

REAL ESTATE AUCTION

Sun Valley Addition to St. Albans,
Kanawha County, West Virginia

Near Coal River & Riverlake Estates Off
Pennsylvania Avenue

65 ± Acres Plus 20 ± Lots

Utilities at Street ~ No Zoning ~ Title Report Available

Subdivision ~ Urban Deer Camp ~ Retreat

Property Fronts Sun Valley Drive,

Wistful Vista Way & Delray Drive

Owner May Accept Offers on Individual Lots Before Auction

PROPERTY INFORMATION PACKAGE

10% BUYER'S PREMIUM APPLIES

Saturday, September 28, 2019 at 11:05 am

Location of Auction To Be Determined

Jay Goldman, Auctioneer #1291/Broker

Mary Staples, Auctioneer #1756

1014 Bridge Road

Charleston, West Virginia 25314

(304) 343-5695

www.goldmanassociates.org





SUMMARY OF PROPERTIES TO BE SOLD

<u>Tax District</u>	<u>Parcel # in Title</u>	<u>DB/PG</u>	<u>Map</u>	<u>Parcel</u>	<u>Description</u>
Jefferson	Parcel 4	1729/397	7	2	6.69 Acres
Jefferson	Parcel 1/Tract 2	2464/887	7	4	13.12 Acres
Jefferson	Parcel 1/Tract 1	2464/887	7B	9	1.78 Acres
Jefferson	Parcel 2	2518/832	7B	9.1	1.02 Acres
Jefferson	Parcel 6	2383/019	7B	115	Lot 8, Country Club
Jefferson	Parcel 6	2383/019	7B	116	Lot 7, Country Club
Jefferson	Parcel 6	2383/019	7B	117	Lot 6, Country Club
Jefferson	Parcel 3	1679/120	7B	141	Lot 121, Sun Valley
Jefferson	Parcel 1/Tract 1	2464/887	7B	151.5	0.67 Acres
Jefferson	Parcel 4	1729/397	7B	153	Lot 3, Sun Valley
Jefferson	Parcel 4	1729/397	7B	154	Lot 4, Sun Valley
Jefferson	Parcel 4	1729/397	7B	155	Lot 5, Sun Valley
Jefferson	Parcel 4	1729/397	7B	156	Lot 6, Sun Valley
Jefferson	Parcel 4	1729/397	7B	157	Lot 7, Sun Valley
Jefferson	Parcel 4	1729/397	7B	158	Lot 8, Sun Valley
Jefferson	Parcel 4	1729/397	7B	159	Lot 9, Sun Valley
Jefferson	Parcel 4	1729/397	7B	160	Lot 10, Sun Valley
Jefferson	Parcel 4	1729/397	7B	161	Lot 11, Sun Valley
Jefferson	Parcel 4	1729/397	7B	162	Lot 12, Sun Valley
Jefferson	Parcel 4	1729/397	7B	164	Lot 14, Sun Valley
Jefferson	Parcel 4	1729/397	7B	165	Lot 15, Sun Valley
Jefferson	Parcel 4	1729/397	7B	166	Lot 16, Sun Valley
Jefferson	Parcel 4	1729/397	7B	167	Lot 17, Sun Valley
Jefferson	Parcel 4	1729/397	7B	168	Lot 18, Sun Valley
Jefferson	Parcel 4	1729/397	7B	169	Lot 19, Sun Valley
Jefferson	Parcel 4	1729/397	7B	171	Lot 1, Sun Valley
Jefferson	Parcel 5	1457/563	11	2	43.88 Acres

TABLE OF CONTENTS

NOTICE TO BIDDERS/BUYER'S PREMIUM.....	1
PROCEDURES FOR PURCHASING AT AUCTION	2-3
EXECUTIVE SUMMARY	4
DIRECTIONS FROM CHARLESTON AREA.....	5
DIRECTIONS FROM HURRICANE AREA.....	6
ADVERTISEMENT	7
AREA MAP	8
GOOGLE EARTH AERIAL AREA PHOTOGRAPH.....	9
NEIGHBORHOOD MAP	10
GOOGLE EARTH AERIAL NEIGHBORHOOD PHOTOGRAPH.....	11
GOOGLE EARTH AERIAL PHOTOGRAPH	12
KANAWHA COUNTY ASSESSOR'S GIS MAP	13
MAP 7/PARCEL 2 GIS MAP, TAX TICKET & FLOOD MAP	14-16
MAP 7/PARCEL 4 GIS MAP, TAX TICKET & FLOOD MAP	17-19
MAP 7B/PARCEL 9 GIS MAP, TAX TICKET & FLOOD MAP	20-22
MAP 7B/PARCEL 9.1 GIS MAP, TAX TICKET & FLOOD MAP	23-25
MAP 7B/PARCEL 115 GIS MAP, TAX TICKET & FLOOD MAP	26-28
MAP 7B/PARCEL 116 GIS MAP, TAX TICKET & FLOOD MAP	29-31
MAP 7B/PARCEL 117 GIS MAP, TAX TICKET & FLOOD MAP	32-34
MAP 7B/PARCEL 141 GIS MAP, TAX TICKET & FLOOD MAP	35-37
MAP 7B/PARCEL 151.5 GIS MAP, TAX TICKET & FLOOD MAP	38-40
MAP 7B/PARCEL 153 GIS MAP, TAX TICKET & FLOOD MAP	41-43
MAP 7B/PARCEL 154 GIS MAP, TAX TICKET & FLOOD MAP	44-46
MAP 7B/PARCEL 155 GIS MAP, TAX TICKET & FLOOD MAP	47-49
MAP 7B/PARCEL 156 GIS MAP, TAX TICKET & FLOOD MAP	50-52
MAP 7B/PARCEL 157 GIS MAP, TAX TICKET & FLOOD MAP	53-55
MAP 7B/PARCEL 158 GIS MAP, TAX TICKET & FLOOD MAP	56-58
MAP 7B/PARCEL 159 GIS MAP, TAX TICKET & FLOOD MAP	59-61
MAP 7B/PARCEL 160 GIS MAP, TAX TICKET & FLOOD MAP	62-64
MAP 7B/PARCEL 161 GIS MAP, TAX TICKET & FLOOD MAP	65-67
MAP 7B/PARCEL 162 GIS MAP, TAX TICKET & FLOOD MAP	68-70

MAP 7B/PARCEL 164 GIS MAP, TAX TICKET & FLOOD MAP	71-73
MAP 7B/PARCEL 165 GIS MAP, TAX TICKET & FLOOD MAP	74-76
MAP 7B/PARCEL 166 GIS MAP, TAX TICKET & FLOOD MAP	77-79
MAP 7B/PARCEL 167 GIS MAP, TAX TICKET & FLOOD MAP	80-82
MAP 7B/PARCEL 168 GIS MAP, TAX TICKET & FLOOD MAP	83-85
MAP 7B/PARCEL 169 GIS MAP, TAX TICKET & FLOOD MAP	86-88
MAP 7B/PARCEL 171 GIS MAP, TAX TICKET & FLOOD MAP	89-91
MAP 11/PARCEL 2 GIS MAP, TAX TICKET & FLOOD MAP	92-94
DEED BOOK 1457/PAGE 563	95-96
DEED BOOK 1679/PAGE 120	97-99
DEED BOOK 1729/PAGE 397	100-102
DEED BOOK 2383/PAGE 19	103-104
DEED BOOK 2464/PAGE 887	105-107
DEED BOOK 2518/PAGE 832