker License #/Brokerage Firm

Address

Address

City, State, Zip

City, State, Zip

Telephone Number

Telephone Number

Date

Date

NOTICE OF AGENCY RELATIONSHIP

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) _____, affiliated with

(firm name) _____, 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.

_____ Seller	_____ 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 _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Effective March 2009



CONTRACT OF SALE

This Contract of Sale, made this ____ day of _____, 2019, by and between the following parties: Facemyer Lumber Company, Inc. and Facemyer Resources, LLC, as Seller and _____, as Buyer.

That for and in consideration of Buyer's offer in the amount of _____ Dollars (\$_____), including a Buyer's Premium of five percent (5%), made to Goldman Associates, Inc., ("Broker"), on _____, 2019, the acceptance of which is hereby confirmed by Seller upon the terms and covenants set forth below, Seller and Buyer covenant and agree that Seller shall sell and convey all that certain property described as:

_____, West Virginia, as described in Deed Book ____ at Page ____ recorded in the _____ County Clerk's Office. The property is identified in the _____ County Assessor's Office in the _____ Tax District on Map ____ as Parcel _____. The Title Opinion (prepared by Robert D. Fisher, Esquire, dated January 2, 2019) and Deeds are part of the Property Information Package and will be attached to and made a part of this Contract of Sale, once completed, for all relevant purposes, together with all improvements and appurtenances ("Property"), upon the following terms and covenants:

1.0 Purchase Terms - Purchase price of Property is _____ Dollars (\$_____) including Buyer's Premium. Deposit has been received from Buyer with this Contract in the form of a check in the amount of ten (10) percent of the bid, which deposit shall be deposited by Broker in a non-interest bearing

escrow account. Balance of purchase price in the amount of _____
_____ Dollars (\$_____) to be paid at closing.

- 1.1 Closing - The closing of the sale of the Property (“Closing”) shall be within thirty (30) days of the final auction, time being of the essence. Closing shall be complete when the Special Warranty Deed conveying title to Buyer is executed, delivered and recorded. Closing is to be made at a location designated by Seller, or such location as the parties may mutually agree.
- 1.2 Purchaser’s Costs - Buyer shall pay for its Title Commitment, Owner’s Policy and for Buyer’s engineering, survey, and other professional fees, costs and expenses. Any and all costs incident to closing, including transfer taxes, recordation fees, documentary stamps and any other related costs, to be paid solely by Buyer.
- 1.3 Possession - Buyer shall have exclusive possession of the Property as of the Closing.
- 1.4 Conveyance - Seller, upon tender by Buyer of the full amount of the purchase price, shall convey the Property to Buyer by a Special Warranty Deed, subject to:
 - (a) Any lien for real property taxes for the 2018 tax year (lien dated July 1, 2017), which Seller and Buyer shall prorate on a calendar year basis as of the date of closing. All annualized charges including but not limited to taxes, water charges, fire fees, if any, shall be adjusted to date of Closing;
 - (b) Any matter ascertainable by an on the ground survey or physical inspection of the property; and
 - (c) All easements, restrictions, covenants, and agreements of record as of July 24, 2019.

2. Buyer Inspection - Buyer expressly understands and agrees that the sale is “as-is” and that Seller and Auctioneer/Broker have made no, and shall not be liable to Buyer for any, representations or warranties respecting:
 - (a) the availability of any utilities or local services to the Property or to any of the improvements thereon;
 - (b) the land use status or physical condition of the surface or subsurface of the Property or any of the improvements thereon; or
 - (c) the environmental condition of the surface, subsurface and all improvements of the Property. Buyer understands and agrees that nothing in this Contract of Sale shall be construed to impose or imply any obligation or liability on Seller prior to or after the Closing Date to alter, improve or repair the Property or any improvements thereon, or to initiate or pay for any abatement, remediation or other response action to the existence of any hazardous waste, material or substance subject to remediation or other response action in compliance with any state or federal law or regulations on or under the surface of the Property or any appurtenant easement location, or in , on or under the improvements thereon.
3. Risk of Loss - Any loss or damage to the Property by fire or other casualty, whether or not covered by insurance, which occurs prior to Closing shall not in any way void or impair this Contract of Sale. The Seller shall maintain fire and extended coverage insurance on the premises until closing.
4. Agreement - This Contract of Sale represents the entire agreement between the parties and shall extend to and be binding upon the heirs, personal representatives, successors and assigns, provided, however, that no assignment of any rights under this Contract of

Sale may be made by either party without the prior written express consent of the other party. If Buyer is a business entity, the principals of Buyer hereby join in the execution of this Contract, including without limitation, the payment of the purchase price on the closing date. If more than one person executes this Contract pursuant to this clause, the obligations of each such person shall be joint and several.

5. Notices - Notices of any form and purpose shall be sent to the parties at their addresses shown below by Federal Express Next Day Delivery or UPS Overnight Next Day Delivery or any national overnight courier service providing proof of date and receipt of delivery.
6. Damages for Buyer's Breach - In the event of default by Buyer in the consummation of the purchase of Property in accordance with the terms of this Contract, the deposit shall be forfeited to Seller. In addition, Seller reserves the right to pursue any and all legal remedies available by law or equity including the right to maintain an action for specific performance or to have Property resold at the risk and expense of Buyer.
7. Attorney's Fees - Should any litigation be commenced between the parties hereto concerning the premises, this Contract, or the rights and duties of either in relation thereto, the party (Buyer or Seller) prevailing in such litigation shall be entitled, in addition to such other relief granted, to a reasonable sum as and for their attorney's fees in such litigation, such sum to be determined by the Court in such litigation, or in a separate action brought for that purpose, and the parties agree not to enjoin BROKER and to indemnify BROKER, to the extent permissible by law, for its costs and fees.
8. Special Notice - BROKER assumes no responsibility for the condition of Property nor for the performance of this Contract by any or all parties hereto. Buyer hereby warrants and

represents that BROKER have not made any statement, representation or warranty regarding the condition of the premises, zoning conditions, governmental requirements or environmental matters, guarantees or warranties of the like, upon which Buyer has relied and which is not contained in this Contract. The Auctioneer is licensed by the West Virginia Department of Agriculture and bonded in favor of the State of West Virginia. The parties recognize Jay Goldman as the sole Broker/Auctioneer in this agreement.

- 9. Governing Law - This Contract is executed in the State of West Virginia and shall be governed by, and interpreted in accordance with, the laws of the State of West Virginia.
- 10. Legal Notice - If a legal notice is required to be published, the Buyer agrees to extend the closing date to meet this requirement.

BUYER:

By: _____

Its: _____

SELLER:

FACEMYER LUMBER COMPANY, INC. & FACEMYER RESOURCES, LLC

By: _____

Its: _____

STATE OF _____,
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by

_____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF _____,
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by

_____.

My Commission expires _____.

Notary Public

[SEAL]

NOTICE OF AGENCY RELATIONSHIP

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) Jay Goldman, affiliated with
(firm name) Goldman Associates Inc, 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.			
Seller	Facemyer Lumber Company, Inc. & Facemyer Resources, LLC By: Denny Facemyer	Date	
Seller	Eric Facemyer	Date	
Seller	Justin Facemyer	Date	
Seller	Bill Facemyer	Date	
Seller	Travis Facemyer	Date	
Seller		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 _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Revised - 03/12/09
Goldman Associates Inc 1014 Bridge Road Charleston, WV 25314
Phone: 301-343-5695 Fax: 304-343-5694 Jay Goldman



Untitled

Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogic.com

AUCTION ADVERTISEMENT

GOLDMAN ASSOCIATES

**West Virginia Acreage
Multi-Parcel Real Estate Auction
Conducted by Sealed Bid**

Wednesday, July 24, 2019

Sealed Bids Due by 11:05 am

at Goldman Associates, Inc. • 1014 Bridge Road, Charleston, WV 25314

**Calhoun County Properties - 88 ± Acres
Located Along Fink Run (Route 13) Between Linden and Chloe**

**Roane County Properties - 713 ± Acres
Located Along Fink Run (Route 13)
and Duck Run (Route 27/1) Between Linden and Chloe**

**Nicholas County Properties - 290 ± Acres
Located Just Off US Route 19 Along Berea Lane in Birch River**

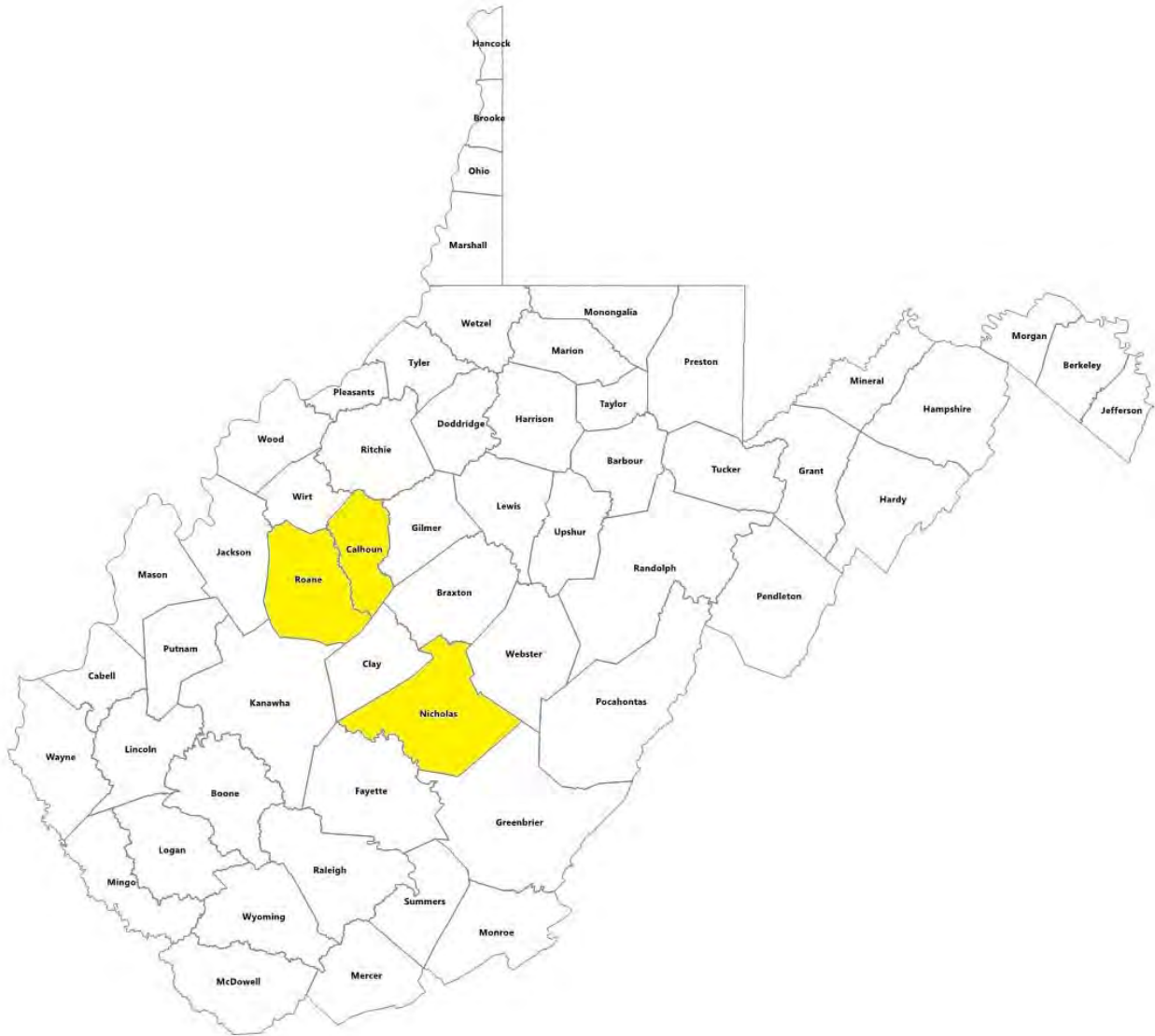
**Minimum Bid of \$300.00 - \$500.00 Per Acre for Each Tract
For More Detailed Information and Bidding Instructions Go To:
www.goldmanassociates.org/auctions.html**

5% Buyer's Premium Applies

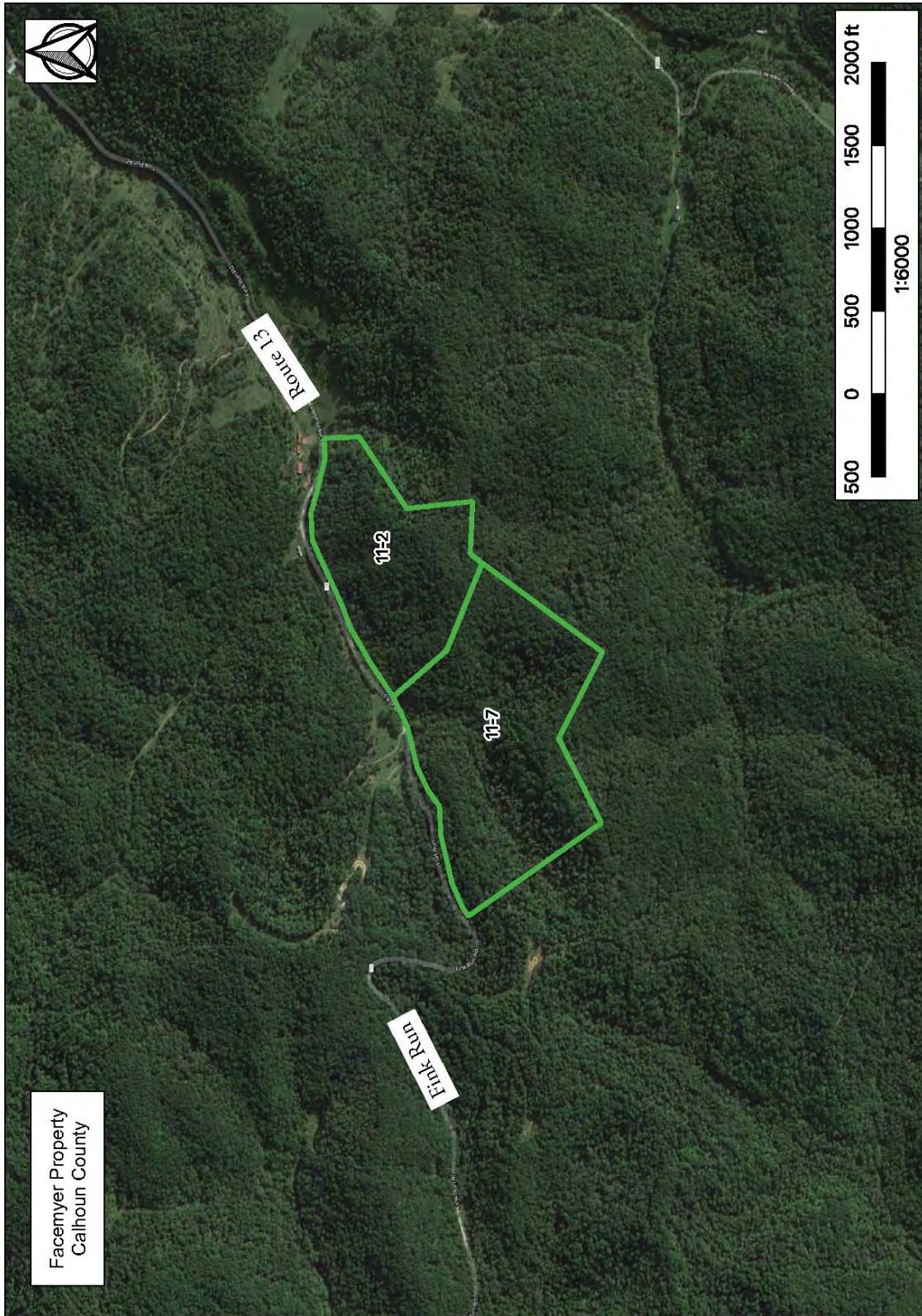
**Jay Goldman, Auctioneer #1291/Broker
304-343-5695
www.goldmanassociates.org
1014 Bridge Road, Charleston, WV 25314**



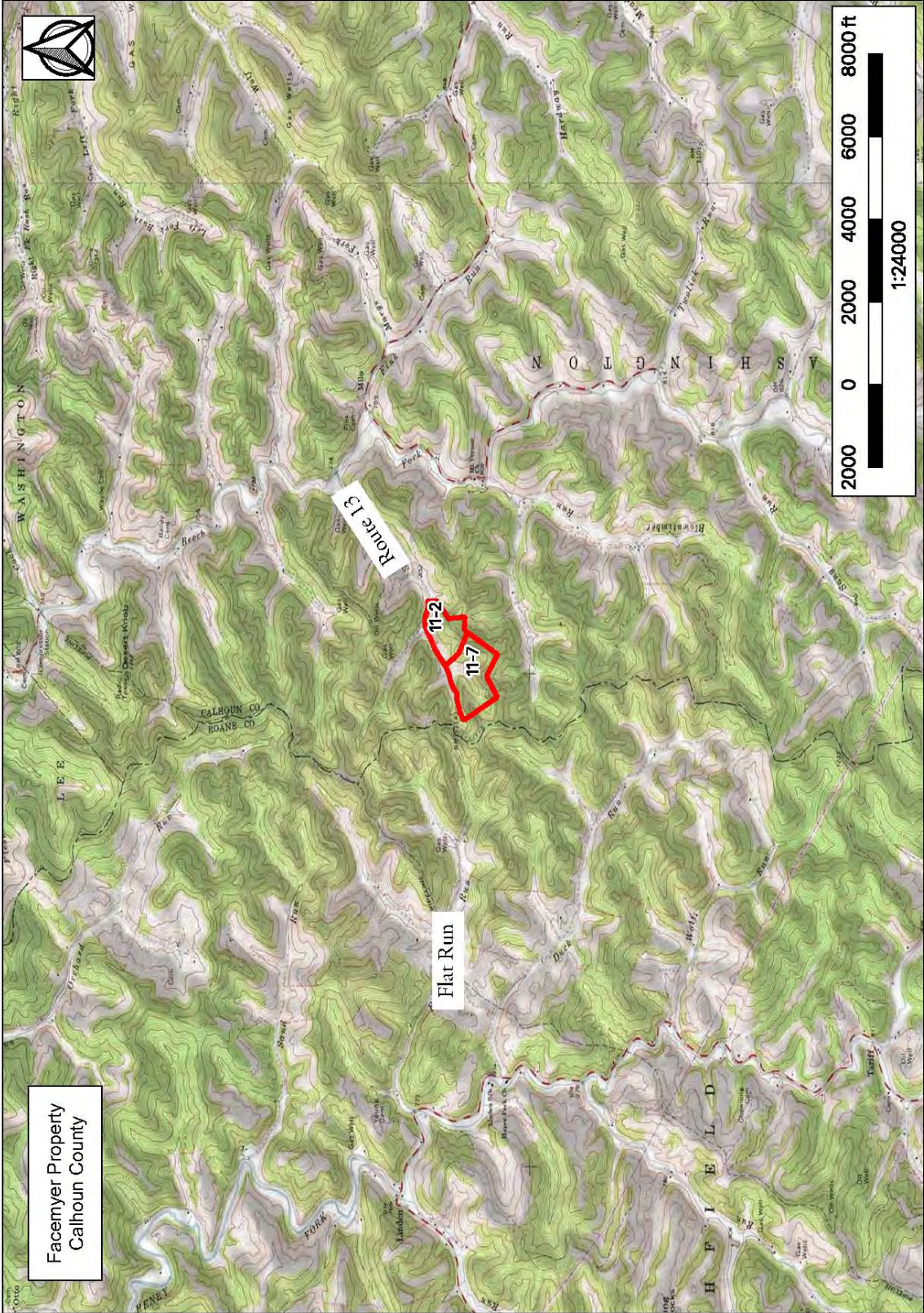
STATE OF WEST VIRGINIA COUNTY MAP



CALHOUN COUNTY PROPERTIES - AERIAL/TAX PARCEL OVERLAY



CALHOUN COUNTY PROPERTIES - TOPO/TAX PARCEL OVERLAY



DIRECTIONS FOR CALHOUN COUNTY PROPERTIES FROM I-79

Take Big Otter Exit (Exit #40)

If Traveling North, Turn Left Onto Big Otter Highway (County Route 16)

If Traveling South, Turn Right Onto Big Otter Highway (County Route 16)

Head NE on Big Otter Highway (Route 16) Toward Morris Highway

Turn Left Onto Milo Road

Continue Onto Beech Run

Turn Left Onto Fink Run Road

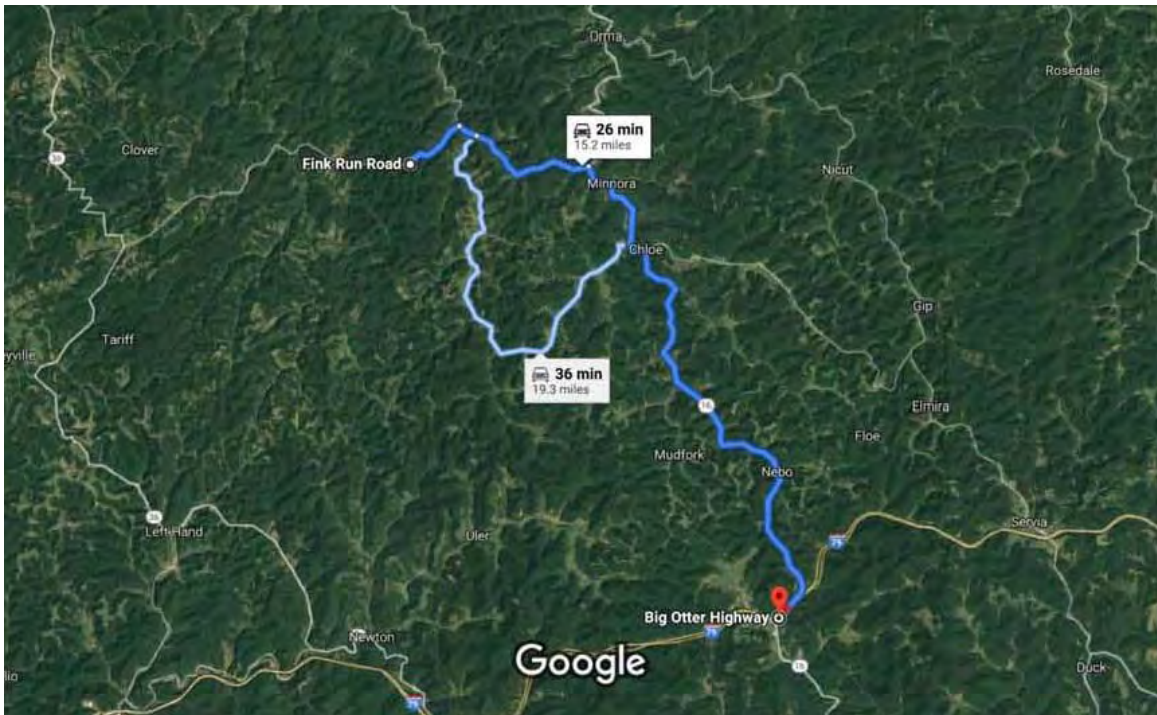
Property is on the Left

11 Miles

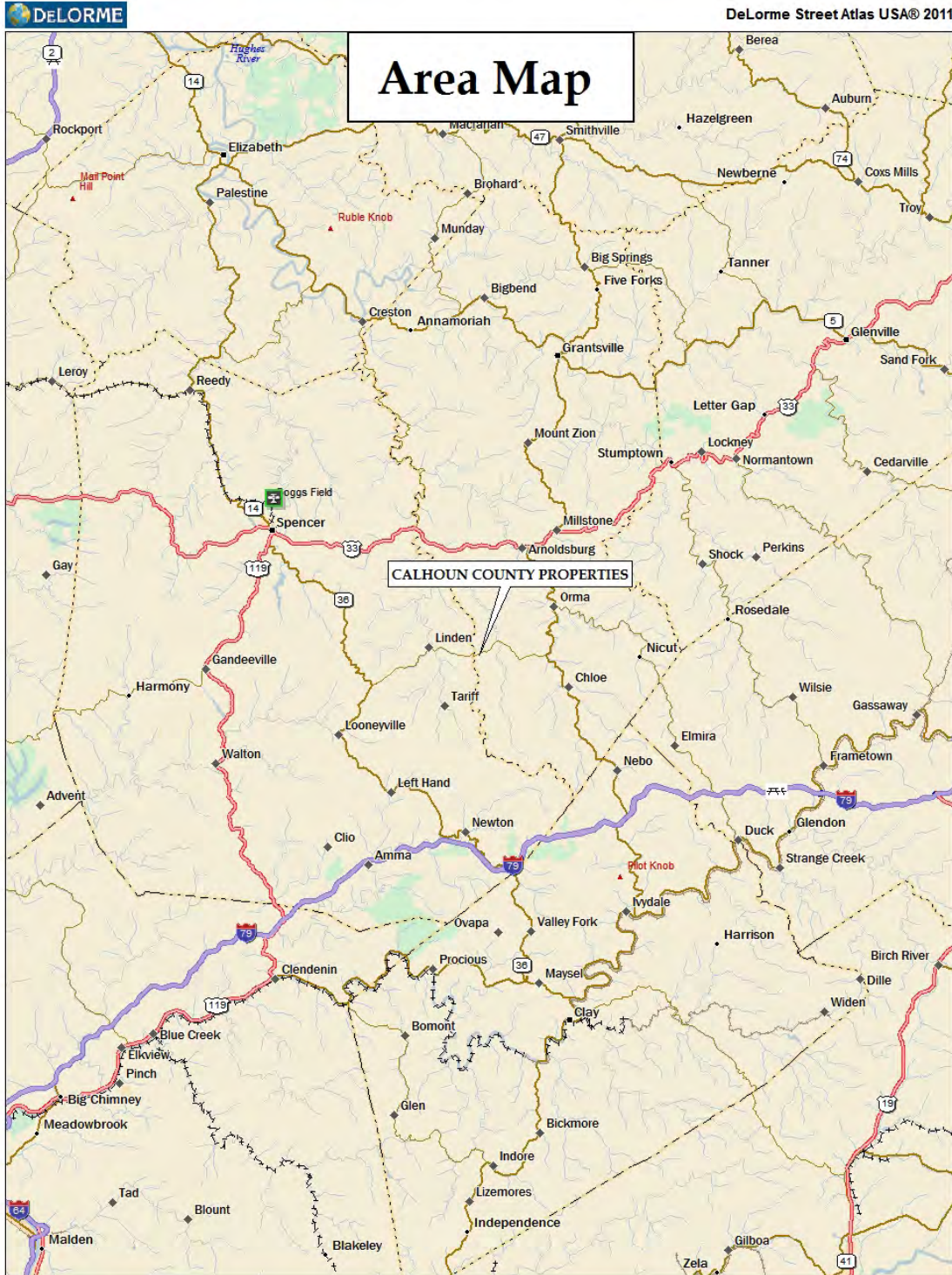
2.5 Miles

0.4 Miles

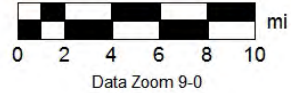
1.2 Miles



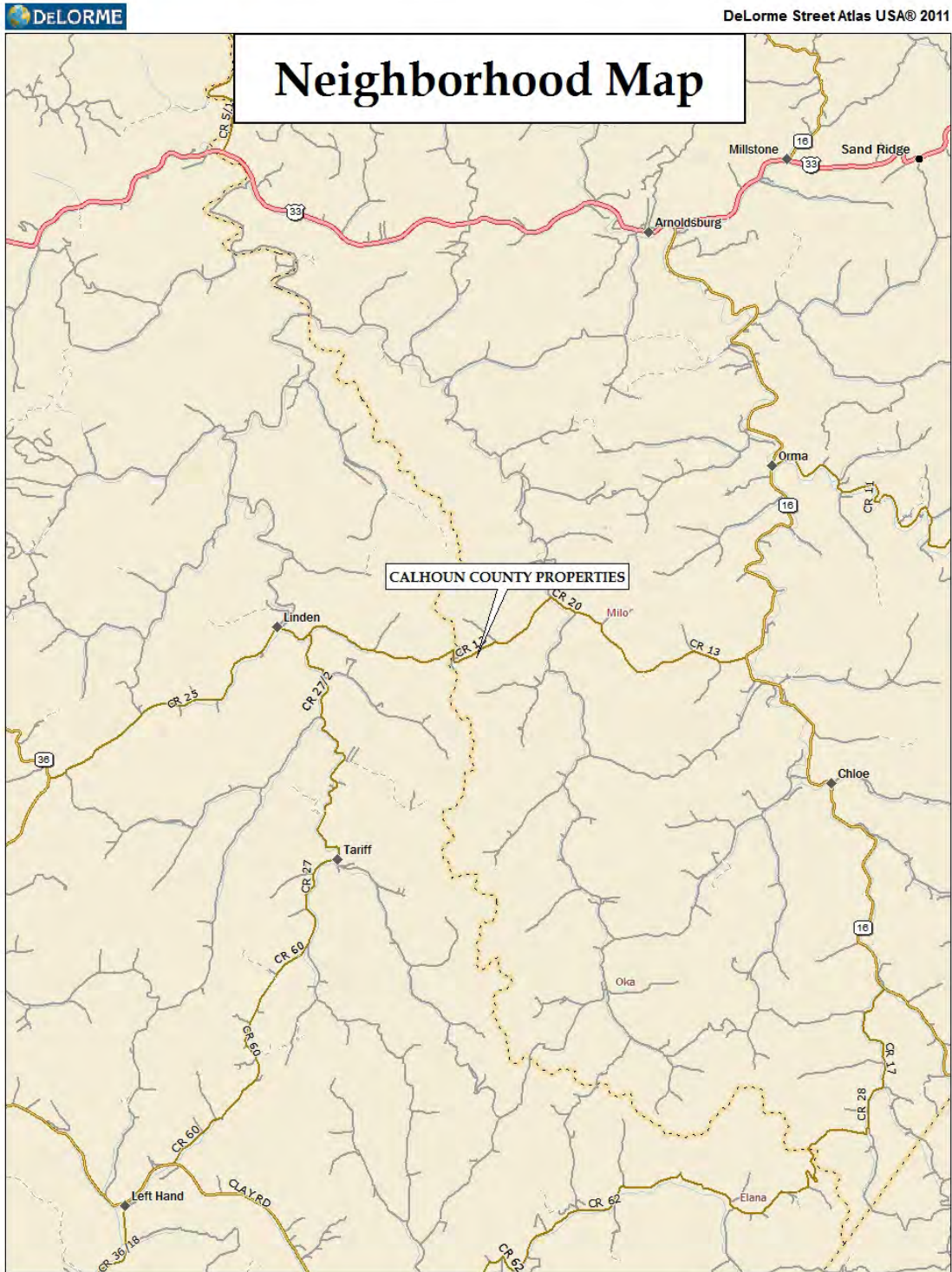
CALHOUN COUNTY PROPERTIES - AREA MAP



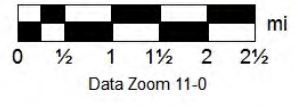
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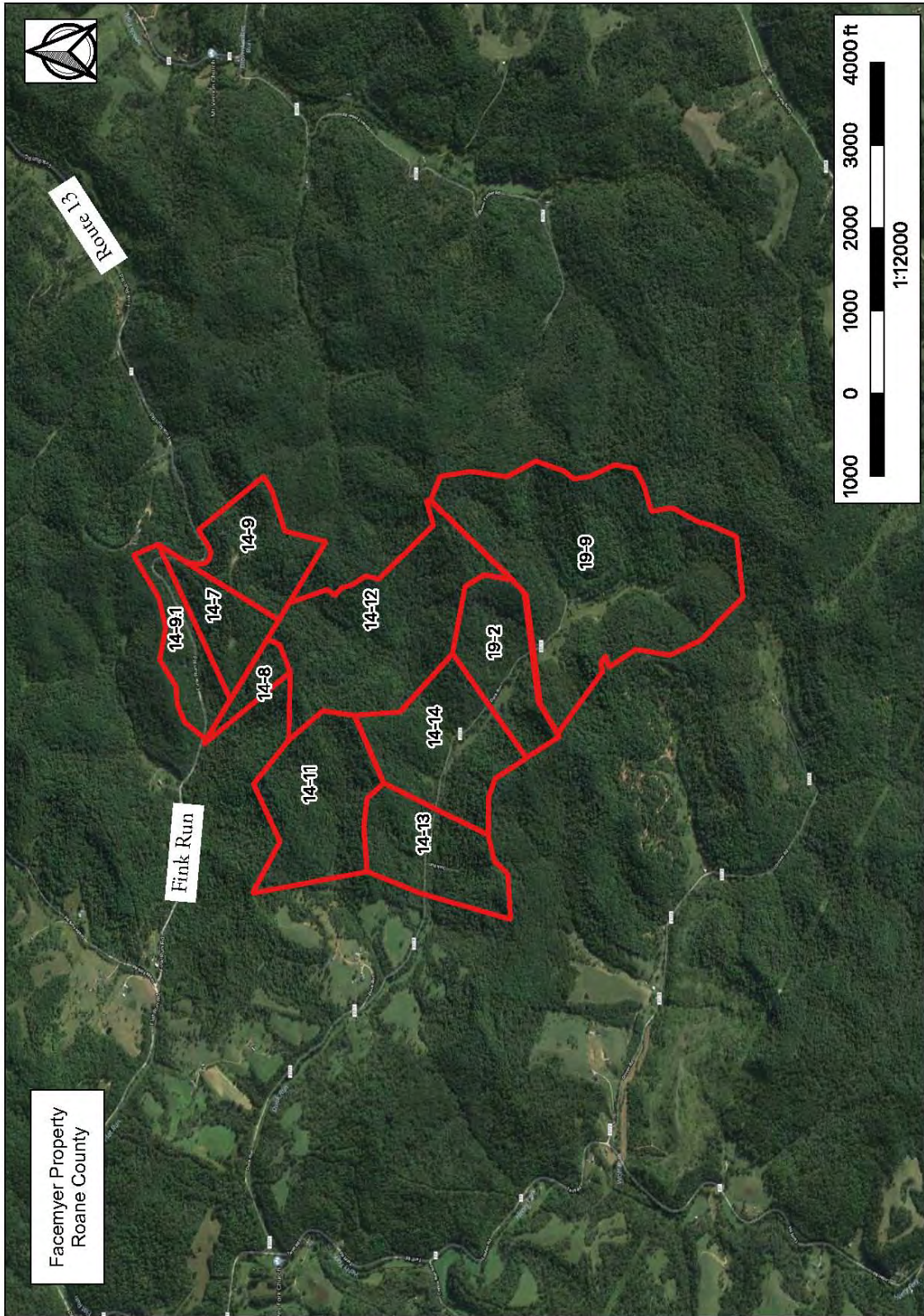
CALHOUN COUNTY PROPERTIES - NEIGHBORHOOD MAPS



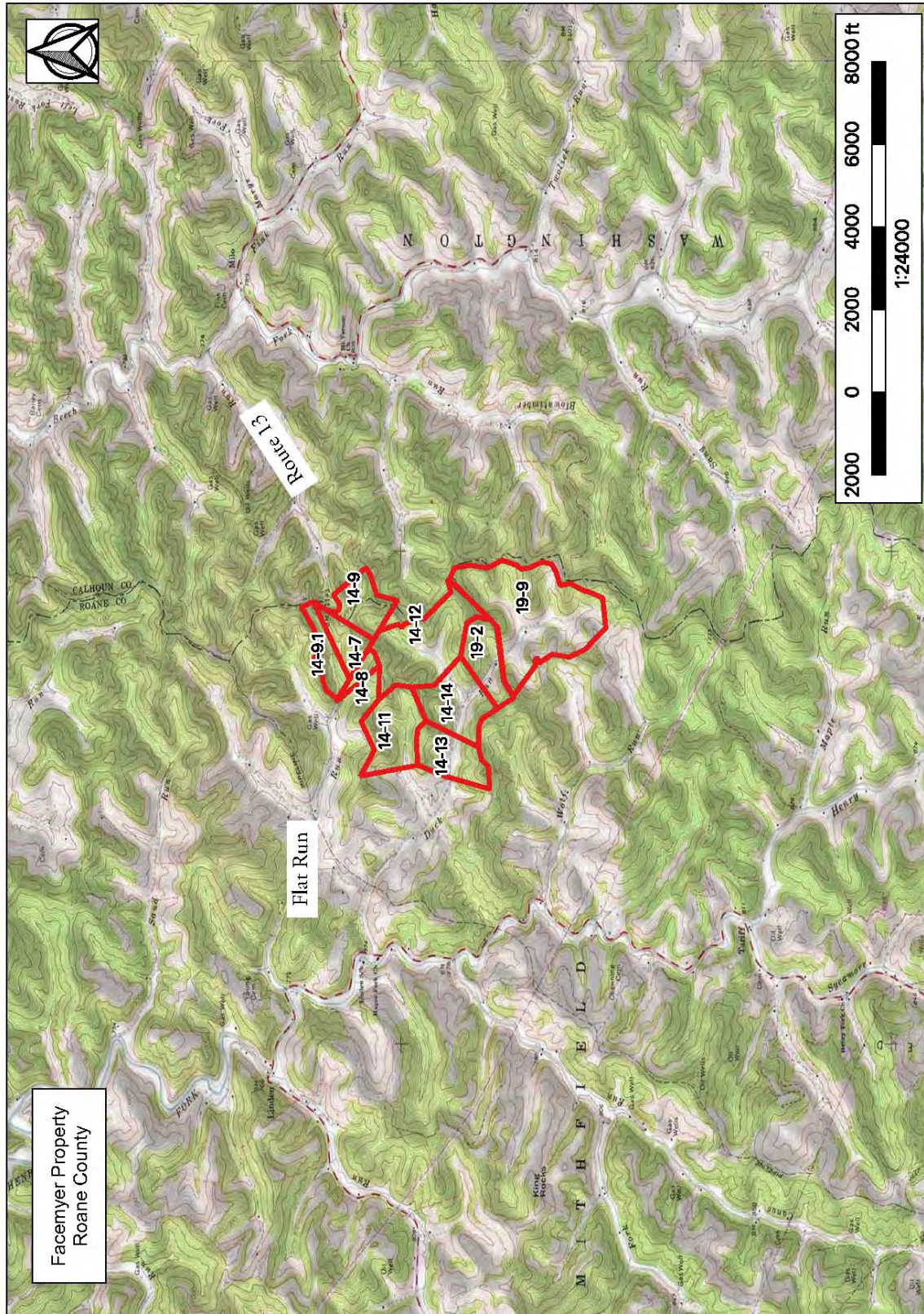
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ROANE COUNTY PROPERTIES - AERIAL/TAX PARCEL OVERLAY



ROANE COUNTY PROPERTIES - TOPO/TAX PARCEL OVERLAY



DIRECTIONS FOR ROANE COUNTY PROPERTIES

Take Big Otter Exit (Exit #40)

If Traveling North, Turn Left Onto Big Otter Highway (County Route 16)

If Traveling South, Turn Right Onto Big Otter Highway (County Route 16)

Head NE on Big Otter Highway (Route 16) Toward Morris Highway

Turn Left Onto Milo Road

Continue Onto Beech Run

Turn Left Onto Fink Run Road

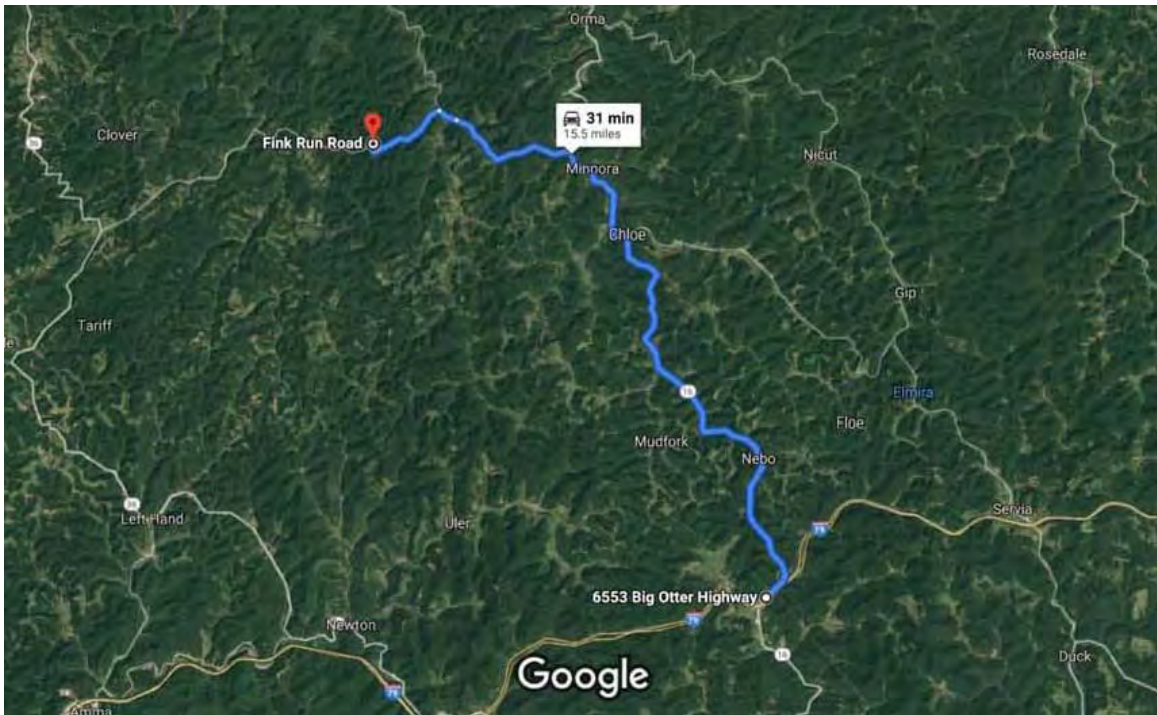
Property is on the Left

11 Miles

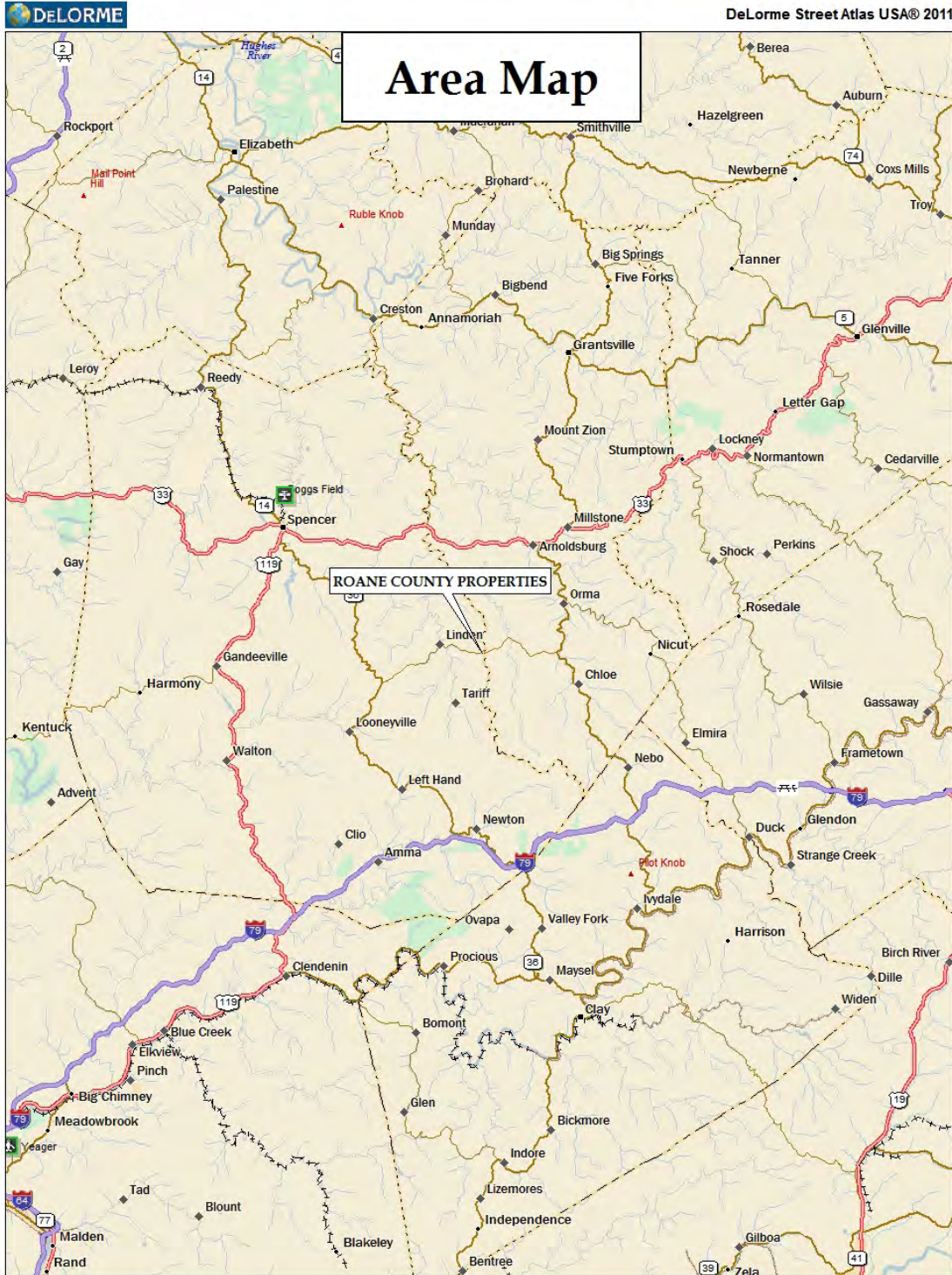
2.5 Miles

0.4 Miles

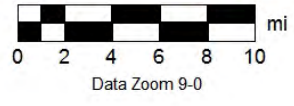
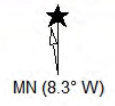
1.7 Miles



ROANE COUNTY PROPERTIES - AREA MAP



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ROANE COUNTY PROPERTIES - NEIGHBORHOOD MAP

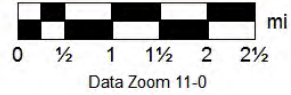


DeLorme Street Atlas USA® 2011

Neighborhood Map



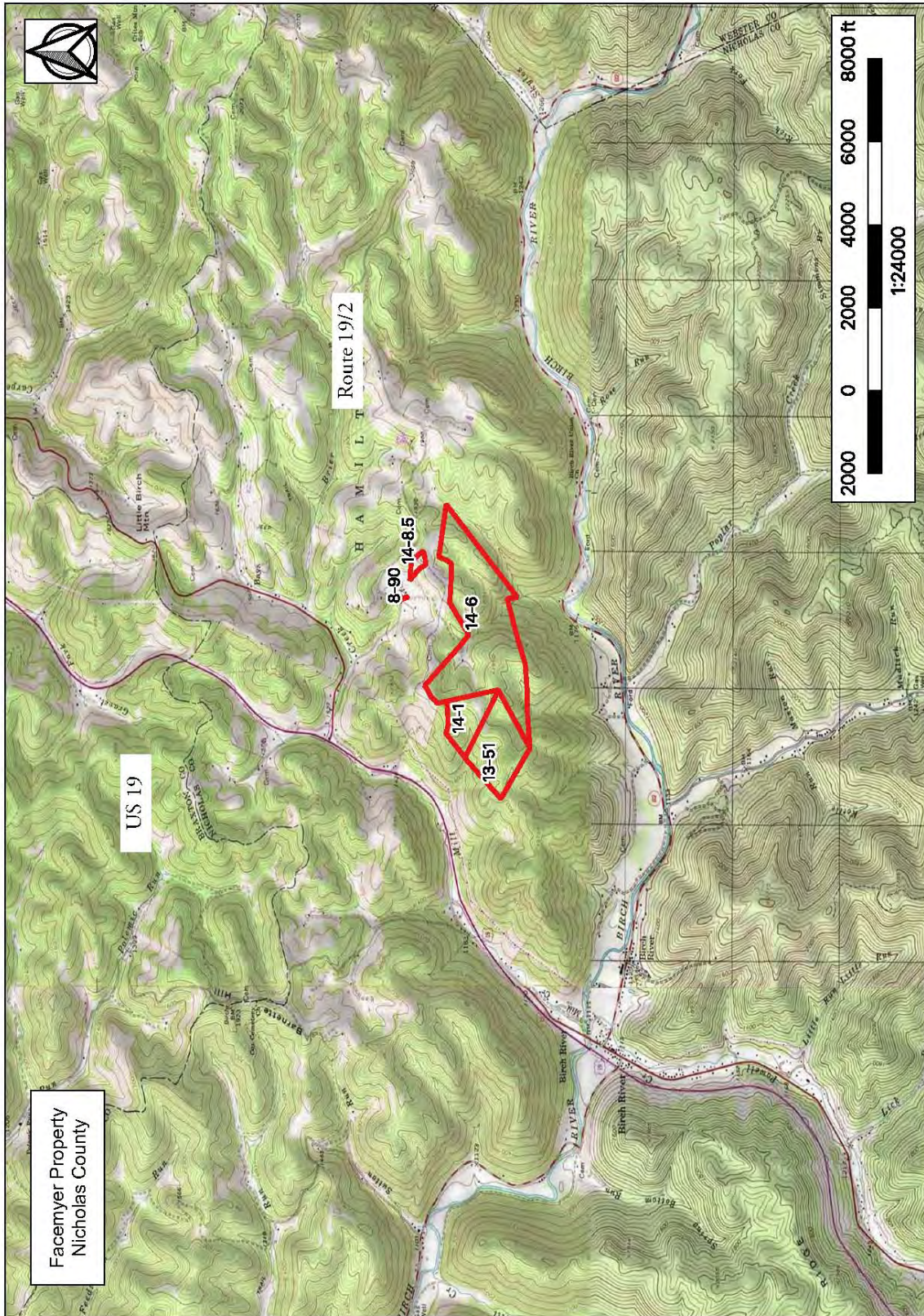
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NICHOLAS COUNTY PROPERTIES - AERIAL/TAX PARCEL OVERLAY

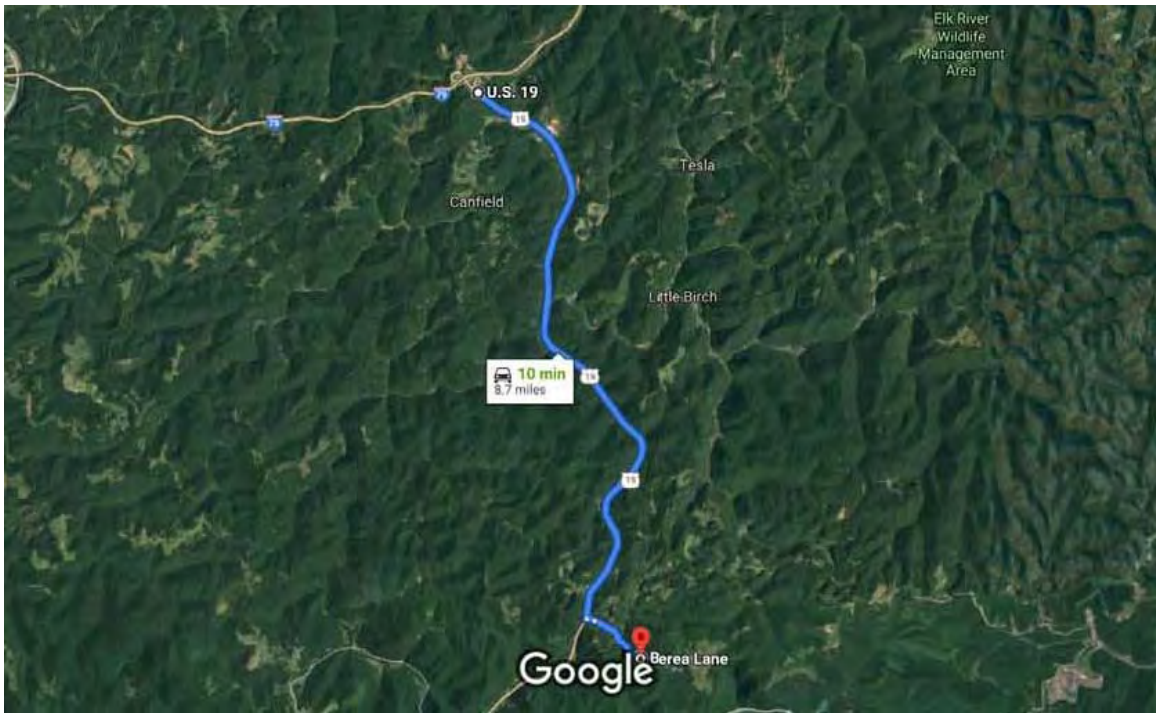


NICHOLAS COUNTY PROPERTIES - TOPO/TAX PARCEL OVERLAY



DIRECTIONS FOR NICHOLAS COUNTY PROPERTY

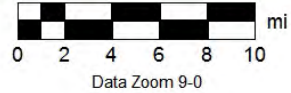
Take Beckley/US Route 19 S Exit (Exit #57 Toward Summersville) on Interstate 79	
Turn Right at End of Ramp (Traveling Either North or South on I-79)	
Head SE on US Route 19 S Toward Herold Road/Summersville	7.8 Miles
Turn Left Onto Old Turnpike Road	0.1 Miles
Turn Right Onto Mill Creek Road	0.7 Miles
Turn Right Onto Berea Lane	230 Feet
Turn Left to Stay on Berea Lane	131 Feet
Property is at the End of Berea Lane	



NICHOLAS COUNTY PROPERTIES - AREA MAP



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 www.delorme.com



SUMMARY OF PROPERTIES TO BE AUCTIONED

PROPERTY #1 - CALHOUN COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Washington	11	2	218/497	22

Legal Description:
Map 11/Parcel 2: Sams Run 22 Ac Fee (Tract 2/Title Report)

Owner: Facemyer Lumber Company, Inc.

PROPERTY #2 - CALHOUN COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Washington	11	7	218/497	41

Legal Description:
Map 11/Parcel 7: Beech 41 Ac Sur (Tract 1/Title Report)

Owner: Facemyer Lumber Company, Inc.

PROPERTY #3 - CALHOUN COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Washington	11	34	397/536	25

Legal Description:
Map 11/Parcel 34: 25 Ac Sur Blown Timber (Tract 2/Title Report)

Owner: Facemyer Lumber Company, Inc.

PROPERTY #4 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	9.1	397/536	40

Legal Description:
Map 14/Parcel 9.1: 40 Sur Flat Run (Managed Timber) (Tract 1/Title Report)

Owner: Facemyer Lumber Company, Inc.

PROPERTY #5 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	11	397/536	65

Legal Description:

Map 14/Parcel 11: 65 Sur ½ OG Duck Run (Tract 6/Title Report)

Owner: Facemyer Lumber Company, Inc.

PROPERTY #6 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	12	397/536	133

Legal Description:

Map 14/Parcel 12: 133 Fee Duck Run (Managed Timber)(Tracts 3 & 5/Title Report)

Owner: Facemyer Lumber Company, Inc.

PROPERTY #7 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	7	397/518	50

Legal Description:

Map 14/Parcel 7: 50 Sur Flat Run (Tract 1/Title Opinion)

Owner: Facemyer Resources, LLC

PROPERTY #8 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	8	397/518	13

Legal Description:

Map 14/Parcel 8: 13 Sur Flat Run (Managed Timber) (Tract 2/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #9 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	9	397/518	40

Legal Description:
Map 14/Parcel 9: 40 Sur 1/2 OG Duck Run (Managed Timber)(Tract 3/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #10 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	13	421/629	52

Legal Description:
Map 14/Parcel 13: 52 Sur Duck Run

Owner: Facemyer Resources, LLC

PROPERTY #11 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	14	14	421/380	67

Legal Description:
Map 14/Parcel 14: 67 Sur Henry Fork

Owner: Facemyer Resources, LLC

PROPERTY #12 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	19	2	397/543	44

Legal Description:
Map 19/Parcel 2: 44 Sur Henry Fork (Managed Timber) (Tract 2/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #13 - ROANE COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Smithfield	19	9	397/543	209

Legal Description:
Map 19/Parcel 9: 209 Sur Duck Run (Managed Timber) (Tract 1/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #14 - NICHOLAS COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Hamilton	8	90	405/401	0.06

Legal Description:
Map 8/Parcel 90: 0.06 ACS Sur Millcreek

Owner: Facemyer Resources, LLC

PROPERTY #15 - NICHOLAS COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Hamilton	13	51	401/43	60

Legal Description:
Map 13/Parcel 51: 60 ACS Sur Mill Ck (2nd Tract, Parcel 1/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #16 - NICHOLAS COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Hamilton	14	1	401/43	35

Legal Description:
Map 14/Parcel 1: 35 ACS Sur Mill Ck (2nd Tract, Parcel 2/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #17 - NICHOLAS COUNTY

<u>Tax District</u>	<u>Map</u>	<u>Parcel</u>	<u>DB/PG</u>	<u>Size/Acres</u>
Hamilton	14	6	401/43	190

Legal Description:

Map 14/Parcel 6: 190 ACS Sur-R/W Shingle Tree (1st Tract, Parcels 1 & 2/Title Report)

Owner: Facemyer Resources, LLC

PROPERTY #1 - CALHOUN COUNTY - MAP 11/PARCEL 2

State Tax Department Map



Legend <input type="checkbox"/> WVParcels	User Notes: Calhoun County Washington Tax District Map 11/P parcel 2	<i>Map created on May 13, 2019</i>
		Owner(s): FACEMYER LUMBER CO Address: ROAD 13 Class Type: Farm Legal Description: SAMS RUN 22 AC FEE

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year **2018** | County **Calhoun** | Date **5/13/2019**

Parcel ID 07-06-0011-0002-0000
 Root PID 07060011000200000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location

Physical Address ROAD 13
 E-911 Address ---
 Parcel ID 07-06-0011-0002-0000
 County 7 - Calhoun
 District 6 - Washington District
 Map [0011](#) (Click for PDF tax map)
 Parcel No. 0002
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=07-06-0011-0002-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	218 / 497	22.000	27.68	SAMS RUN 22 AC FEE
			27.68	

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$14,000
Building Appraisal	\$0
Total Appraisal	\$14,000

Building Information

Property Class F - Farm
 Land Use 113 - Inactive Farm
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.) Risk
27.68 Low This parcel appears not to be within any identified flood hazard zone.

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
3/29/2006	\$35,000	Land only	4	1	218	497

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Legal Description	Book/ Page	Land	Building	Total
2018	3	FACEMYER LUMBER CO	PO BOX 748, RIPLEY, WV 25271	SAMS RUN 22 AC FEE	218/ 497	\$14,000	\$0	\$14,000
2017	3	FACEMYER LUMBER CO	PO BOX 748, RIPLEY, WV 25271	SAMS RUN 22 AC FEE	218/ 497	\$13,600	\$0	\$13,600
2015	3	FACEMYER LUMBER CO	PO BOX 748, RIPLEY, WV 25271	SAMS RUN 22 AC FEE	218/ 497	\$13,000	\$0	\$13,000

Calhoun Tax Statement

District 06 WASHINGTON Type Real Estate Account 06-11-00020000 Year 2018 Ticket 23542 Map/Parcel 11/00020000 Split

Transaction History			Property Description	
Date	Transaction Type	1st Half	2nd Half	SAMS RUN 22 AC FEE
2018/07/01	BILLING	70.50	70.50	



8,400 Land

Distribution of Original Base Taxes		Rate	Class	Gross Val.	Exemption	Net Val.
STATE CURRENT	.84	.000000	3	8,400	0	8,400
COUNTY CURRENT	48.05					
SCHOOL CURRENT	65.18					
COUNTY EXCESS	11.66					
SCHOOL BOND	12.87					
LIBRARY	2.40					
				Total	0	8,400

Payment Schedule			
If Paid By	First Half Due	Second Half Due	Full Year Due
Saturday, September 1, 2018	68.74	68.74	137.48
Sunday, September 30, 2018	70.50	68.74	139.24
Wednesday, October 31, 2018	71.03	68.74	139.77
Friday, November 30, 2018	71.56	68.74	140.30
Monday, December 31, 2018	72.09	68.74	140.83
Thursday, January 31, 2019	72.62	68.74	141.36
Thursday, February 28, 2019	73.15	68.74	141.89
Friday, March 1, 2019	73.68	68.74	142.42
Sunday, March 31, 2019	73.68	70.50	144.18
Tuesday, April 30, 2019	74.21	71.03	145.24

If paid in the month of May 2019 your amount due will be \$149.30

Make Checks Payable and Remit To:
 JEFFREY S STARCHER, SHERIFF
 PO BOX 340
 GRANTSVILLE WV 25147-0340

First Half Dates To Remember:
 Payable beginning July 15, 2018
 2 1/2% discount ends September 1, 2018
 Interest charges begin October 1,

Second Half Dates To Remember:
 Payable thru February 2019
 2 1/2% discount ends March 1 2019
 Interest charges begin April 1 2019

FACEMYER LUMBER CO
 PO BOX 748
 RIPLEY WV 25271

WVPS
 WVPS
 WVPS
 WVPS
 WVPS

Statement Printed On
 Monday, May 13, 2019 12:27 pm

Calhoun - Map 11/Parcel 2 - Flood Map



<p>Flood Info Location</p> <p>User Notes:</p> <p> FEMA Effective Levee-Protec... Area Advisory Zone A or Updated Zone AE </p> <p>FEMA Effective Floodplain</p> <p> Floodway Flood Hazard Zone </p> <p>Disclaimer:</p> <p>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.</p>	<p style="text-align: right; font-size: small;">Map created on 5/13/2019</p> <p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54013C0210CNFHLFF: 6/18/2010</p> <p>Elevation: About 1157 ft (Source: SAMS 2003)</p> <p>Community Name: Calhoun County</p> <p>Community ID: 540020</p> <p>Location (long, lat): (-81.162883, 38.715548)</p> <p>Parcel ID: 07-06-0011-0002-0000</p> <p>Address: N/A</p>
--	--

PROPERTY #2 - CALHOUN COUNTY - MAP 11/PARCEL 7

State Tax Department Map



<p>Legend</p> <p><input type="checkbox"/> WWParcels</p>	<p>User Notes: Calhoun County Washington Tax District Map 11/P parcel 7</p>	<p><i>Map created on May 13, 2019</i></p> <p>Owner(s): FACEMYER LUMBER CO INC</p> <p>Address: ROAD 13</p> <p>Class Type: Farm</p> <p>Legal Description: BEECH 41 AC SUR</p>
--	--	---

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



About New Search Structure Drawing

Parcel ID 07-06-0011-0007-0000 Tax Year 2018 County Calhoun Date 5/13/2019
 Root PID 070600110007000000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location

Physical Address ROAD 13
 E-911 Address ---
 Parcel ID 07-06-0011-0007-0000
 County 7 - Calhoun
 District 6 - Washington District
 Map [0011](#) (Click for PDF tax map)
 Parcel No. 0007
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=07-06-0011-0007-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	218 / 497	41.000	45.45	BEECH 41 AC SUR
		45.45		

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$27,500
Building Appraisal	\$0
Total Appraisal	\$27,500

Building Information

Property Class F - Farm
 Land Use 113 - Inactive Farm
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.) Risk
 45.45 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
3/29/2006	\$35,000	Land only	4	1	218	497

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	PO BOX 748, RIPLEY, WV 25271	218/ 497	BEECH 41 AC SUR	\$27,500	\$0	\$27,500
2017	3	FACEMYER LUMBER CO INC	PO BOX 748, RIPLEY, WV 25271	218/ 497	BEECH 41 AC SUR	\$26,900	\$0	\$26,900
2015	3	FACEMYER LUMBER CO INC	PO BOX 748, RIPLEY, WV 25271	218/ 497	BEECH 41 AC SUR	\$25,600	\$0	\$25,600

Calhoun Tax Statement

District 06 WASHINGTON Type Real Estate Account 06-11-00070000 Year 2018 Ticket 23543 Map/Parcel 11/00070000 Split

Transaction History			Property Description	
Date	Transaction Type	1st Half	2nd Half	Property Description
2018/07/01	BILLING	138.48	138.48	BEECH 41 AC SUR

16,500 Land

Distribution of Original Base Taxes		Rate	Class	Gross Val.	Exemption	Net Val.
STATE CURRENT	1.65	.000000	3	16,500	0	16,500
COUNTY CURRENT	94.88					
SCHOOL CURRENT	128.04					
COUNTY EXCESS	22.90					
SCHOOL BOND	25.28					
LIBRARY	4.71					
				Total	0	16,500

Payment Schedule			
If Paid By	First Half Due	Second Half Due	Full Year Due
Saturday, September 1, 2018	135.02	135.02	270.04
Sunday, September 30, 2018	138.48	135.02	273.50
Wednesday, October 31, 2018	139.52	135.02	274.54
Friday, November 30, 2018	140.56	135.02	275.58
Monday, December 31, 2018	141.60	135.02	276.62
Thursday, January 31, 2019	142.64	135.02	277.66
Thursday, February 28, 2019	143.68	135.02	278.70
Friday, March 1, 2019	144.72	135.02	279.74
Sunday, March 31, 2019	144.72	138.48	283.20
Tuesday, April 30, 2019	145.76	139.52	285.28

If paid in the month of May 2019 your amount due will be \$290.36

Make Checks Payable and Remit To:
 JEFFREY S STARCHER, SHERIFF
 PO BOX 340
 GRANTSVILLE WV 26147-0340

First Half Dates To Remember:
 Payable beginning July 15, 2018
 2 1/2% discount ends September 1, 2018
 Interest charges begin October 1,

Second Half Dates To Remember:
 Payable thru February 2019
 2 1/2% discount ends March 1 2019
 Interest charges begin April 1 2019

FACEMYER LUMBER CO INC
 PO BOX 748
 RIPLEY WV 25271

WVPS
 WVPS
 WVPS
 WVPS
 WVPS

Statement Printed On
 Monday, May 13, 2019 12:27 pm

Calhoun - Map 11/Parcel 7 - Flood Map



<p>Flood Info Location</p> <p>User Notes:</p> <p>FEMA Effective Levee-Protec... Area</p> <p>Advisory Zone A or Updated Zone AE</p> <p>FEMA Effective Floodplain</p> <p>Floodway</p> <p>Flood Hazard Zone</p> <p>Disclaimer:</p> <p>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.</p>		<p>Map created on 5/13/2019</p> <p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54013C0210CNFHLFF: 6/18/2010</p> <p>Elevation: About 982 ft (Source: SAMS 2003)</p> <p>Community Name: Calhoun County</p> <p>Community ID: 540020</p> <p>Location (long, lat): (-81.166767, 38.713514)</p> <p>Parcel ID: 07-06-0011-0007-0000</p> <p>Address: N/A</p>
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PROPERTY #3 - CALHOUN COUNTY - MAP 11/PARCEL 34

NO MAPPING AVAILABLE ON THIS PARCEL



About New Search Structure Drawing

Parcel ID 07-06-0011-0034-0000 Tax Year 2018 County Calhoun Date 5/13/2019
 Root PID 070600110034000000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER COMPANY
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location

Physical Address ---
 E-911 Address ---
 Parcel ID 07-06-0011-0034-0000
 County 7 - Calhoun
 District 6 - Washington District
 Map [0011](#) (Click for PDF tax map)
 Parcel No. 0034
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=07-06-0011-0034-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	/	-	-	25 AC SUR BLOWN TIMBER

Cost Value

Value	Appraisal Value
Dwelling Value \$0	Land Appraisal \$5,000
Other Bldg/Yard Values \$0	Building Appraisal \$0
Commercial Value ---	Total Appraisal \$5,000

Building Information

Property Class F - Farm
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 0

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Parcel History

Tax Year	Class	Owner	Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER COMPANY	PO BOX 748, RIPLEY, WV 25271	/	25 AC SUR BLOWN TIMBER	\$5,000	\$0	\$9,733
2017	3	FACEMYER LUMBER COMPANY	PO BOX 748, RIPLEY, WV 25271	/	25 AC SUR BLOWN TIMBER	\$5,000	\$0	\$9,733
2015	3	FACEMYER LUMBER COMPANY	PO BOX 748, RIPLEY, WV 25271	/	25 AC SUR BLOWN TIMBER	\$5,000	\$0	\$9,733

Calhoun Tax Statement

District 06 WASHINGTON Type Real Estate Account 06-11-00340000 Year 2018 Ticket 23544 Map/Parcel 11/00340000 Split

Transaction History			Property Description	
Date	Transaction Type	1st Half	2nd Half	Property Description
2018/07/01	BILLING	49.02	49.02	25 AC SUR BLOWN TIMBER



3,000 Lard
2,840 Minerals

Distribution of Original Base Taxes		Rate	Class	Gross Val.	Exemption	Net Val.
STATE CURRENT	.58	.000000	3	5,840	0	5,840
COUNTY CURRENT	33.41					
SCHOOL CURRENT	45.32					
COUNTY EXCESS	8.11					
SCHOOL BOND	8.95					
LIBRARY	1.67					
				Total	0	5,840

Payment Schedule			
If Paid By	First Half Due	Second Half Due	Full Year Due
Saturday, September 1, 2018	47.79	47.79	95.58
Sunday, September 30, 2018	49.02	47.79	96.81
Wednesday, October 31, 2018	49.39	47.79	97.18
Friday, November 30, 2018	49.76	47.79	97.55
Monday, December 31, 2018	50.13	47.79	97.92
Thursday, January 31, 2019	50.50	47.79	98.29
Thursday, February 28, 2019	50.87	47.79	98.66
Friday, March 1, 2019	51.24	47.79	99.03
Sunday, March 31, 2019	51.24	49.02	100.26
Tuesday, April 30, 2019	51.61	49.39	101.00

If paid in the month of May 2019 your amount due will be \$104.74

Make Checks Payable and Remit To:
JEFFREY S STARCHER, SHERIFF
PO BOX 340
GRANTSVILLE WV 26147-0340

First Half Dates To Remember:
Payable beginning July 15, 2018
2 1/2% discount ends September 1, 2018
Interest charges begin October 1,

Second Half Dates To Remember:
Payable thru February 2019
2 1/2% discount ends March 1 2019
Interest charges begin April 1 2019

FACEMYER LUMBER COMPANY
PO BOX 748
RIPLEY WV 25271

WVPA
WVPS
WVPI
WVPM
WVPL

Statement Printed On
Monday, May 13, 2019 12:28 pm

PROPERTY #4 - ROANE COUNTY - MAP 14/PARCEL 9.1

State Tax Department Map



Legend

WVParcels

User Notes:

Roane County
Smithfield Tax District
Map 14/Parcel 9.1

Map created on May 13, 2019

Owner(s):
FACEMYER LUMBER CO INC

Address:
RD 25 FLAT FORK

Class Type:
Residential

Legal Description:
40 SUR FLAT RUN; (MANAGED TIMBER)

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0014-0009-0001
 Root PID 44060014000900010000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 25 FLAT FORK
 E-911 Address ---
 Parcel ID 44-06-0014-0009-0001
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0009
 Parcel Suffix 0001
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0009-0001>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0536	28.79	28.79	40 SUR FLAT RUN (MANAGED TIMBER)
		28.79		

Cost Value

	Appraisal Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Land Appraisal	
	\$0
Building Appraisal	
	\$0
Total Appraisal	
	\$0

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 0

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.) Risk
 28.79 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
10/1/1993	\$13,000	Land only	4	1		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0536	40 SUR FLAT RUN (MANAGED TIMBER)	\$0	\$0	\$7,450
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0536	40 SUR FLAT RUN (MANAGED TIMBER)	\$0	\$0	\$7,450
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0536	40 SUR FLAT RUN (MANAGED TIMBER)	\$0	\$0	\$7,450

Roane County Sheriff's Tax Office

Roane County Real Property



Tax Year: 2018 Account Number: 63157801
 Ticket #: 0000020582 Taxpayer I.D.:
 District: 06 - SMITHFIELD

Property Owner	Property Description
FACEMYER LUMBER CO INC P O BOX 748 RIPLEY, WV 252710748 Lending Institution:	40 SUR FLAT RUN (MANAGED TIMBER) Map/Parcel: 14 / 0009 0001 0000 Lot Size: Acreage: Book: 0397 Page: 0536

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	4470	4470	
Building	0	0	
Total	4470	4470	35.74

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **94.16** If paid by: **05/13/2019**

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Roane County Sheriff's Tax Office
 200 Main Street
 Spencer, WV 25276
 Or call (304) 927-2540 with questions.

Roane - Map 14/Parcel 9.1 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> Flood Info Location</p>	<p>User Notes:</p> <p> FEMA Effective Levee-Protec... Area</p> <p> Advisory Zone A or Updated Zone AE</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 1177 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.177109, 38.715018)</p> <p>Parcel ID: 44-06-0014-0009-0001</p> <p>Address: N/A</p>
<p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p>		
<p>Disclaimer:</p> <p>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.</p>		

PROPERTY #5 - ROANE COUNTY - MAP 14/PARCEL 11

State Tax Department Map



Legend

WVParcels

User Notes:

Roane County
Smithfield Tax District
Map 14/Parcel 11

Map created on May 13, 2019

Owner(s):
FACEMYER LUMBER CO INC

Address:
RD 27A DUCK RUN

Class Type:
Residential

Legal Description:
65 SUR 1/2 OG DUCK RUN

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0014-0011-0000
 Root PID 44060014001100000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 27/1 DUCK RUN
 E-911 Address See end of report for listing of multiple E-911 addresses for this parcel
 Parcel ID 44-06-0014-0011-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0011
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0011-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0536	65.000	67.40	65 SUR 1/2 OG DUCK RUN
			67.40	

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$60,100
Building Appraisal	\$0
Total Appraisal	\$60,100

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.) Risk
 67.40 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
1/1/1997	\$50,000	Land only	4	4		

E-911 Addresses

Address	City	State	Zip	Unit	Alternate Unit
UNKNOWN		WV	25259	---	---
UNKNOWN		WV	25259	---	---

Parcel History

Tax Year	Class	Owner	Owner Address	Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/0536	65 SUR 1/2 OG DUCK RUN	\$60,100	\$0	\$61,233
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/0536	65 SUR 1/2 OG DUCK RUN	\$58,300	\$0	\$59,433
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/0536	65 SUR 1/2 OG DUCK RUN	\$48,600	\$0	\$49,417

Roane County Sheriff's Tax Office

Roane County Real Property



Tax Year: 2018 Account Number: 63158201
 Ticket #: 0000020583 Taxpayer I.D.:
 District: 06 - SMITHFIELD

Property Owner	Property Description
FACEMYER LUMBER CO INC P O BOX 748 RIPLEY, WV 252710748 Lending Institution:	65 SUR 1/2 OG DUCK RUN Map/Parcel: 14 / 0011 0000 0000 Lot Size: Acreage: Book: 0397 Page: 0536

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	36740	36740	
Building	0	0	
Total	36740	36740	293.70

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **629.43** If paid by: **05/13/2019**

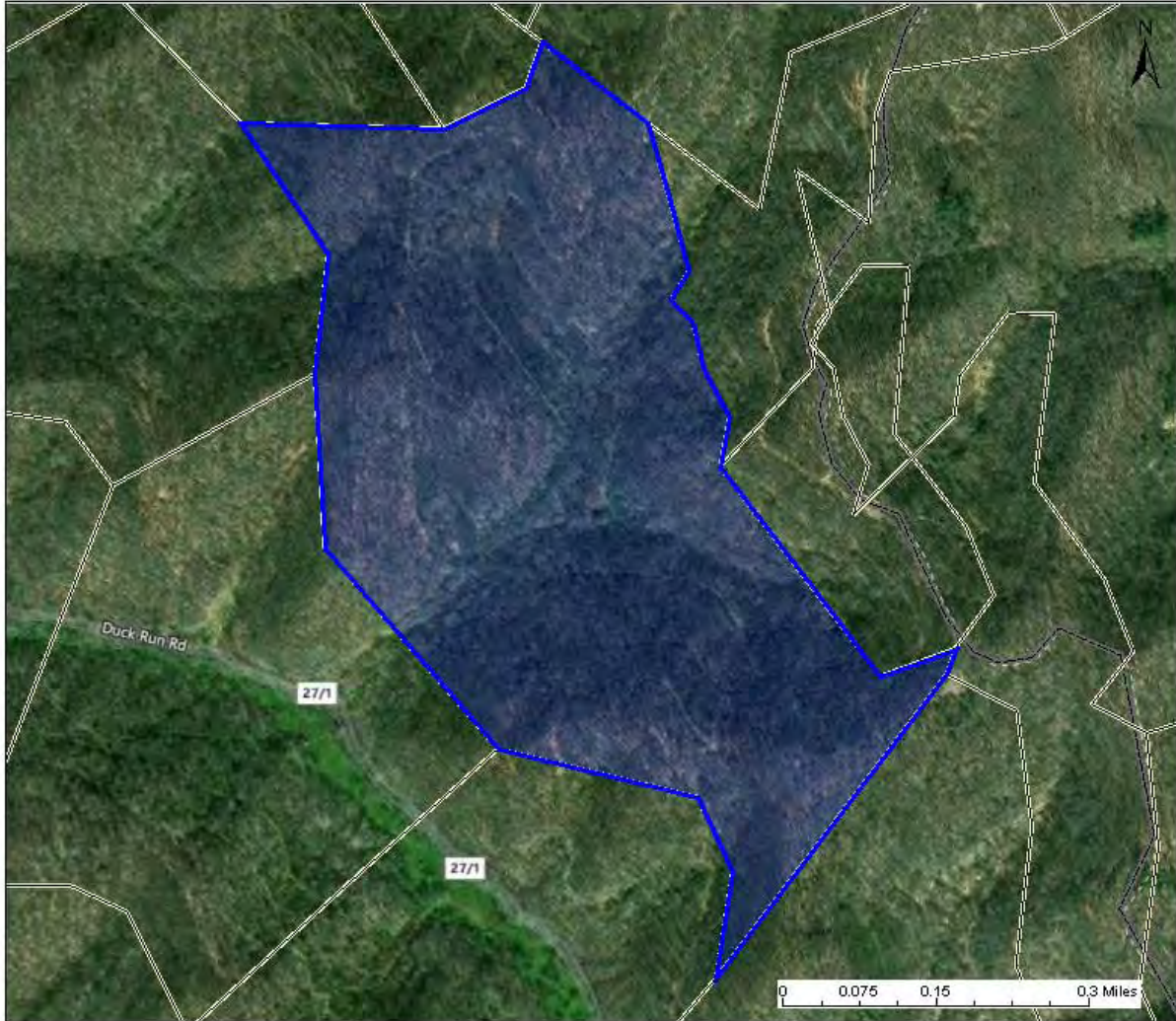
PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Roane County Sheriff's Tax Office
 200 Main Street
 Spencer, WV 25276
 Or call (304) 927-2540 with questions.

PROPERTY #6 - ROANE COUNTY - MAP 14/PARCEL 12

State Tax Department Map



Legend

WVParcels

User Notes:

Roane County
Smithfield Tax District
Map 14/Parcel 12

Map created on May 13, 2019

Owner(s):
FACEMYER LUMBER CO INC

Address:
RD 27/1 DUCK RUN

Class Type:
Residential

Legal Description:
133 FEE DUCK RUN; (MANAGED TIMBER)

WV Property Viewer (<http://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0014-0012-0000
 Root PID 44060014001200000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 27/1 DUCK RUN
 E-911 Address DUCK RUN WV 25259
 Parcel ID 44-06-0014-0012-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0012
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0012-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0536	108.63	108.63	133 FEE DUCK RUN (MANAGED TIMBER)

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$0
Building Appraisal	\$0
Total Appraisal	\$0

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 0

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.)	Risk	Learn more at WV Flood Tool								
108.63	Low	This parcel appears not to be within any identified flood hazard zone.								

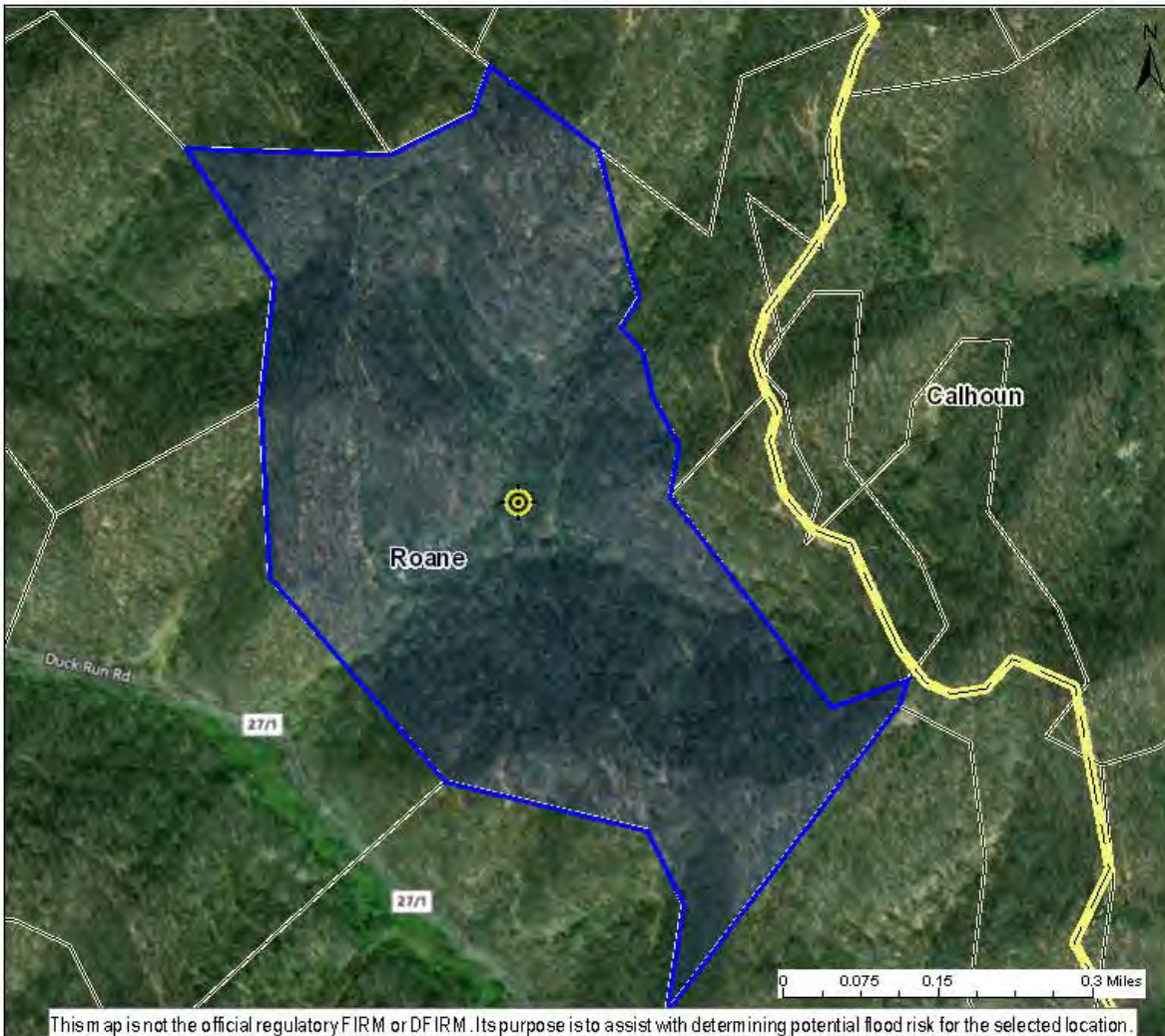
Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
6/1/1993	\$23,000	Land and Buildings	4	1		

Parcel History

Tax Year	Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0536	133 FEE DUCK RUN (MANAGED TIMBER)	\$0	\$0	\$30,300
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0536	133 FEE DUCK RUN (MANAGED TIMBER)	\$0	\$0	\$30,300
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0536	133 FEE DUCK RUN (MANAGED TIMBER)	\$0	\$0	\$28,967

Roane - Map 14/Parcel 12 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> FEMA Effective Levee-Protected Area</p> <p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p> <p>Disclaimer:</p> <p>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.</p>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>
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<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 926 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.175475, 38.705804)</p> <p>Parcel ID: 44-06-0014-0012-0000</p> <p>Address: DUCK RUN, LINDEN, WV, 25259</p>

PROPERTY #7 - ROANE COUNTY - MAP 14/PARCEL 7

State Tax Department Map



<p>Legend</p> <p><input type="checkbox"/> WVParcels</p>	<p>User Notes: Roane County Smithfield Tax District Map 14/P parcel 7</p>	<p><i>Map created on May 13, 2019</i></p> <p>Owner(s): FACEMYER LUMBER CO INC</p> <p>Address: RD 25 FLAT FORK</p> <p>Class Type: Residential</p> <p>Legal Description: 50 SUR FLAT RUN</p>
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WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0014-0007-0000
 Root PID 44060014000700000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 25 FLAT FORK
 E-911 Address ---
 Parcel ID 44-06-0014-0007-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0007
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0007-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0518	50.000	28.06	50 SUR FLAT RUN
			28.06	

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$41,400
Building Appraisal	\$0
Total Appraisal	\$41,400

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.) Risk
 28.06 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at: WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
3/1/1997	\$20,000	Land only	4	0		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	50 SUR FLAT RUN	\$41,400	\$0	\$41,400
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	50 SUR FLAT RUN	\$33,600	\$0	\$33,600
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	50 SUR FLAT RUN	\$28,600	\$0	\$28,600

Roane County Sheriff's Tax Office

Roane County Real Property



Tax Year: 2018 Account Number: 63155401
 Ticket #: 0000020579 Taxpayer I.D.:
 District: 06 - SMITHFIELD

Property Owner	Property Description
FACEMYER LUMBER CO INC P O BOX 748 RIPLEY, WV 252710748 Lending Institution:	50 SUR FLAT RUN Map/Parcel: 14 / 0007 0000 0000 Lot Size: Acreage: Book: 0397 Page: 0518

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	24840	24840	
Building	0	0	
Total	24840	24840	198.57

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **432.03** If paid by: **05/13/2019**

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Roane County Sheriff's Tax Office
 200 Main Street
 Spencer, WV 25276
 Or call (304) 927-2540 with questions.

Roane - Map 14/Parcel 7 - Flood Map



<p>Flood Info Location</p> <p>User Notes:</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> FEMA Effective Levee-Protec... Area </div> <div style="text-align: center;"> Advisory Zone A or Updated Zone AE </div> </div> <p>FEMA Effective Floodplain</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Floodway </div> <div style="text-align: center;"> Flood Hazard Zone </div> </div> <p>Disclaimer:</p> <p>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.</p>	<p style="text-align: right; font-size: small;">Map created on 5/13/2019</p> <p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 1093 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.176156, 38.713108)</p> <p>Parcel ID: 44-06-0014-0007-0000</p> <p>Address: N/A</p>
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PROPERTY #8 - ROANE COUNTY - MAP 14/PARCEL 8

State Tax Department Map



<p>Legend</p> <p><input type="checkbox"/> WVParcels</p>	<p>User Notes: Roane County Smithfield Tax District Map 14/P parcel 8</p>	<p><i>Map created on May 13, 2019</i></p> <p>Owner(s): FACEMYER LUMBER CO INC</p> <p>Address: RD 25 FLAT FORK</p> <p>Class Type: Residential</p> <p>Legal Description: 13 SUR FLAT RUN; (MANAGED TIMBER)</p>
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WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0014-0008-0000
 Root PID 44060014000800000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 25 FLAT FORK
 E-911 Address ---
 Parcel ID 44-06-0014-0008-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0008
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0008-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0518	10.31	10.31	13 SUR FLAT RUN (MANAGED TIMBER)

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$0
Building Appraisal	\$0
Total Appraisal	\$0

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 0

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
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Flood Zone Information

Acres (c.) Risk 10.31 Low This parcel appears not to be within any identified flood hazard zone. [Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
10/1/1993	\$13,000	Land only	4	1		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	13 SUR FLAT RUN (MANAGED TIMBER)	\$0	\$0	\$2,550
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	13 SUR FLAT RUN (MANAGED TIMBER)	\$0	\$0	\$2,550
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	13 SUR FLAT RUN (MANAGED TIMBER)	\$0	\$0	\$2,550

Roane - Map 14/Parcel 8 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> Flood Info Location</p>	<p>User Notes:</p> <p> FEMA Effective Levee-Protec... Area</p> <p> Advisory Zone A or Updated Zone AE</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 989 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.178173, 38.711459)</p> <p>Parcel ID: 44-06-0014-0008-0000</p> <p>Address: N/A</p>
<p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p>		
<p>Disclaimer:</p> <p>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.</p>		

PROPERTY #9 - ROANE COUNTY - MAP 14/PARCEL 9

State Tax Department Map



<p>Legend</p> <p><input type="checkbox"/> WVParcels</p>	<p>User Notes: Roane County Smithfield Tax District Map 14/Parcel 9</p>	<p><i>Map created on May 13, 2019</i></p> <p>Owner(s): FACEMYER LUMBER CO INC</p> <p>Address: RD 25 FLAT FORK</p> <p>Class Type: Residential</p> <p>Legal Description: 40 SUR 1/4 OG DUCK RUN; (MANAGED TIMBER)</p>
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WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0014-0009-0000
 Root PID 4406001400090000000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 25 FLAT FORK
 E-911 Address ---
 Parcel ID 44-06-0014-0009-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0009
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0009-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0518	40.69	40.69	40 SUR 1/4 OG DUCK RUN (MANAGED TIMBER)

Cost Value

Value Type	Value	Appraisal Value
Dwelling Value	\$0	Land Appraisal \$0
Other Bldg/Yard Values	\$0	Building Appraisal \$0
Commercial Value	---	Total Appraisal \$0

Building Information

Property Class R - Residential
 Land Use 113 - Inactive Farm
 Sum of Structure Areas

of Buildings (Cards) 0

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.) Risk
40.69 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at: WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
6/1/1993	\$23,000	Land only	4	1		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	40 SUR 1/4 OG DUCK RUN (MANAGED TIMBER)	\$0	\$0	\$7,933
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	40 SUR 1/4 OG DUCK RUN (MANAGED TIMBER)	\$0	\$0	\$7,933
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0518	40 SUR 1/4 OG DUCK RUN (MANAGED TIMBER)	\$0	\$0	\$7,833

Roane County Sheriff's Tax Office

Roane County Real Property



Tax Year: 2018 Account Number: 63155801
 Ticket #: 0000020581 Taxpayer I.D.:
 District: 06 - SMITHFIELD

Property Owner	Property Description
FACEMYER LUMBER CO INC P O BOX 748 RIPLEY, WV 252710748 Lending Institution:	40 SUR 1/4 OG DUCK RUN (MANAGED TIMBER) Map/Parcel: 14 / 0009 0000 0000 Lot Size: Acreage: Book: 0397 Page: 0518

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	4760	4760	
Building	0	0	
Total	4760	4760	38.05

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **98.95 If paid by: 05/13/2019**

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Roane County Sheriff's Tax Office
 200 Main Street
 Spencer, WV 25276
 Or call (304) 927-2540 with questions.

Roane - Map 14/Parcel 9 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> Flood Info Location</p>	<p>User Notes:</p> <p> FEMA Effective Levee-Protected Area</p> <p> Advisory Zone A or Updated Zone AE</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 1174 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.173191, 38.711632)</p> <p>Parcel ID: 44-06-0014-0009-0000</p> <p>Address: N/A</p>
<p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p>		
<p>Disclaimer:</p> <p>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.</p>		

PROPERTY #10 - ROANE COUNTY - MAP 14/PARCEL 13

State Tax Department Map



Legend

WVParcels

User Notes:

Roane County
Smithfield Tax District
Map 14/Parcel 13

Map created on May 13, 2019

Owner(s):
FACEMYER LUMBER CO INC

Address:
RD 27/1 DUCK RUN

Class Type:
Residential

Legal Description:
52 SUR DUCK RUN

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.

[About](#) | [New Search](#) | [Structure Drawing](#)

Parcel ID: 44-06-0014-0013-0000 Tax Year: 2018 County: Roane Date: 5/13/2019
 Root PID: 44060014001300000000

Property Owner and Mailing Address

Owner(s): FACEMYER LUMBER CO INC
 Mailing Address: P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address: RD 27/1DUCK RUN
 E-911 Address: 516 DUCK RUN WV 25259
 Parcel ID: 44-06-0014-0013-0000
 County: 44 - Roane
 District: 6 - Smithfield District
 Map: [0014](#) (Click for PDF tax map)
 Parcel No.: 0013
 Parcel Suffix: 0000
 Map View Link: <https://mapwv.gov/parcel/?pid=44-06-0014-0013-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0421 / 0629	52.000	50.59	52 SUR DUCK RUN
			50.59	

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$36,200
Building Appraisal	\$0
Total Appraisal	\$36,200

Building Information

Property Class: R - Residential
 Land Use: 100 - Residential Vacant
 Sum of Structure Areas:

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.) Risk
 50.59 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at: WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
4/1/2004	\$23,400	Land only	1	2		
5/1/1987	\$1,500	Land only	1	0		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0421/ 0629	52 SUR DUCK RUN	\$36,200	\$0	\$36,200
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0421/ 0629	52 SUR DUCK RUN	\$35,000	\$0	\$35,000
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0421/ 0629	52 SUR DUCK RUN	\$29,700	\$0	\$29,700

Roane - Map 14/Parcel 13 - Flood Map



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

Map created on 5/13/2019

<p>Flood Info Location</p> <p>User Notes:</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> FEMA Effective Levee-Protec... Area </div> <div style="text-align: center;"> Advisory Zone A or Updated Zone AE </div> </div> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone <p>Disclaimer:</p> <p>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.</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 924 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.184950, 38.703590)</p> <p>Parcel ID: 44-06-0014-0013-0000</p> <p>Address: 516 DUCK RUN, LINDEN, WV, 25259</p>
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PROPERTY #11 - ROANE COUNTY - MAP 14/PARCEL 14

State Tax Department Map



Legend

WVParcels

User Notes:

Roane County
Smithfield Tax District
Map 14/Parcel 14

Map created on May 13, 2019

Owner(s):
FACEMYER LUMBER CO INC

Address:
RD 27/1 DUCK RUN

Class Type:
Farm

Legal Description:
67 SUR HENRY FORK

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



About New Search Structure Drawing

Parcel ID 44-06-0014-0014-0000 Tax Year 2018 County Roane Date 5/13/2019
 Root PID 44060014001400000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 27/1 DUCK RUN
 E-911 Address See end of report for listing of multiple E-911 addresses for this parcel
 Parcel ID 44-06-0014-0014-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0014
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0014-0014-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0421 / 0380	67.000	66.03	67 SUR HENRY FORK
				66.03

Cost Value

Value	Appraisal Value
Dwelling Value \$0	Land Appraisal \$54,100
Other Bldg/Yard Values \$0	Building Appraisal \$2,000
Commercial Value ---	Total Appraisal \$56,100

Building Information

Property Class F - Farm
 Land Use 112 - Active Farm
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.)	Risk	
66.03	Low	This parcel appears not to be within any identified flood hazard zone.

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
4/1/2004	\$50,000	Land and Buildings	1	2		
3/1/2004	\$50,000	Land and Buildings	1	2		
1/1/1992	\$2,500	Land only	4	8		

E-911 Addresses

Address	City	State	Zip	Unit	Alternate Unit
708 DUCK RUN		WV	25259	---	---
716 DUCK RUN		WV	25259	---	---
718 DUCK RUN		WV	25259	---	---
740 DUCK RUN		WV	25259	---	---

Parcel History

Tax Year	Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER P O BOX 748, RIPLEY, CO INC	67 SUR HENRY FORK WV 25271	0421/ 0380		\$54,100	\$2,000	\$56,100

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0421/ 0380	67 SUR HENRY FORK	\$52,500	\$2,000	\$54,500
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0421/ 0380	67 SUR HENRY FORK	\$44,500	\$2,000	\$46,500

Roane - Map 14/Parcel 14 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</p> <p> Advisory Zone A or Updated Zone AE</p> <p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p>	<p>User Notes:</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 901 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.180442, 38.703123)</p> <p>Parcel ID: 44-06-0014-0014-0000</p> <p>Address: multiple addresses</p>
<p>Disclaimer:</p> <p>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.</p>		

PROPERTY #12 - ROANE COUNTY - MAP 19/PARCEL 2

State Tax Department Map



<p>Legend</p> <p><input type="checkbox"/> WVParcels</p>	<p>User Notes: Roane County Smithfield Tax District Map 19/P parcel 2</p>	<p>Map created on May 13, 2019</p> <p>Owner(s): FACEMYER LUMBER CO INC</p> <p>Address: RD 27/1 FLAT FORK</p> <p>Class Type: Residential</p> <p>Legal Description: 44 SUR HENRY FORK; (MANAGED TIMBER)</p>
--	--	---

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0019-0002-0000
 Root PID 44060019000200000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 27/1 FLAT FORK
 E-911 Address ---
 Parcel ID 44-06-0019-0002-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0019](#) (Click for PDF tax map)
 Parcel No. 0002
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0019-0002-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0543	45.54	45.54	44 SUR HENRY FORK (MANAGED TIMBER)
		45.54		

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$0
Building Appraisal	\$0
Total Appraisal	\$0

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 0

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.) Risk 45.54 Low This parcel appears not to be within any identified flood hazard zone. [Learn more at: WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
9/1/1994	\$10,000	Land only	4	0		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0543	44 SUR HENRY FORK (MANAGED TIMBER)	\$0	\$0	\$7,600
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0543	44 SUR HENRY FORK (MANAGED TIMBER)	\$0	\$0	\$7,600
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0543	44 SUR HENRY FORK (MANAGED TIMBER)	\$0	\$0	\$7,600

Roane County Sheriff's Tax Office

Roane County Real Property



Tax Year: 2018 Account Number: 63200901
 Ticket #: 0000020587 Taxpayer I.D.:
 District: 06 - SMITHFIELD

Property Owner	Property Description
FACEMYER LUMBER CO INC P O BOX 748 RIPLEY, WV 252710748 Lending Institution:	44 SUR HENRY FORK (MANAGED TIMBER) Map/Parcel: 19 / 0002 0000 0000 Lot Size: Acreage: Book: 0397 Page: 0543

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	4560	4560	
Building	0	0	
Total	4560	4560	36.46

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **95.66** If paid by: **05/13/2019**

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Roane County Sheriff's Tax Office
 200 Main Street
 Spencer, WV 25276
 Or call (304) 927-2540 with questions.

Roane - Map 19/Parcel 2 - Flood Map



Flood Info Location

User Notes:

FEMA Effective
Levee-Protec...
Area

Advisory Zone
A or Updated
Zone AE

**FEMA Effective
Floodplain**

Floodway
 Flood Hazard
Zone

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.

Map created on 5/13/2019

Flood Hazard Area:

Location is **NOT WITHIN** any identified flood hazard area. Unmapped flood hazard areas may be present.

Flood Hazard Zone: Out of Flood Zone

Stream: N/A

Watershed (HUC8): Little Kanawha (5030203)

FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012

Elevation: About 903 ft (Source: SAMS 2003)

Community Name: Roane County

Community ID: 540183

Location (long, lat): (-81.176745, 38.701107)

Parcel ID: 44-06-0019-0002-0000

Address: N/A

PROPERTY #13 - ROANE COUNTY - MAP 19/PARCEL 9

State Tax Department Map



Legend <input type="checkbox"/> WVParcels	User Notes: Roane County Smithfield Tax District Map 19/P parcel 9	<i>Map created on May 13, 2019</i>
		Owner(s): FACEMYER LUMBER CO INC Address: RD 2771 DUCK RUN Class Type: Residential Legal Description: 209 SUR DUCK RUN; (MANAGED TIMBER)

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Roane | Date 5/13/2019
 Parcel ID 44-06-0019-0009-0000
 Root PID 4406001900090000000000

Property Owner and Mailing Address

Owner(s) FACEMYER LUMBER CO INC
 Mailing Address P O BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RD 27/1 DUCK RUN
 E-911 Address See end of report for listing of multiple E-911 addresses for this parcel
 Parcel ID 44-06-0019-0009-0000
 County 44 - Roane
 District 6 - Smithfield District
 Map [0019](#) (Click for PDF tax map)
 Parcel No. 0009
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=44-06-0019-0009-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0397 / 0543	11.000	186.36	209 SUR DUCK RUN (MANAGED TIMBER)
		186.36		

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$9,700
Building Appraisal	\$0
Total Appraisal	\$9,700

Building Information

Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.)	Risk	Learn more at WV Flood Tool								
186.36	Low	This parcel appears not to be within any identified flood hazard zone.								

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
5/1/1994	\$150,000	Land and Buildings	4	8		
12/1/1992	\$115,000	Land and Buildings	4	1		

E-911 Addresses

Address	City	State	Zip	Unit	Alternate Unit
980 DUCK RUN		WV	25259	---	---
984 DUCK RUN		WV	25259	---	---
984 DUCK RUN		WV	25259	---	---
1020 DUCK RUN		WV	25259	---	---

Parcel History

Tax Year	Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0543	209 SUR DUCK RUN (MANAGED TIMBER)	\$9,700	\$0	\$44,733
2017	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0543	209 SUR DUCK RUN (MANAGED TIMBER)	\$9,400	\$0	\$44,433

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2015	3	FACEMYER LUMBER CO INC	P O BOX 748, RIPLEY, WV 25271	0397/ 0543	209 SUR DUCK RUN (MANAGED TIMBER)	\$8,000	\$0	\$43,033

Roane County Sheriff's Tax Office

Roane County Real Property



Tax Year: 2018 Account Number: 63203101
 Ticket #: 0000020588 Taxpayer I.D.:
 District: 06 - SMITHFIELD

Property Owner	Property Description
FACEMYER LUMBER CO INC P O BOX 748 RIPLEY, WV 252710748 Lending Institution:	209 SUR DUCK RUN (MANAGED TIMBER) <hr/> Map/Parcel: 19 / 0009 0000 0000 Lot Size: Acreage: Book: 0397 Page: 0543

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	26840	26840	
Building	0	0	
Total	26840	26840	214.56

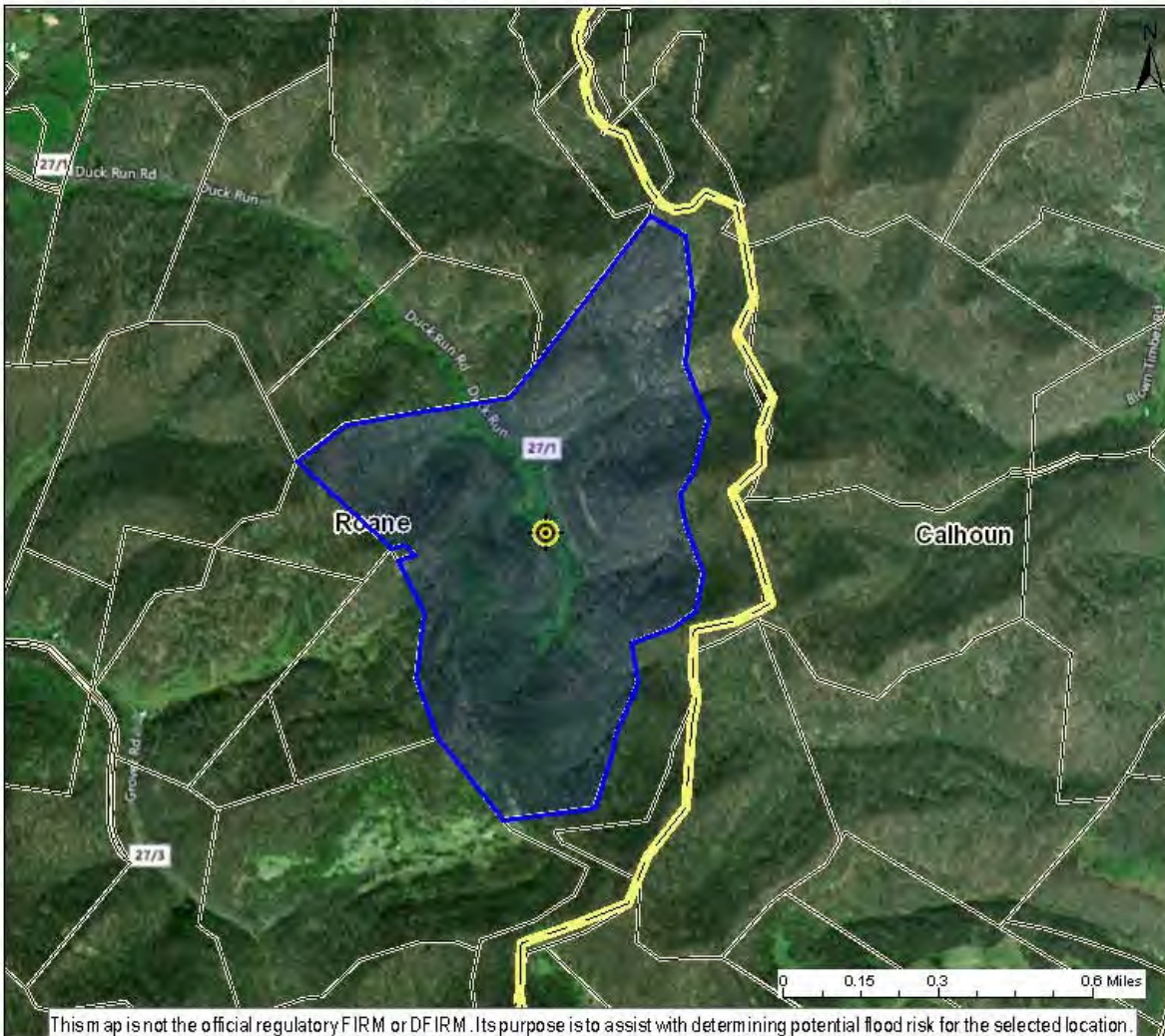
AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **465.21 If paid by: 05/13/2019**

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Roane County Sheriff's Tax Office
 200 Main Street
 Spencer, WV 25276
 Or call (304) 927-2540 with questions.

Roane - Map 19/Parcel 9 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> Flood Info Location</p>	<p>User Notes:</p> <p> FEMA Effective Levee-Protec... Area</p> <p> Advisory Zone A or Updated Zone AE</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Little Kanawha (5030203)</p> <p>FEMA Flood Map: 54087C0300DNFHRFF: 3/2/2012</p> <p>Elevation: About 939 ft (Source: SAMS 2003)</p> <p>Community Name: Roane County</p> <p>Community ID: 540183</p> <p>Location (long, lat): (-81.173044, 38.696607)</p> <p>Parcel ID: 44-06-0019-0009-0000</p> <p>Address: multiple addresses</p>
<p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p>		
<p>Disclaimer:</p> <p>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.</p>		

PROPERTY #14 - NICHOLAS COUNTY - MAP 8/PARCEL 90

State Tax Department Map



<p>Legend</p> <p><input type="checkbox"/> WVParcels</p>	<p>User Notes: Nicholas County Hamilton Tax District Map 8/Parcel 90</p>	<p><i>Map created on May 13, 2019</i></p> <p>Owner(s): FACEMYER RESOURCES LLC</p> <p>Address: ROUTE 19/2</p> <p>Class Type: Residential</p> <p>Legal Description: 0.06 ACS SUR MILL CK</p>
--	---	--

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Nicholas | Date 5/13/2019
 Parcel ID 34-03-0008-0090-0000
 Root PID 34030008009000000000

Property Owner and Mailing Address
 Owner(s) FACEMYER RESOURCES LLC
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location
 Physical Address ROUTE 19/2
 E-911 Address ---
 Parcel ID 34-03-0008-0090-0000
 County 34 - Nicholas
 District 3 - Hamilton District
 Map [0008](#) (Click for PDF tax map)
 Parcel No. 0090
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=34-03-0008-0090-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	405 / 401	0.060	0.08	0.06 ACS SUR MILL CK
		0.08		

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$200
Building Appraisal	\$0
Total Appraisal	\$200

Building Information
 Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.) Risk 0.08 Low This parcel appears not to be within any identified flood hazard zone. [Learn more at WV Flood Tool](#)

Parcel History

Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	405/ 401	0.06 ACS SUR MILL CK	\$200	\$0	\$200
2017	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	405/ 401	0.06 ACS SUR MILL CK	\$200	\$0	\$200
2015	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	405/ 401	0.06 ACS SUR MILL CK	\$200	\$0	\$200

Nicholas - Map 8/Parcel 90 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <ul style="list-style-type: none"> Flood Info Location FEMA Effective Levee-Protec... Area Advisory Zone A or Updated Zone AE <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone 	<p>User Notes:</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Elk (5050007)</p> <p>FEMA Flood Map: 54067C0064CNFHLFF: 7/4/2011</p> <p>Elevation: About 1716 ft (Source: WV DEP 2010-13)</p> <p>Community Name: Nicholas County</p> <p>Community ID: 540146</p> <p>Location (long, lat): (-80.717138, 38.515811)</p> <p>Parcel ID: 34-03-0008-0090-0000</p> <p>Address: N/A</p>
<p>Disclaimer:</p> <p>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.</p>		

PROPERTY #15 - NICHOLAS COUNTY - MAP 13/PARCEL 51

State Tax Department Map



Legend

WVParcels

User Notes:
Nicholas County
Hamilton Tax District
Map 13/Parcel 51

Map created on May 13, 2019

Owner(s):
FACEMYER RESOURCES LLC

Address:
ROUTE 19

Class Type:
Residential

Legal Description:
60 ACS SUR MILL CK

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Nicholas | Date 5/13/2019
 Parcel ID 34-03-0013-0051-0000
 Root PID 34030013005100000000

Property Owner and Mailing Address
 Owner(s) FACEMYER RESOURCES LLC
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location
 Physical Address ROUTE 19
 E-911 Address ---
 Parcel ID 34-03-0013-0051-0000
 County 34 - Nicholas
 District 3 - Hamilton District
 Map [0013](#) (Click for PDF tax map)
 Parcel No. 0051
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=34-03-0013-0051-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	401 / 43	60.000	60.17	60 ACS SUR MILL CK
		60.17		

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$29,700
Building Appraisal	\$0
Total Appraisal	\$29,700

Building Information
 Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------	-------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information

Acres (c.) Risk
60.17 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
1/1/2001	\$230,000	Land only	4	1		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	60 ACS SUR MILL CK	\$29,700	\$0	\$29,700
2017	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	60 ACS SUR MILL CK	\$28,400	\$0	\$28,400
2015	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	60 ACS SUR MILL CK	\$27,000	\$0	\$27,000

Nicholas County Sheriff's Tax Office

Nicholas County Real Property



Tax Year: 2018 Account Number: 00007503
 Ticket #: 0000009645 Taxpayer I.D.:
 District: 03 - HAMILTON

Property Owner	Property Description
FACEMYER RESOURCES LLC PO BOX 748 RIPLEY, WV 252710748 Lending Institution:	60 ACS SUR MILL CK Map/Parcel: 13 / 0051 0000 0000 Lot Size: Acreage: Book: 401 Page: 43

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	17820	17820	
Building	0	0	
Total	17820	17820	174.96

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **383.04**
If paid by: 05/13/2019

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Nicholas County Sheriff's Tax Office
 700 Main Street
 Summersville, WV 26651
 Or call (304) 872-7842 with questions.

Nicholas - Map 13/Parcel 51 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <ul style="list-style-type: none"> Flood Info Location FEMA Effective Levee-Protec... Area Advisory Zone A or Updated Zone AE 	<p>User Notes:</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Elk (5050007)</p> <p>FEMA Flood Map: 54067C0063CNFHELF: 7/4/2011</p> <p>Elevation: About 1894 ft (Source: WV DEP 2010-13)</p> <p>Community Name: Nicholas County</p> <p>Community ID: 540146</p> <p>Location (long, lat): (-80.729727, 38.507826)</p> <p>Parcel ID: 34-03-0013-0051-0000</p> <p>Address: N/A</p>
<p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone <p>Disclaimer:</p> <p>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.</p>		

PROPERTY #16 - NICHOLAS COUNTY - MAP 14/PARCEL 1

State Tax Department Map



Legend <input type="checkbox"/> WVParcels	User Notes: Nicholas County Hamilton Tax District Map 14/P parcel 1	<i>Map created on May 13, 2019.</i>
		Owner(s): FACEMYER RESOURCES LLC Address: RT.1 Class Type: Farm Legal Description: 35 ACS SUR MILL CREEK

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | Tax Year 2018 | County Nicholas | Date 5/13/2019
 Parcel ID 34-03-0014-0001-0000
 Root PID 34030014000100000000

Property Owner and Mailing Address

Owner(s) FACEMYER RESOURCES LLC
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location

Physical Address RT.1
 E-911 Address ---
 Parcel ID 34-03-0014-0001-0000
 County 34 - Nicholas
 District 3 - Hamilton District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0001
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=34-03-0014-0001-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	401 / 43	35.000	31.44	35 ACS SUR MILL CREEK
				31.44

Cost Value

Value Type	Value
Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$23,100
Building Appraisal	\$0
Total Appraisal	\$23,100

Building Information

Property Class F - Farm
 Land Use 113 - Inactive Farm
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information

Acres (c.) Risk
 31.44 Low This parcel appears not to be within any identified flood hazard zone.
[Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
1/1/2001	\$230,000	Land only	4	1		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	35 ACS SUR MILL CREEK	\$23,100	\$0	\$23,100
2017	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	35 ACS SUR MILL CREEK	\$22,100	\$0	\$22,100
2015	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	35 ACS SUR MILL CREEK	\$21,000	\$0	\$21,000

Nicholas County Sheriff's Tax Office

Nicholas County Real Property



Tax Year: 2018 Account Number: 00007587
 Ticket #: 0000009646 Taxpayer I.D.:
 District: 03 - HAMILTON

Property Owner	Property Description
FACEMYER RESOURCES LLC PO BOX 748 RIPLEY, WV 252710748 Lending Institution:	35 ACS SUR MILL CREEK Map/Parcel: 14 / 0001 0000 0000 Lot Size: Acreage: Book: 401 Page: 43

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	13860	13860	
Building	0	0	
Total	13860	13860	136.08

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **302.36** If paid by: **05/13/2019**

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Nicholas County Sheriff's Tax Office
 700 Main Street
 Summersville, WV 26651
 Or call (304) 872-7842 with questions.

Nicholas - Map 14/Parcel 1 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</p> <p> Advisory Zone A or Updated Zone AE</p> <p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p>	<p>User Notes:</p> <p>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.</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Elk (5050007)</p> <p>FEMA Flood Map: 54067C0063CNFHEFF: 7/4/2011</p> <p>Elevation: About 1818 ft (Source: WV DEP 2010-13)</p> <p>Community Name: Nicholas County</p> <p>Community ID: 540146</p> <p>Location (long, lat): (-80.727291, 38.510395)</p> <p>Parcel ID: 34-03-0014-0001-0000</p> <p>Address: N/A</p>
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PROPERTY #17 - NICHOLAS COUNTY - MAP 14/PARCEL 6

State Tax Department Map



Legend

WVParcels

User Notes:
Nicholas County
Hamilton Tax District
Map 14/P parcel 6

Map created on May 13, 2019

Owner(s):
FACEMYER RESOURCES LLC

Address:
ROUTE 1

Class Type:
Residential

Legal Description:
190 ACS SUR--R/W SHINGLE; TREE

WV Property Viewer (<https://www.MapWV.gov/property>) is supported by WV State Tax Department and WV GIS Technical Center.



[About](#) | [New Search](#) | [Structure Drawing](#) | [Tax Year 2018](#) | [County Nicholas](#) | [Date 5/13/2019](#)
 Parcel ID 34-03-0014-0006-0000
 Root PID 34030014000600000000

Property Owner and Mailing Address
 Owner(s) FACEMYER RESOURCES LLC
 Mailing Address PO BOX 748, RIPLEY, WV 25271

Property Location
 Physical Address ROUTE 1
 E-911 Address ---
 Parcel ID 34-03-0014-0006-0000
 County 34 - Nicholas
 District 3 - Hamilton District
 Map [0014](#) (Click for PDF tax map)
 Parcel No. 0006
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=34-03-0014-0006-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	401 / 43	244.000	186.25	190 ACS SUR--RW SHINGLE TREE
		186.25		

Cost Value

Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---
Appraisal Value	
Land Appraisal	\$170,900
Building Appraisal	\$0
Total Appraisal	\$170,900

Building Information
 Property Class R - Residential
 Land Use 100 - Residential Vacant
 Sum of Structure Areas

of Buildings (Cards) 1

Year	Card	Built	Stories	Grade	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------	-------	---------	-------	---------------------	---------------	---------------	-----------------------	----------------

Year	Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
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Flood Zone Information

Acres (c.) Risk
186.25 Low This parcel appears not to be within any identified flood hazard zone. [Learn more at WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
1/1/2001	\$230,000	Land only	4	1		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2018	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	190 ACS SUR--R/W SHINGLE TREE	\$170,900	\$0	\$170,900
2017	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	190 ACS SUR--R/W SHINGLE TREE	\$163,200	\$0	\$163,200
2015	3	FACEMYER RESOURCES LLC	PO BOX 748, RIPLEY, WV 25271	401/ 43	190 ACS SUR--R/W SHINGLE TREE	\$155,400	\$0	\$155,400

Nicholas County Sheriff's Tax Office

Nicholas County Real Property



Tax Year: 2018 Account Number: 00007594
 Ticket #: 000009647 Taxpayer I.D.:
 District: 03 - HAMILTON

Property Owner	Property Description
FACEMYER RESOURCES LLC PO BOX 748 RIPLEY, WV 252710748 Lending Institution:	190 ACS SUR--R/W SHINGLE TREE Map/Parcel: 14 / 0006 0000 0000 Lot Size: Acreage: Book: 401 Page: 43

Tax Class: 3
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	102540	102540	
Building	0	0	
Total	102540	102540	1006.74

AMOUNTS DUE: First Half: **Must pay Total Due** Second Half: **Must pay Total Due** Total Due: **2108.98**
If paid by: 05/13/2019

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid





Please Remit Payment (if any) to: Nicholas County Sheriff's Tax Office
 700 Main Street
 Summersville, WV 26651

Or call (304) 872-7842 with questions.

Nicholas - Map 14/Parcel 6 - Flood Map



Map created on 5/13/2019

<p>Flood Info Location</p> <ul style="list-style-type: none">  FEMA Effective Levee-Protec... Area  Advisory Zone A or Updated Zone AE <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none">  Floodway  Flood Hazard Zone 	<p>User Notes:</p> <p>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.</p>	<p>Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p> <p>Flood Hazard Zone: Out of Flood Zone</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Elk (5050007)</p> <p>FEMA Flood Map: 54067C0063CNFHLFF: 7/4/2011</p> <p>Elevation: About 1690 ft (Source: WV DEP 2010-13)</p> <p>Community Name: Nicholas County</p> <p>Community ID: 540146</p> <p>Location (long, lat): (-80.719818, 38.509297)</p> <p>Parcel ID: 34-03-0014-0006-0000</p> <p>Address: N/A</p>
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TITLE REPORT - CALHOUN COUNTY
MAP 11/PARCELS 2 & 7 (PROPERTIES # 1 & 2)

ATTORNEY'S CERTIFICATE

TO: Facemyer Lumber Company, Inc.

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Lumber Company, Inc., a West Virginia Corporation, Inc., subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of those certain lots, tracts or parcels of real estate, situate, lying and being in Washington District, Calhoun County, West Virginia, more particularly bounded and described as follows:

Tract No. 1:

Beginning at stake; thence N. 34-1/4 E. 14-4/5 poles to a stake; N. 76-1/4 E. 25-3/10 poles to a stake; N. 50 E. 13-6/10 poles to a stake; N. 53-1/2 E. 28-9/10 poles to a stake; N. 68-1/2 E. 10-4/5 poles to a stone; S. 31 W. 70-3/10 poles to a chestnut oak; S. 59 W. 34 poles to a stone; N. 39-1/4 W. 12 poles to the place of beginning, containing 41 acres, more or less.

Tract No. 2:

Beginning at stake, 24-3/4 poles to a stone; N. 50-1/4 E. 10-2/5 poles to a stone; N. 63-3/4 E. 33-3/5 poles to a stake; N. 44-1/4 E. 9-1/2 poles to a stone; N. 76 E. 16-4/5 poles; N. 67-1/2 E. 28-4/5 poles to a stake; S. 1/2 E. 15-3/4 poles to a stone; S. 51-1/2 W. 34 poles to a stake, containing 22 acres and 127-1/2 poles, more or less.

The above described real estate is the same real estate conveyed unto Edsel E. Starcher by Ellis E. Starcher by deed dated March 14, 1967, of record in the office of the Clerk of the County Commission of Calhoun County, West Virginia, in Deed Book 110, page 91, described therein as "First Parcel" and "Third Parcel".

Thereafter, Edsel E. Starcher and Clara Ellen Starcher, his wife, and Mark S. Uker and Charity A. Uker entered into an Agreement dated March 30, 1984, of record in the aforesaid Clerk's Office in Deed Book 148, page 148, agreeing to convey the above described real estate unto the said Mark S. Uker and Charity A. Uker after the complete payment thereof.

Mark S. Uker and Charity A. Uker declared that they did fulfill the contract but the property was never conveyed to them by apt and proper deed.

Thereafter, Edsel E. Starcher died intestate on November 3, 1993, leaving Clara Ellen Starcher, his wife, as his sole heir at law.

Thereafter, Clara Ellen Starcher died, intestate, on August 22, 2000, leaving her daughter, Robin Baker, her sole heir at law.

Thereafter, by deed dated February 13, 2006, of record in the aforesaid Clerk's Office in Deed Book 218, page 497, Mark S. Uker and Charity A. Uker, his wife, and Robin Barker, one and the same person as Robin Baker, conveyed the above described real estate unto Facemyer Lumber Company, Inc., a West Virginia Corporation.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

- A. Deeds of Trust
None.
- B. Other Liens
None.

C. Rights of Way

Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

Washington District - Calhoun County
Tax Ticket No. 23542
Account No. None.
Tax Map 11 Parcel 2
Facemyer Lumber Company
Sams Run 22 Ac Fee
Land: \$ 8,400
Buildings: \$ -0-
Total: \$ 8,400
Class: 3
Taxes: \$70.50 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

Washington District - Calhoun County
Tax Ticket No. 23543
Account No. None.
Tax Map 11 Parcel 7
Facemyer Lumber Company
Beech 41 Ac Sur
Land: \$ 16,500
Buildings: \$ -0-
Total: \$ 16,500
Class: 3
Taxes: \$138.48 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

There are no estate records found in Calhoun County for Edsel E. Starcher or Clara Ellen Starcher.

The only reference to their deaths are through deed recitations.

If at all possible, certified copies of their estate records should be obtained and recorded in Calhoun County to prove Robin Baker is the sole heir at law of the said Edsel E. Starcher and Clara Ellen Starcher.

In the alternative, the sale should be made subject to the lack of these records.

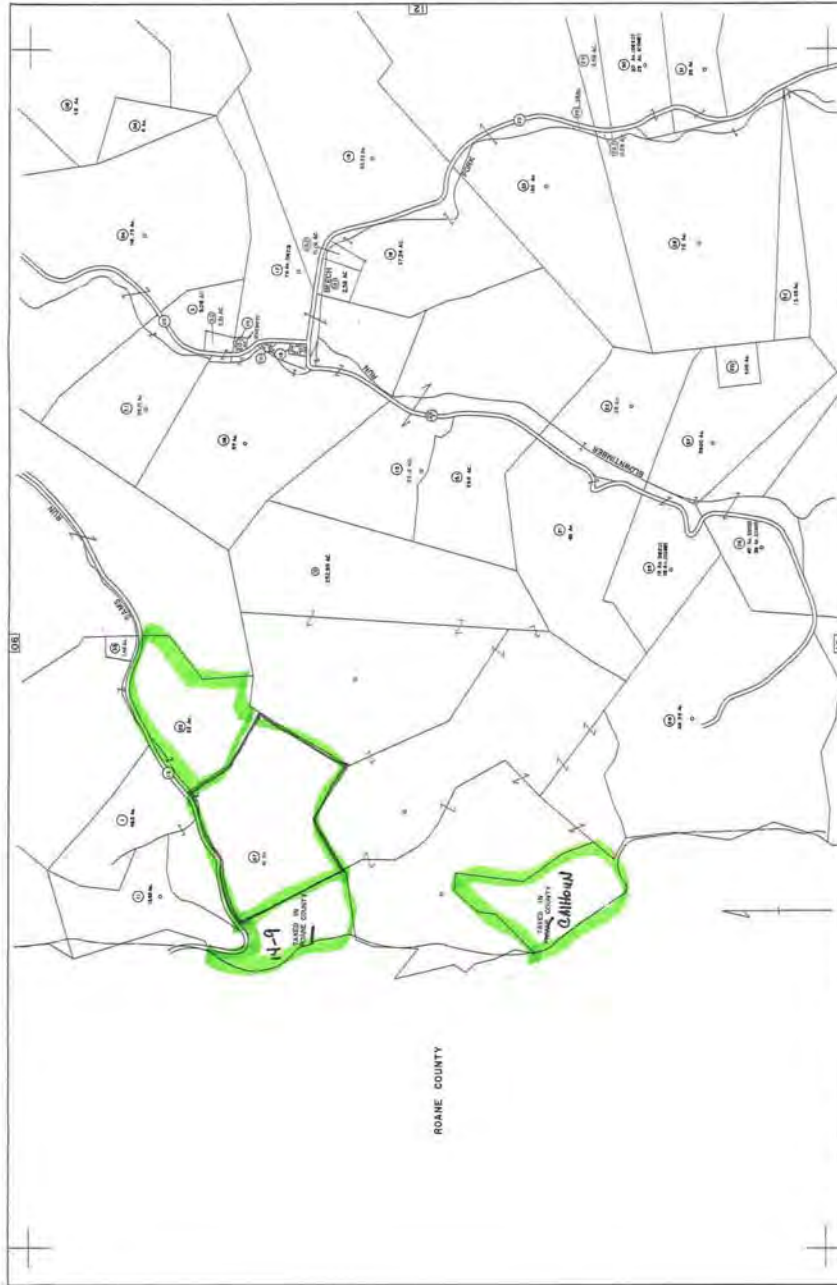
This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.
2. Unrecorded mechanic's and materialmen's lien.
3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Calhoun County, West Virginia.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.
5. Rights of claims of parties in possession not shown by the public records.
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.
7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.

~~ROBERT D. FISHER, ATTORNEY AT LAW~~

d:titles:face-2



WASHINGTON DISTRICT
SHEET 11
This Parcel Photograph was taken on
10/26/2010 11:24 AM
10/26/2010

STATE OF WEST VIRGINIA
COUNTY OF CALHOUN
Office of Assessor

TRACT	AREA	PERCENTAGE	DATE
1	1.27	100%	10/26/2010
2	1.27	100%	10/26/2010
3	1.27	100%	10/26/2010
4	1.27	100%	10/26/2010
5	1.27	100%	10/26/2010
6	1.27	100%	10/26/2010
7	1.27	100%	10/26/2010
8	1.27	100%	10/26/2010
9	1.27	100%	10/26/2010
10	1.27	100%	10/26/2010
11	1.27	100%	10/26/2010
12	1.27	100%	10/26/2010
13	1.27	100%	10/26/2010
14	1.27	100%	10/26/2010
15	1.27	100%	10/26/2010
16	1.27	100%	10/26/2010
17	1.27	100%	10/26/2010
18	1.27	100%	10/26/2010
19	1.27	100%	10/26/2010
20	1.27	100%	10/26/2010
21	1.27	100%	10/26/2010
22	1.27	100%	10/26/2010
23	1.27	100%	10/26/2010
24	1.27	100%	10/26/2010
25	1.27	100%	10/26/2010
26	1.27	100%	10/26/2010
27	1.27	100%	10/26/2010
28	1.27	100%	10/26/2010
29	1.27	100%	10/26/2010
30	1.27	100%	10/26/2010
31	1.27	100%	10/26/2010
32	1.27	100%	10/26/2010
33	1.27	100%	10/26/2010
34	1.27	100%	10/26/2010
35	1.27	100%	10/26/2010
36	1.27	100%	10/26/2010
37	1.27	100%	10/26/2010
38	1.27	100%	10/26/2010
39	1.27	100%	10/26/2010
40	1.27	100%	10/26/2010
41	1.27	100%	10/26/2010
42	1.27	100%	10/26/2010
43	1.27	100%	10/26/2010
44	1.27	100%	10/26/2010
45	1.27	100%	10/26/2010
46	1.27	100%	10/26/2010
47	1.27	100%	10/26/2010
48	1.27	100%	10/26/2010
49	1.27	100%	10/26/2010
50	1.27	100%	10/26/2010

LEGEND
 Parcel Number
 Area
 Date
 Assessor's Office

FOR TAX PURPOSES ONLY
 Prepared by
 Robert G. Gable
 Assessor
 Calhoun, West Virginia

TITLE REPORT - CALHOUN COUNTY - MAP 11/PARCEL 34 & ROANE COUNTY - MAP 14/PARCELS 9.1, 11 & 12 (PROPERTIES # 3, 4, 5 & 6)

ATTORNEY'S CERTIFICATE

TO: Facemyer Lumber Company, Inc.

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Lumber Company, Inc., subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of those certain lots, tracts or parcels of real estate, situate, lying and being in Smithfield District, Roane County, and Washington District, Calhoun County, West Virginia, more particularly bounded and described as follows:

Tract One:

Waters of Sams Run, Washington District of Calhoun County and Roane County, West Virginia.

Beginning at a stake S. 24 W. 76-8/10 ___ to a Locust Stump, S. 41 W. 52 ___ to a C.O. and poplar S. 51-1/2 E. 76 poles to two Red Oak roots N. 15-1/2 E. 37-1/5 poles to a C.O. gone, N. 73 E. 28 poles to a sassafras N. 59 E. 16 poles to a stone, N. 29-1/4 W. 72 poles to a stake S. 52 W. 10-7/10 poles to a stake, N. 83-1/4 W. 6-6/10 poles to a ___ N. 38 W. 6 poles to a stake, N. 5-1/4 W. 9 poles to a ___ N. 11 W. 12-1/3 poles to a stake, the place of beginning, containing 40 acres and 1 square rod, more or less.

Tract Two:

Washington District, Calhoun County, West Virginia.

Beginning on a maple on the run bank near Annis Siers house running thence S. 23-1/2 E. 4-1/4 poles to small apple tree, N. 65-1/4 E. 4-3/4 poles to a stone, S. 18-1/2 W. 36-1/2 poles to a stone, S. 19 E. 36 poles to B.O. S. 11 E. 12 poles to C.O. S. 11 W. 14 poles to stone on the Roane County line on ridge; S. 73-1/2 W. 20 poles to a W.O. N. 38 W. 70

poles to chestnut, N. 10-1/2 E. 11-1/2 poles to stone and pointers N. 73 E. 16 poles to a stone, N. 54 E. 23 poles to stone N. 57-1/2 E. 20 poles to the beginning, containing 24-1/2 acres, more or less.

Tract Three:

Duck Run of Henry's Fork in Smithfield District, Roane County, West Virginia.

Beginning at a stake in a line of George Spencer and corner to Henry Bailey thence with 5 lines of said Spencer S. 43-1/2 E. 18 poles to a C.O. S. 81-3/4 poles to a stone pile, S. 7 W. 26 poles to C.O. S. 23-1/2 W. 16 poles to a pine corner to Amba Sargeant with same N. 40-1/2 E. 117 poles to a stake on top of a ridge a corner to F.S. Lambert, with same S. 73-1/2 W. 20 poles to a W.O. N. 38 W. 70 poles to small chestnut N. 10 ___ 2 E. 11-1/2 poles to a stone N. 25 W. 15 poles to a chest, N. 20 E. 21-1/2 poles to a C.O. N. 43-1/2 E. 20 poles to a stake in the Dunbar Chapman line; thence with same N. 52-1/2 W. 30 poles to a stake corner to H. Bailey, with one line of same S. 27-1/2 W. 156 poles to the beginning, containing 67-1/2 acres, more or less.

Tract Four:

Duck Run in Smithfield District, Roane County, West Virginia.

Beginning in the Dunbar and Chapman line on C.O. thence with the top of the ridge to small hickory on top of the ridge and from there to Gunn Stump S. 46 E. 31 poles to Loucs S. 11-1/2 E. 23 poles C.O. S. 8 W. 47 poles to Chestnut in the Dunbar and Chapman line thence with the Dunbar and Chapman line to the beginning corner and containing 10 acres, more or less.

Tract Five:

Duck Run of Henry's Fork in Smithfield District, Roane County, West Virginia

Beginning at a pine corner to George Spence; thence N. 29 E. 30 poles to 30 N. 19 W. 33 poles to stake and pointers corner to T. Boggs; thence with reverse 3 of said Bogg's line N. 89-1/2 poles to a stake N. 63-1/2 E. 24 poles ___ N. 18-1/2 E. 13-1/2 poles to C.O. and hickory in the Dunbar and Chapman line with same ___ 55-1/2 E. 36 poles to a stake and pointers; thence S. 27-1/2 W. 156 poles to stake in line of George Spencer with reverse of same N. 43-1/2 W. 57 poles to a small B.O. N. 2 W. 44 poles to the beginning, containing 54-1/2 acres, more or less.

The above described real estate, designated as Tracts One, Two, Three, Four and Five, are the same tracts of real estate as conveyed unto Red Oak Timber & Land Company, Inc. by Ronald F. Stein, Special Commissioner, by deed dated May 17, 1993, of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 345, page 485.

Thereafter, by Corrective Deed dated July 1, 1993, of record in the aforesaid Clerk's Office in Deed Book 345, page 729, Ronald F. Stein, Special Commissioner, conveyed all of the above described real estate unto Red Oak Timber & Land Company, Inc.

Tract Six:

Beginning at white oak, corner to Philip Stone and D.G. Surface; N. 86-1/2 deg. E. 37-1/2 poles to a chestnut oak; S. 81 deg. E. 20 poles to a chestnut; S. 34-1/2 deg. E. 20-1/2 poles to a stone, corner to George Spencer and with one of his lines, N. 62-1/2 deg. E. 37-1/2 poles to a pine, corner to Harvey Bailey; thence with two lines of said Bailey, N. 29 deg. E. 30 poles to a black oak, and N. 19 deg. W. 33 poles to a stake and pointers, a corner to Thaddeus Boggs, N. 38-1/2 deg. W. 47 poles to a stake; thence S. 57-1/2 deg. W. 50 poles to a stake; thence N. 41-1/2 deg. W. 50 poles to a stake, corner to Philip Stone and with the reverse of one of his lines, N. 4-1/2 deg. W. 100 poles to the place of beginning, containing 65 acres, more or less.

The above described real estate, designated as Tract Seven, is the same real estate as conveyed unto Red Oak Timber & Land Company, Inc. by Glenn Allen Burton and Kathy Burton, his wife, by deed dated January 6, 1997, of record in the aforesaid Clerk's Office in deed Book 368, page 629.

Thereafter, by Confirmatory Deed dated December 31, 2000, of record in the aforesaid Clerk's Office in deed Book 397, page 536, Red Oak Timber & Land Company, Inc. conveyed all of the above described tracts of real estate unto Facemyer Lumber Company, Inc.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

Subject to that certain deed of trust dated June 15 1995, of record in Calhoun County, West Virginia, in Lien Book 104, page 349, from Red Oak Timber and Land Company, Inc. to Dallas Kayser, Trustee, to secure The Peoples Bank of Point Pleasant in the repayment of a note in the original amount of \$300,000.00.

NOTE: This deed of trust was released in Roane County, however, a release was never recorded in Calhoun County.

B. Other Liens

None.

C. Rights of Way

1. Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

2. By instrument dated March 20, 1956, of record in Roane County in Deed Book 181, page 410, H.C. Bailey granted an easement unto Monongahela Power Company.

3. 40 acre tract: By instrument dated November 26, 1996, of record in Roane County in Deed Book 386, page 69, Unabelle R. Boggs granted an easement unto Monongahela Power Company.

4. 40 acre tract: By instrument dated November 18, 1996 of record in Roane County in Deed Book 386, page 70, Effie B. Creamer and Glynn N. Creamer granted an easement unto Monongahela Power Company.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

(Tract Two)
Washington District - Calhoun County
Tax Ticket No. 23544
Account No. None
Tax Map 11 Parcel 34
Facemyer Lumber Company
25 AC Sur Blown Timber
Land: \$ 3,000
Minerals: \$ 2,840
Buildings: \$ -0-
Total: \$ 5,840
Class: 3
Taxes: \$49.02 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Tract Three and Tract Five)
Smithfield District - Roane County
Tax Ticket No. 20584
Account No. 63158401
Tax Map 14 Parcel 14
Facemyer Lumber Co. Inc.
133 Fee Duck Run (Managed Timber)
Land: \$ 18,180
Buildings: \$ -0-
Total: \$ 18,180
Class: 3
Taxes: \$145.33 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Tract Six)
Smithfield District - Roane County
Tax Ticket No. 20583
Account No. 63158201
Tax Map 14 Parcel 11
Facemyer Lumber Co. Inc.
65 Sur 1/2 OG Duck Run
Land: \$ 36,740
Buildings: \$ -0-
Total: \$ 36,740
Class: 3
Taxes: \$293.70 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Tract One)
Smithfield District - Roane County
Tax Ticket No. 20582
Account No. 63157801
Tax Map 14 Parcel 9.1
Facemyer Lumber Co. Inc.
40 Sur Flat Run (Managed Timber)
Land: \$ 4,470
Buildings: \$ -0-
Total: \$ 4,470
Class: 3
Taxes: \$35.74 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

1. The assessment of the 25 acre tract set out above was originally taxed in Roane County and for some unknown reason was transferred to Calhoun County, West Virginia.

The tax map for Washington District, Calhoun County actually has the 25 acre parcel as being taxed in Roane County, which is incorrect.

The tax map for Smithfield District in Roane County says this parcel is taxed in Calhoun County, which is correct.

2. Certified copies of all documents in the chain of title should be obtained from the Roane County Clerk's Office and recorded in Calhoun County.

There is no chain of title in Calhoun County for this property.

3. Tract One, containing 40 acres, more or less, is subject to the reservation of the "Boggs Cemetery".

4. Tract Four set out above as containing 10 acres, more or less, is not assessed in either Roane County or Calhoun County.

Therefore, it is recommended that the Roane County Assessor Office assess this real estate and that Facemyer Lumber Company, Inc. pay the back taxes that will be due.

This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.

2. Unrecorded mechanic's and materialmen's lien.

3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Roane County and Calhoun County, West Virginia.


4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.

5. Rights of claims of parties in possession not shown by the public records.

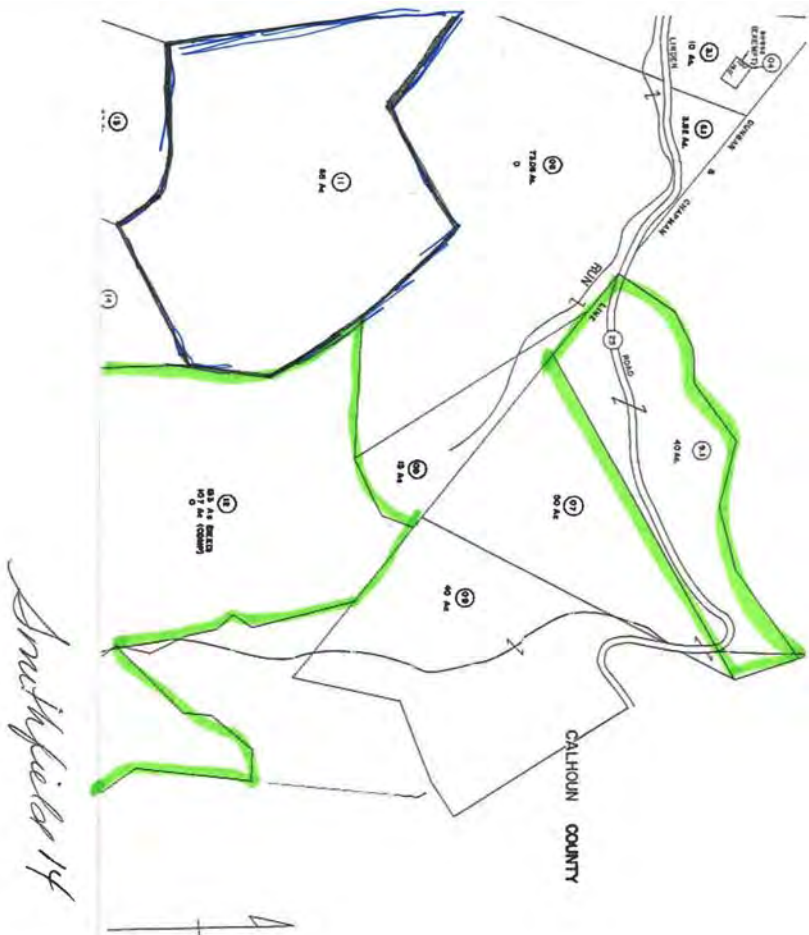
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.

7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.


~~ROBERT D. FISHER, ATTORNEY AT LAW~~

d:titles:Face-1



Smithfield 14

TITLE REPORT - ROANE COUNTY
MAP 14/PARCELS 7, 8 & 9 (PROPERTIES #7, 8 & 9)

ATTORNEY'S CERTIFICATE

TO: Facemyer Lumber Company, Inc.

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Lumber Company, Inc., a West Virginia Corporation, Inc., subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of those certain lots, tracts or parcels of real estate, situate, lying and being on the waters of Henry's Fork, Spencer District, Roane County, West Virginia, more particularly bounded and described as follows:

Tract No. 1:

Beginning at a rock on the Dunbar and Chapman line; thence N. 32 E. 33 poles to a double CO; thence N. 60-1/2 E. 16 poles to a chestnut; thence N. 82 E. 14 poles to a chestnut; thence N. 55-1/2 E. 25-1/4 poles to a double CO; thence N. 51 E. 43 poles to a chestnut on knob; thence S. 13-1/2 E. 24-1/2 poles to a double CO; thence S. 23 W. 68-1/2 poles to a gum; thence with the county line at the head of Duck Run; thence with the Dunbar and Chapman line N. 52-1/2 W. 100 poles to Susan Boggs' corner on a CO; thence with Susan Boggs' line 30 poles to a chestnut, corner to the Susan Boggs survey; thence to the place of beginning, containing 100 acres, more or less.

Tract No. 2:

Beginning on a C.O. stump on Dunbar and Chapman line, corner to Isabell A. Bailey, N. 52-1/2 W. 105 poles to J.P. Husberger and C.C. Miller, corner S. 32-3/4 E. 99 poles to Isabell Bailey corner, N. 63 E. 24 poles, N. 18-1/2 E. 13-1/2 poles to the beginning, containing 13 acres, more or less.

Tract No. 3:

Beginning on a C.O. and poplar, corner to Dunbar and Chapman in the head of Branch of Duck Run according to a survey made for C.C. Miller and Hamrick, H.D. Chapman lines reversed, first line N. 40 E. 54 poles to locust, second line N. 21 E. 78 poles to two dogwoods apart of the third line, N. 27 W. 50 poles to a stake corner to C.C. Miller; thence S. 76-1/2 W. 39 poles to a chestnut on a knob corner to J.P. Hershburger and C.C. Miller; thence S. 23 W. 68-1/2 poles to a gum below the road; thence S. 60 poles to two C.O. on Dunbar and containing 40 acres, more or less.

There is EXCEPTED and RESERVED from Tract No. 1 all those certain lots, tracts or parcels of real estate as more particularly set out and described as follows:

(1) All that certain lot, tract or parcel of real estate, containing 10 acres, more or less, as conveyed unto Isabelle A. Bailey by G.W. Boggs and Gertrude Boggs, his wife, by that certain deed dated July 22, 1905, of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 46, page 330.

(2) All that certain lot, tract or parcel of real estate, containing 40 acres, more or less, as conveyed unto Anderson Boggs by B.K. Boggs in that certain deed dated February 10, 1955, of record in the aforesaid Clerk's Office in Deed Book 177, page 191.

The above described real estate, designated as Tract No. 1, is the same real estate as conveyed unto Red Oak Timber and Land Company, Inc. by Curtis Lee Boggs and Phyllis M. Boggs by deed dated March 21, 1997, of record in the aforesaid Clerk's Office in Deed Book 369, page 613.

The above described real estate, designated as Tract No. 2 and Tract No. 3, is the same real estate as conveyed unto Red Oak Timber and Land Company, Inc., a West Virginia Corporation by I.W. Boggs and others by deed dated July 10, 1993, of record in the aforesaid Clerk's Office in Deed Book 347, page 245.

And further, Tract No. 2 and Tract No. 3 is the same real estate as conveyed unto Red Oak Timber and Land Company, Inc., A West Virginia Corporation by Priscilla Boggs Niday and others by deed dated July 10, 1993, of record in the aforesaid Clerk's Office in Deed Book 347, page 238.

Thereafter, by Confirmatory Deed dated December 31, 2000, of record in the aforesaid Clerk's Office in Deed Book 397, page 518, Red Oak Timber & Land Company, Inc. conveyed all of the above described tracts of real estate unto Facemyer Lumber Company, Inc.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

Subject to that certain Deed of trust dated December 5, 1997, of record in Lien Book 201, page 742, from Red Oak Timber and Land Company, Inc., a West Virginia Corporation, to C. Dallas Kayser, Trustee, to secure Peoples National Bank in the repayment of a note in the original amount of \$300,000.00.

Note: The maturity date of the lien was July 30, 1998, however, a release was never recorded and if all possible a release should be obtained and recorded.

B. Other Liens

None.

C. Rights of Way

1. Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

2. Tract No. 2: By instrument dated November 26, 1996, of record in Deed Book 386, page 69, Unabelle R. Boggs granted an easement unto Monongahela Power Company.

3. Tract No. 2: By instrument dated November 18, 1996, of record in Deed Book 386, page 70, Effie B. Creamer and Glynn N. Creamer granted an easement unto Monongahela Power Company.

4. Tract No. 1: By instrument dated March 23, 1953, of record in Deed Book 171, page 341, B.K. Boggs and Hallie Boggs granted an easement unto Roy Hildreth and T. McGlothlin for a road.

5. Tract No. 1: By instrument dated December 1, 1952, of record in Deed Book 170, page 304, B.K. Boggs and Hallie Boggs granted an easement unto Union Carbide and Carbon Corporation.

6. Tract No. 1: By instrument dated February 25, 1952, of record in Deed Book 168, page 138, B.K. Boggs and Hallie Boggs granted an easement unto Monongahela Power Company.

7. Tract No. 3: By instrument dated March 20, 1956, of record in Deed Book 181, page 410, H.C. Bailey granted an easement unto Monongahela Power Company.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

(Tract No. 1)
Smithfield District - Roane County
Tax Ticket No. 20579
Account No. 63155401
Tax Map 14 Parcel 7
Facemyer Lumber Co Inc
50 Sur Flat Run
Land: \$ 24,840
Buildings: \$ -0-
Total: \$ 24,840
Class: 3
Taxes: \$198.57 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Tract No. 2)
Smithfield District - Roane County
Tax Ticket No. 20580
Account No. 63155601
Tax Map 14 Parcel 8
Facemyer Lumber Co Inc
13 Sur Flat Run (Managed Timber)
Land: \$ 1,530
Buildings: \$ -0-
Total: \$ 1,530
Class: 3
Taxes: \$12.23 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Tract No. 3)
Smithfield District - Roane County
Tax Ticket No. 20581
Account No. 63155801
Tax Map 14 Parcel 9
Facemyer Lumber Co Inc
40 Sur 1/4 OG Duck Run (Managed Timber)
Land: \$ 4,760
Buildings: \$ -0-
Total: \$ 4,760
Class: 3
Taxes: \$38.05 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

None.

This opinion is made subject to the following:

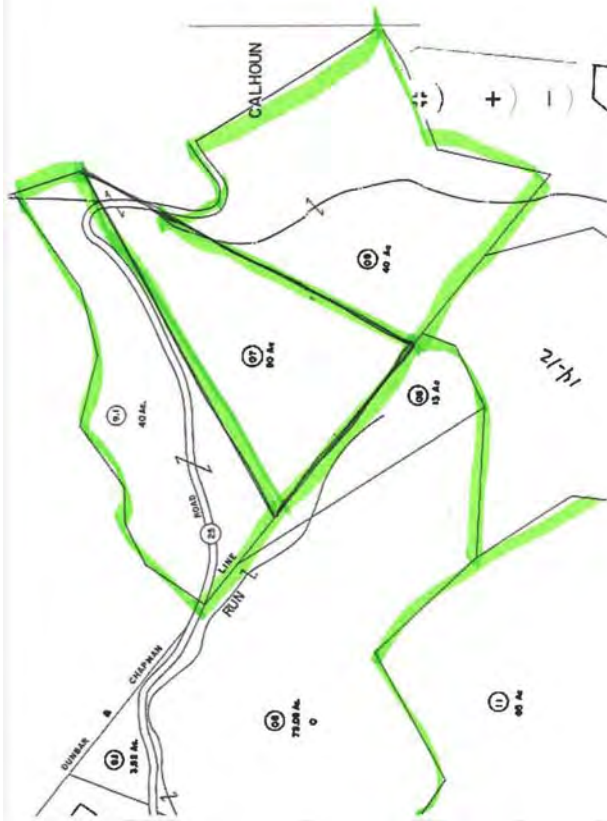
1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.
2. Unrecorded mechanic's and materialmen's lien.
3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Roane County, West Virginia.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.
5. Rights of claims of parties in possession not shown by the public records.
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.

7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.


ROBERT D. FISHER, ATTORNEY AT LAW

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Smithfield 14-7

TITLE REPORT - ROANE COUNTY
MAP 14/PARCEL 13 (PROPERTY # 10)

ATTORNEY'S CERTIFICATE

TO: Facemyer Lumber Company, Inc.

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Lumber Company, Inc., subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of that certain lot, tract or parcel of real estate, situate, lying and being on the waters of Duck Run of Henry's Fork in Smithfield District, Roane County, West Virginia, more particularly bounded and described as follows:

Beginning at a stone in the road in a line of the L.P. Stone land and running with said land S. 15-3/4 W. 88 poles to a white oak on the ridge between Wolf Run and Duck Run and in a line of Webb land; thence with said line N. 89 E. 33 poles to a chestnut oak; thence leaving said Webb line and running with the ridge N. 41 E. 17 poles to a stone; N. 77-1/4 E. 20 poles to a chestnut oak, a corner to the George Spencer land; thence with his line N. 24-1/2 E. 86 poles to a stone pile; N. 34-1/2 W. 20-1/2 poles to a chestnut; N. 81 W. 20 poles to a chestnut oak; S. 86-1/2 W. 34-1/2 poles to a chestnut oak; S. 15-3/4 W. 53-1/2 poles to the place of beginning, containing 52 acres, more or less.

The above described real estate is the same real estate as conveyed unto S.R. Bailey and Edie Bailey by Cecil Payne and Barbara Payne by deed dated April 9, 1955, of record in the Office of the Clerk of the County Commission of Roane County, West Virginia in Deed Book 177, page 405.

Thereafter, by deed dated May 18, 1987, of record in the aforesaid Clerk's Office in Deed Book 312, page 730, S.R. Bailey and Edie Bailey conveyed the above described real estate unto Jay Thomas Stradley, Jr.

Thereafter, by deed dated April 21, 2004, of record in the aforesaid Clerk's Office in Deed Book 421, page 629, Jay Thomas Stradley, Jr. conveyed the above described real estate unto Facemyer Lumber Co., Inc.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

None.

B. Other Liens

None.

C. Rights of Way

1. Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

2. By instrument dated April 28, 1966, of record in Deed Book 218, page 257, S.R. Bailey granted an easement unto Chesapeake and Potomac Telephone Company of West Virginia.

3. By instrument dated September 15, 1959, of record in Deed Book 192, page 167, S.R. Bailey granted an easement unto Chesapeake and Potomac Telephone Company of West Virginia.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

Smithfield District - Roane County
Tax Ticket No. 20585
Account No. 63160401
Tax Map 14 Parcel 13
Facemyer Lumber Co Inc
52 Sur Duck Run
Land: \$ 21,720
Buildings: \$ -0-
Total: \$ 21,720
Class: 3
Taxes: \$173.63 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

Within that certain deed dated April 21, 2004, of record in the aforesaid Clerk's Office in Deed Book 421, page 629, wherein Jay Thomas Stradley, Jr. conveyed the above described real estate unto Facemyer Lumber Co., Inc. there was also reserved the right for David Franklin Bailey and two (2) companions of his choosing to enter upon the real estate subject to this conveyance to hunt wildlife in accordance with the laws of the State of West Virginia, said right shall be had exclusively by David Franklin Bailey for a period of five (5) years from the date of said deed and no person shall enter upon the subject real estate to exercise this right herein given unless the said David Franklin Bailey is present and accompanying said person(s).

There was further excepted and reserved from said tract the right for David Franklin Bailey to enter upon the real estate subject to this conveyance to cut, harvest and remove locust trees to be used as post for his own personal use and not for commercial sale. Said right shall be had exclusively by David Franklin Bailey for a period of three (3) years from the date of this deed.

This was reported for informational purposes only as both reservations have expired.

This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.

2. Unrecorded mechanic's and materialmen's lien.

3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Roane County, West Virginia.

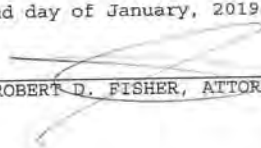
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.

5. Rights of claims of parties in possession not shown by the public records.

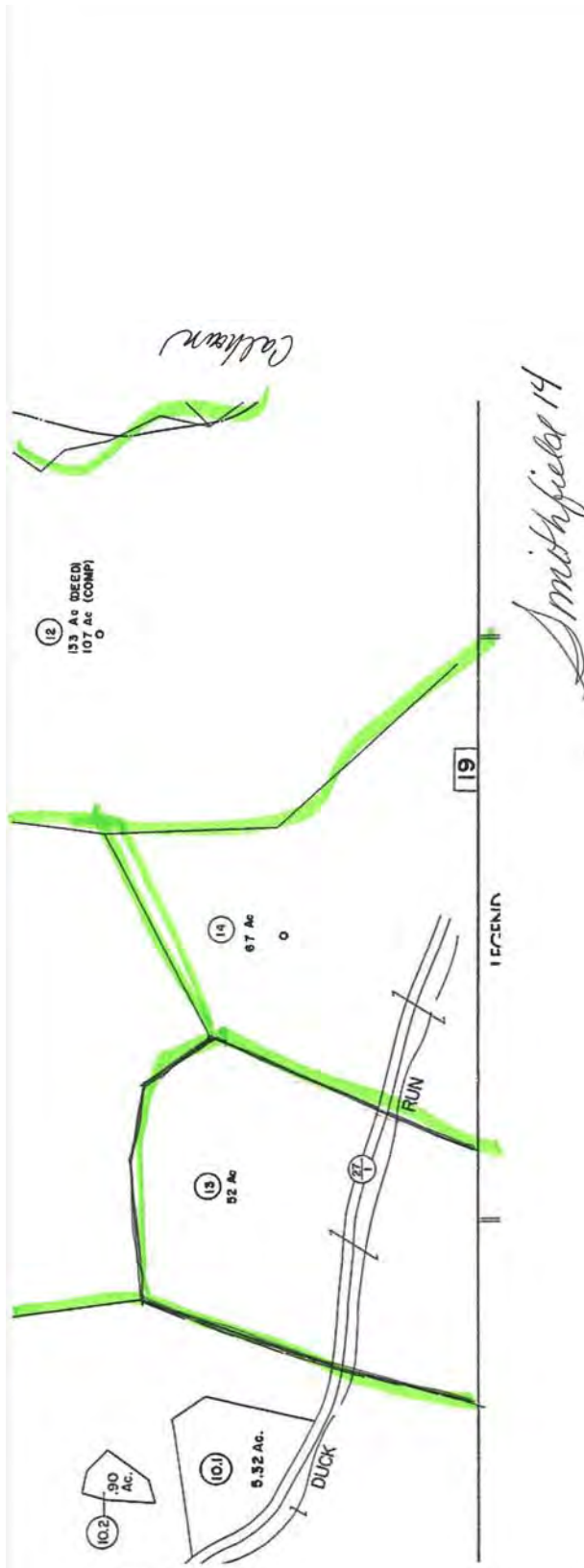
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.

7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.


ROBERT D. FISHER, ATTORNEY AT LAW

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TITLE REPORT - ROANE COUNTY
MAP 14/PARCEL 14 (PROPERTY # 11)

ATTORNEY'S CERTIFICATE

TO: Facemyer Lumber Company, Inc.

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Lumber Company, Inc., subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of those certain lots, tracts or parcels of real estate, situate, lying and being on the waters of Duck Run of Henry's Fork in Smithfield District, Roane County, West Virginia, more particularly bounded and described as follows:

Tract No. 1:

Being a tract of sixty acres and 3 rods, more or less, conveyed to George Spencer by Harry B. Smith, Special Commissioner by deed dated the 9th day of June, 1891, and of record in the Office of the Clerk of the County Commission of Roane County, West Virginia in Deed Book 20, at page 201, reference is made to said deed for a description of said tract of land.

Tract No. 2:

Adjoining said first mentioned tract and being a tract of 50 acres, more or less, conveyed to George Spencer by Benjamin H. Smith and wife, by deed dated the 28th day of August, 1878, and of record in said Clerk's Office in Deed Book 8 at page 404, reference is made to said deed for a description of said tract of land.

There is EXCEPTED and RESERVED from the above described tracts of real estate all that certain lot, tract or parcel of real estate containing 43-1/2 acres, more or less, as conveyed unto Charles Spencer by George Spencer by deed dated April 27, 1901, of record in the Office of the Clerk of the County Commis-

sion of Roane County, West Virginia, in Deed Book 34, page 215, leaving therein described 67-1/2 acres, more or less.

The above described real estate is the same real estate as conveyed unto Milo G. Spencer by Laura Dye and J.A. Dye, her husband, by deed dated September 19, 1944, of record in the aforesaid Clerk's Office in Deed Book 141, page 195.

The above described real estate is further the same real estate as conveyed unto Milo G. Spencer by Edie Bailey and Samuel R. Bailey, her husband, by deed dated March 20, 1964, of record in the aforesaid Clerk's Office in Deed Book 209, page 172.

Thereafter, by deed dated July 30, 1985, of record in the aforesaid Clerk's Office in Deed Book 306, page 446, Milo G. Spencer conveyed the above described real estate unto Janet Marie Spencer.

Thereafter, by deed dated June 1, 1991, of record in the aforesaid Clerk's Office in Deed Book 335, page 634, Janet Marie Spencer conveyed the above described real estate unto Christopher S. Butch.

Thereafter, by deed dated March 26, 2004, of record in the aforesaid Clerk's Office in Deed Book 421, page 84, Christopher S. Butch conveyed the above described real estate unto Glenn R. Sook.

Thereafter, by deed dated April 29, 2004, of record in the aforesaid Clerk's Office in Deed Book 421, page 380, Glenn R. Sook conveyed the above described real estate unto Facemyer Lumber Company, Inc.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

None.

B. Other Liens

None.

C. Rights of Way

Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

Smithfield District - Roane County
Tax Ticket No. 20586
Account No. 63160601
Tax Map 14 Parcel 14
Facemyer Lumber Co Inc
67 Sur Henry Fork
Land: \$ 32,460
Buildings: \$ 1,200
Total: \$ 33,660
Class: 3
Taxes: \$269.08 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

None.

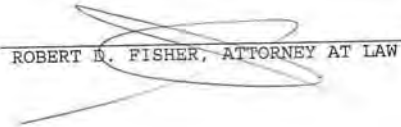
This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.
2. Unrecorded mechanic's and materialmen's lien.
3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Roane County, West Virginia.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.
5. Rights of claims of parties in possession not shown by the public records.

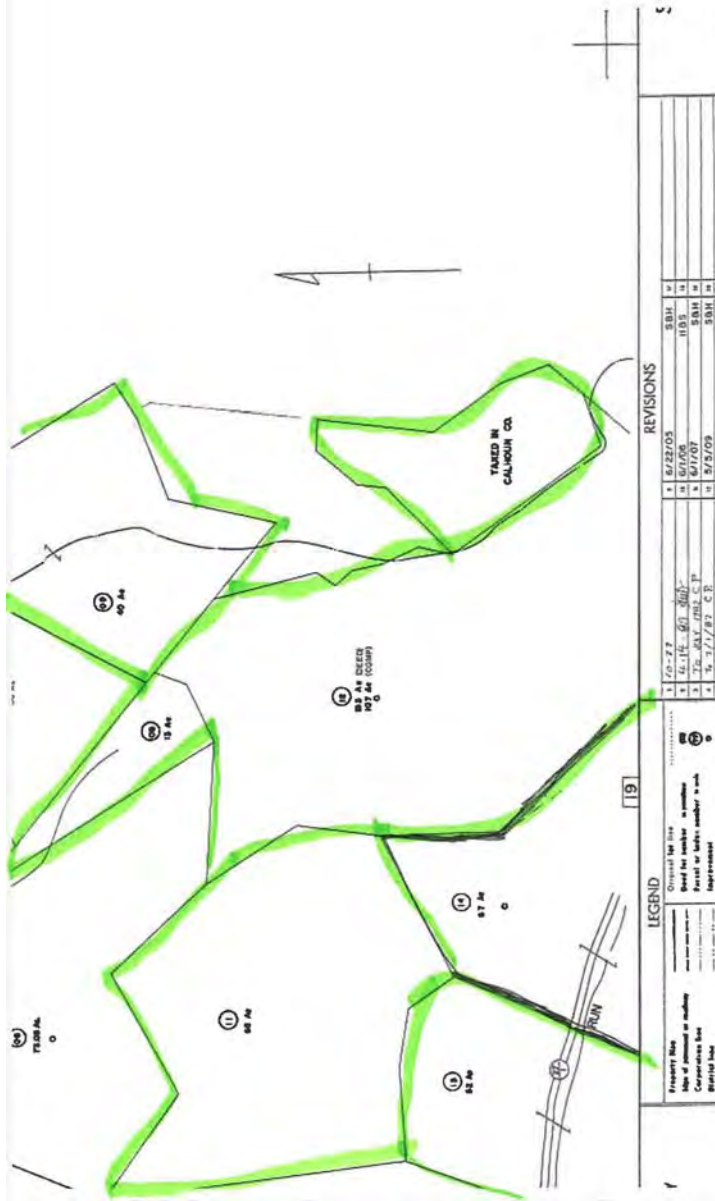
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.

7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.


ROBERT D. FISHER, ATTORNEY AT LAW

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19

LEGEND		REVISIONS	
Property line	Original lot line	1	8/22/05
Map of adjacent or nearby	Bound line number or number	2	8/17/05
Corporate line	Parcel or lot's number to which	3	8/17/05
Corporate line	Appropriation	4	8/15/09
Shaded line		5	8/15/09

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TITLE REPORT - ROANE COUNTY
MAP 19/PARCELS 2 & 9 (PROPERTIES # 12 & 13)

ATTORNEY'S CERTIFICATE

TO: Facemyer Lumber Company, Inc.

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Lumber Company, Inc., subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of those certain lots, tracts or parcels of real estate, situate, lying and being in Smithfield District, Roane County, West Virginia, more particularly bounded and described as follows:

Tract One:

Beginning at a white oak on the ridge, between Wolfe Run and Duck Run, the division line between the Dunbar Heirs and B.H. Smith, a corner to the 127 acre tract and running thence with said division line which is one of the lines of the 6-3/4 acre tract S. 39-1/2 W. 20-1/2 poles to a stone pile and pointers, a corner to the 3 acre tract; thence with lines thereof S. 39-1/2 W. 24 poles to a stake with dogwood, beech and black oak pointers; N. 48 W. 43 poles and 10 links to a stake with gum pointers in a line of the 6-3/4 acre tract; thence with lines thereof N. 78-1/2 W. 31 poles to a stone; N. 55-1/4 E. 24 poles to stake and pointers; N. 77-1/2 E. 16 poles to a chestnut, a corner to the 31-1/2 acre tract; thence with lines thereof N. 15-1/2 E. 27-1/2 poles to a chestnut oak on the ridge between Duck Run and Wolfe Run; thence N. 57 E. 32 poles to a chestnut oak on a point; N. 80 E. 84 poles to a stake and pine pointers on the north side of Duck Run on the said Dunbar and Smith division line, a corner to the 53 acre tract; thence with lines thereof N. 40-1/2 E. 117 poles to a stake and pointers on the ridge between Duck Run and Blowin Timber Run; S. 60-3/4 E. 13 poles to a black oak, S. 12 E. 40 poles to a stake and pointers; S. 8-1/2 W. 34 poles to a large rock with chestnut oak pointers near a low gap; S. 22 E. 29-1/4 poles to a chestnut; S. 17-1/2 W. 28 poles to a chestnut oak; S. 46 W. 9 poles to a chestnut oak; S. 8 E. 14-1/2 poles to a chestnut oak; S. 24-1/2

E. 21 poles to a stake and chestnut oak pointers; S. 8 W. 19-3/4 poles to a chestnut, a corner to the 127 acre tract; thence with lines thereof S. 61-1/2 W. 29-1/2 poles to a chestnut oak; S. 5 W. 19 poles and 11 links to a chestnut, corner to lands of Milo Sargent; thence with lines thereof S. 28 W. 28 poles to a chestnut; S. 16-1/2 W. 10 poles and 17 links to a white oak; S. 25 W. 27 poles to a post; S. 78-3/4 W. 46 poles to a post; thence leaving said Malo Sargent land N. 40 W. 54 poles to a poplar and hickory; N. 20 W. 32 poles to a chestnut oak; N. 9 E. 31 poles to a gum on the ridge; thence with said ridge N. 28 W. 35 poles to the place of beginning, containing 209 acres, more or less.

Tract Two:

Beginning at a chestnut at top of ridge, corner to lands of J.F. Webb; thence S. 28 E. 24 poles to a C.O.; S. 37 E. 12 poles to a chestnut in Amba Sargent's line; N. 37 E. 32 poles to a C.O.; N. 80-1/2 E. 87-1/2 poles to a pine; N. 23-1/2 E. 16 poles to a C.O.; N. 7 E. 26 poles to a stone pile; N. 41-1/2 W. 24 poles to a C.O.; N. 81-3/4 W. 45-1/2 poles to C.O.; S. 45 W. 104 poles to the place of beginning, containing 43-1/2 acres, more or less.

The above describe real estate, designated as Tract One, is the same real estate as conveyed unto Smith S. Bailey and Orva Bailey, his wife, by W.D. Boggs and Susia Rae Boggs, his wife, by deed dated July 31, 1945, of record in the Office of the Clerk of the County Commission of Roane County, West Virginia, in Deed Book 144, page 14.

Thereafter, by deed dated August 16, 1991, of record in the aforesaid Clerk's Office in Deed Book 333, page 572, Orva Bailey conveyed her undivided right, title and interest in and to the above described real estate, designated as Tract One, unto Vernon D. Facemyer.

Note, this deed is executed by a Power of Attorney which is not found of record.

Thereafter, by deed dated June 30, 1992, of record in the aforesaid Clerk's Office in Deed Book 338, page 353, Ronald F. Stein and Richard Brumbaugh, Special Commissioners conveyed the above described real estate unto Larry G. Parker and Theresa Ann Parker, his wife.

Thereafter, by deed dated November 20, 1992, of record in Deed Book 341, page 48, Larry G. Parker and Theresa A. Parker, his wife, conveyed Tract One unto Herbert A. Kwasniewski and Pamela S. Kwasniewski, husband and wife.

Thereafter, by deed dated May 2, 1994, of record in Deed Book 350, page 579, Herbert A. Kwasniewski and Pamela S. Kwasniewski conveyed the above described real estate unto Red Oak and Timber Land Company, Inc.

Thereafter, by deed dated December 31, 2000, of record in Deed Book 397, page 549, Vernon Facemyer conveyed all of the coal, oil, gas and other minerals of which he might be seized unto Facemyer Lumber Company, Inc.

Thereafter, by deed dated December 31, 2000, of record in the aforesaid Clerk's Office in Deed Book 397, page 543, Red Oak Timber & Land Company, Inc. conveyed the above described real estate unto Facemyer Lumber Company, Inc.

The above described real estate, designated as Tract Two, is the same real estate as conveyed unto Clay Spencer by Myles Spencer and others by deed dated May 2, 1956, of record in the Office of the Clerk of the County Commission of Roane County, West Virginia in Deed Book 182, page 97.

Thereafter, by deed dated July 21, 1980, of record in the aforesaid Clerk's Office in Deed Book 279, page 217, Cecil Clay Spencer conveyed the above described real estate unto Kettie Spencer.

Thereafter, Kettie Spencer died testate a resident of Roane County, West Virginia and by the terms of her Last Will and Testament dated August 29, 1972, of record in Will Book 24, page 7, devised the above described real estate, designated as Tract Two, unto Foster E. Spencer, Nancy Phillips, Iona Pospisil, Patricia Baughman and Nelson N. Spencer.

Thereafter, by deed dated July 29, 1994, of record in the aforesaid Clerk's Office in Deed Book 353, page 460, Foster E. Spencer and others conveyed the above described real estate unto Red Oak Timber and Land Company, Inc.

Thereafter, by deed dated December 31, 2000, of record in the aforesaid Clerk's Office in Deed Book 397, page 543, Red Oak Timber & Land Company, Inc. conveyed the above described real estate unto Facemyer Lumber Company, Inc.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

None.

B. Other Liens

None.

C. Rights of Way

Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

(Tract One)
Smithfield District - Roane County
Tax Ticket No. 20588
Account No. 63203101
Tax Map 19 Parcel 9
Facemyer Lumber Co Inc
209 Sur Duck Run (Managed Timber)
Land: \$ 26,840
Buildings: \$ -0-
Total: \$ 26,840
Class: 3
Taxes: \$214.56 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

Smithfield District - Roane County
Tax Ticket No. 20587
Account No. 63200901
Tax Map 19 Parcel 2
Facemyer Lumber Co Inc
44 Sur Henry Fork (Managed Timber)
Land: \$ 4,560
Buildings: \$ -0-
Total: \$ 4,560
Class: 3
Taxes: \$36.46 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

None.

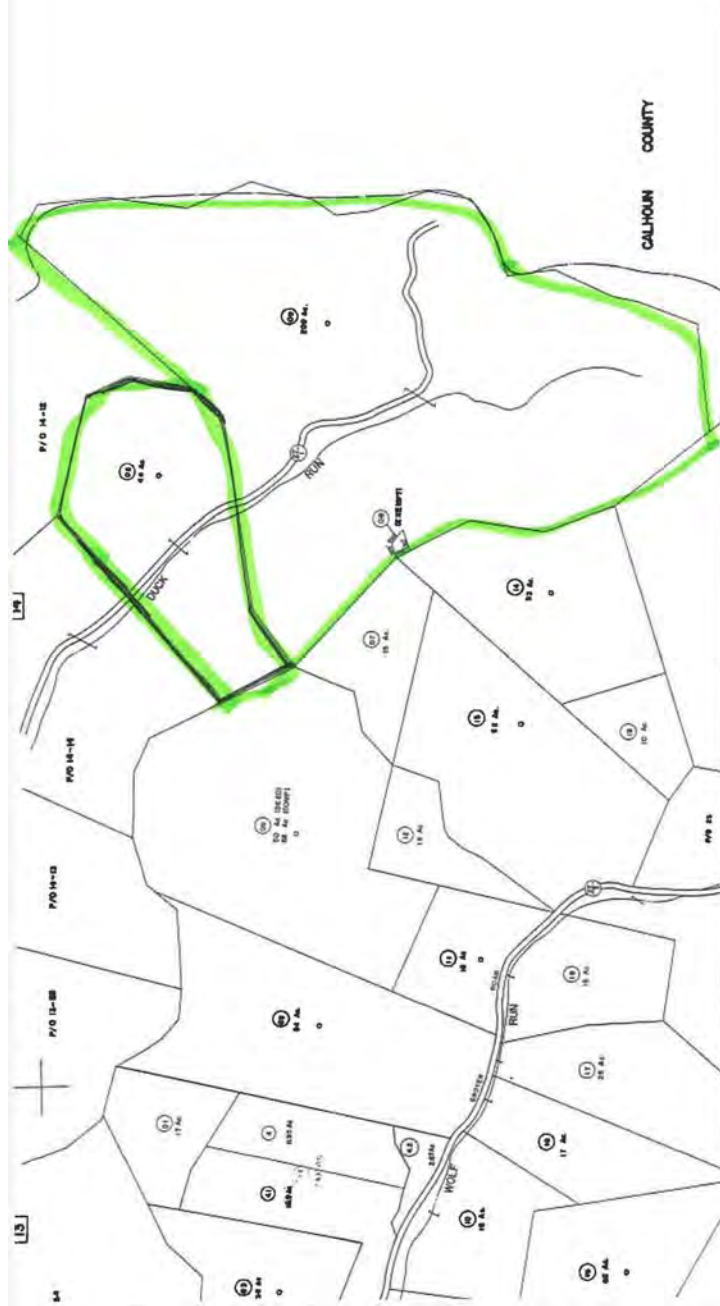
This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.
2. Unrecorded mechanic's and materialmen's lien.
3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Roane County, West Virginia.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.
5. Rights of claims of parties in possession not shown by the public records.
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.
7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.

~~ROBERT D. FISHER, ATTORNEY AT LAW~~

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Smithfield 19

TITLE REPORT - NICHOLAS COUNTY
MAP 8/PARCEL 90 (PROPERTY # 14)

ATTORNEY'S CERTIFICATE

TO: Facemyer Resources, LLC

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Resources, LLC, subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of that certain non-exclusive right of way over, across and upon that certain lot, tract or parcel of real estate, situate, lying and being in Hamilton District, Nicholas County, West Virginia, said right of way being a total width of thirty (30) feet, of which 13.5 feet in width runs parallel to the existing 16.5 foot right of way, the 13.5 foot portion of said right of way more particularly bounded and described as follows:

Beginning at a point at the southern right of way of Secondary 19/2 and the eastern edge of the existing 16.5 foot right of way and a corner to Calvin C. Martin and Kenneth C. Martin; thence with Secondary 19/2 and Martin N. 84-02 E. 13.55 feet to a point; thence crossing Martin Tract S. 11-08 E. 104.48 feet to a point; thence S. 7-46 E. 73.40 feet to a point; thence S. 5-56 W. 31.49 feet to a point in the property line of Martin and Land Use Corporation; thence with said line N. 67-55 W. passing a 1/2 inch iron rod found at 9.35 feet, in all 14.05 feet to a point at existing 16.5 foot right of way; thence with said right of way along eastern edge, N. 5-56 E. 25.96 feet to a point; thence N. 7-46 W. 71.38 feet to a point; thence N. 11-08 W. 105.30 feet to the place of beginning, containing 0.06 acre, more or less.

The above describe real estate is the same real estate as conveyed unto Facemyer Resources, LLC, a West Virginia Limited Liability Company, by Kenneth C. Martin and others by Right of Way Deed dated June 27, 2001, of record in the Office of the Clerk of the County Commission of Nicholas County, West Virginia, in Deed Book 405, page 401.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

None.

B. Other Liens

None.

C. Rights of Way

1. Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

2. The following rights of way may effect the parent tract:

(b) By instrument dated April 7, 1966, of record in Deed Book 216, page 9, Ira J. Martin and Gracie Martin granted an easement unto Monongahela Power Company.

(c) By instrument dated June 9, 1976, of record in Deed Book 267, page 713, Ira J. Martin and Gracie Martin granted an easement unto Monongahela Power Company.

(d) By instrument dated April 26, 1979, of record in Deed Book 278, page 750, Ira J. Martin and Gracie Martin granted an easement unto Monongahela Power Company.

(e) By instrument dated July 8, 1981, of record in Deed Book 290, page 268, Ira J. Martin and Gracie Martin granted an easement unto Bobby Houghton for a cable and the right to use the road that leads to the cable.

(f) By instrument dated January 10, 1985, of record in Deed Book 309, page 127, Ira J. Martin and Gracie Martin granted an easement unto West Virginia Telephone Company.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

Hamilton District - Nicholas County
Tax Ticket No. 9644
Account No. 7198
Tax Map 8 Parcel 90
Facemyer Resources, LLC
0.06 ACS Sur Millcreek
Land: \$ 120
Buildings: \$ -0-
Total: \$ 120
Class: 3
Taxes: \$1.18 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

None.

This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.
2. Unrecorded mechanic's and materialmen's lien.
3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Nicholas County, West Virginia.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.
5. Rights of claims of parties in possession not shown by the public records.
6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.

7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.


ROBERT D. FISHER, ATTORNEY AT LAW

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**TITLE REPORT - NICHOLAS COUNTY - MAP 13/PARCEL 51 &
MAP 14/PARCELS 1 & 6 (PROPERTIES # 15, 16 & 17)**

ATTORNEY'S CERTIFICATE

TO: Facemyer Resources, LLC

The undersigned hereby certifies that based on a personal examination of all public records affecting the title to real estate described under Schedule A hereof, which examination was for a period of fifty years and ending January 2, 2018, it is the opinion of the undersigned that the marketable fee simple title to said real estate is vested in Facemyer Resources, LLC, subject only to the liens and encumbrances on or requirements of title as shown under Schedule B below:

SCHEDULE A

DESCRIPTION OF REAL ESTATE

All of those certain lots, tracts or parcels of real estate, situate, lying and being in Hamilton District, Nicholas County, West Virginia, more particularly bounded and described as follows:

First Tract:

Parcel One:

Beginning at a chestnut on ridge and line to Araminta C. Hoover land and with same reversed S. 49 W. 102 poles to a birch corner to same thence N. 40 W. with a line of same to a poplar corner to Araminta and William C. Hoover lands and with William C. Hoover line 101 poles to a stake on top of the ridge between Shingle Tree Run and Mill Creek; thence a south course with said ridge 39 poles to a stake thence a southwest course and with a point ridge between the bridge hollow of Mill Creek and Mill Creek 54 poles to a corner to Henderson B. Hoover's land thence a southeast course with a line of Henderson B. Hoover's 34 poles to a chestnut oak pin oak and chestnut corner to the 111 survey; thence S. 43 E. 60 poles to two chestnuts and maple facing Birch River; thence N. 63 E. 280 poles to a stake on a line of a survey of 210 acres patented to B.A. Dodrill and now owned by David Evans and with a line of same N. 81 E. 120 poles to the beginning, containing one hundred and forty one acres, more or less (141), one tract of 111 acres and 30 acres to be taken off a tract of 110 acres making a total of 141 acres.

Parcel Two:

Beginning at a pin oak, chestnut Oak and chestnut; thence with Davis's line S. 43 E. 60 poles to two chestnuts and maple; thence N. 60 E. 218 poles to a Rock & Spruce on Shingle Tree Run and thence down with the meanders of same S. 48 W. 188 poles to a stake on the west side of Shingle Tree on the line leading from the poplar corner on Birch River to Beech and Lynn 20 poles south of same thence N. 20 poles to Beech and Lynn thence S. 80 W. 105 poles to a stake thence S. 60 W. 140 poles to stake on a line of the 1000 acre survey thence with same N. 49 E. 220 poles to the beginning, containing 68 acres, more or less.

Therefore, there is containing in First Tract by Assessment 190 acres, more or less.

Second Tract:

Parcel One:

Beginning at a small black oak on top of ridge between Old House Run and School House Run; thence N. 55 W. 90 poles to a small chestnut oak on a clay bank near the head of Rock Lick Hollow; thence N. 45 E. 92 poles to a gum and pointers in Bridge Hollow; thence S. 55 E. 104 poles to two small black oaks and pin oak on a line of the original survey patented to John Brown Dec. 1, 1856 and with said line S. 57 W. 110 poles to the beginning, containing 60 acres, more or less

Parcel Two:

Beginning at a black gum on a rock house and pointers corner to said 60 acre tract; thence with a line of said tract reversed N. 45 E. to the Coal Bank hollow; thence down said hollow about 6 poles to a large rock on a bank and a large spruce tree on same; thence N. 45 E. 40 rod to a corner to Fayette Fox land and with line of same to the land of J.L. Davis and with Davis' line a southeast course to the said original survey patented to John Brown; thence S. 57 E. and with the line of same to two small black oaks and pin oak, a corner to 60 acre tract and with a line of same reversed S. 55 E. 104 poles to the beginning, containing 35 acres, more or less.

Parcel Three:

An easement and right of way for a road 1 rod wide, appurtenant to the aforesaid real estate, conveyed by J.W. Burrough et ux to J.L. Davis, by deed dated April 8, 1920, of record in the Office of the Clerk of the County Commission of Nicholas County, West Virginia, in Deed Book No. 67, page 214 described as follows:

"through the farm now owned by first parties (Burroughs) from near the residence of J.L. Davis on the location now in use through the public road near J.W. Burrough's residence, same to be a gateway, gates to be kept up by second party (Davis) and to be kept closed so as to protect stock and crops on farm".

The above described real estate is the same real estate as conveyed unto Facemyer Resources, LLC by Robert D. Fisher, Successor Special Commissioner, Kenneth J. Barnett, Special Commissioner and Gregory A. Tucker, Special Commissioner, by Deed dated January 5, 2001, of record in the Office of the Clerk of the County Commission of Nicholas County, West Virginia, in Deed Book 401, page 43.

SCHEDULE B

DEFECTS, LIENS AND ENCUMBRANCES

A. Deeds of Trust

None.

B. Other Liens

None.

C. Rights of Way

Subject to all valid easements and rights of way of record or which might be ascertained by an on-site inspection of the premises.

D. Mineral Reservations

Subject to all reservations and conveyances of oil, gas and minerals as reserved or conveyed by predecessors in the chain of title.

E. Real Estate Taxes

The subject real estate is assessed for taxes for the year 2018 as follows:

(First Tract: Parcel One and Parcel Two)
Hamilton District - Nicholas County
Tax Ticket No. 9647
Account No. 794
Tax Map 14 Parcel 6
Facemyer Resources, LLC
190 ACS Sur- R/W Shingle Tree
Land: \$ 102,540
Buildings: \$ -0-
Total: \$ 102,540
Class: 3
Taxes: \$1,006.74 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Second Tract: Parcel One)
Hamilton District - Nicholas County
Tax Ticket No. 9645
Account No. 7503
Tax Map 13 Parcel 51
Facemyer Resources, LLC
60 ACS Sur Mill Ck
Land: \$ 17,820
Buildings: \$ -0-
Total: \$ 17,820
Class: 3
Taxes: \$174.96 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

(Second Tract: Parcel Two)
Hamilton District - Nicholas County
Tax Ticket No. 9646
Account No. 7587
Tax Map 14 Parcel 1
Facemyer Resources, LLC
35 ACS Sur Mill Ck
Land: \$ 13,860
Buildings: \$ -0-
Total: \$ 13,860
Class: 3
Taxes: \$136.08 a half year.

The 2018 taxes are not paid, are due and payable and now constitute a lien upon the subject real estate.

F. Other Items

As to Tract One, the same is assessed as containing 190 acres, more or less, and is described in the deed as containing 141 acres (First Tract) and 68 acres (Second Tract), which is a total of 209 acres.

However, the tax maps have mapped the same as containing 244 acres, more or less.

This opinion is made subject to the following:

1. Any set of facts that might be shown by an accurate survey or physical inspection of the premises.
2. Unrecorded mechanic's and materialmen's lien.
3. Omissions or inaccuracies in the indices of the records of the Clerk of the County Commission of Nicholas County, West Virginia.

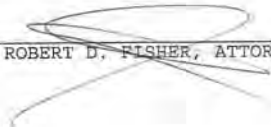
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof.

5. Rights of claims of parties in possession not shown by the public records.

6. Any lien or right to a lien or potential liability arising from any State or Federal "environmental protection", "wetlands" or "hazardous material" statute not of record in the aforesaid Clerk's offices as of the date of this opinion. If either of these is a concern, it is suggested you conduct a diligent inquiry prior to obtaining any ownership interest.

7. This Preliminary Title Report has been prepared for the purposes of the party to whom it is directed, and is not to be relied upon by any other person, lending institution, corporation, partnership or entity, other than to whom the same is directed.

Given under my hand this 2nd day of January, 2019.


ROBERT D. FISHER, ATTORNEY AT LAW

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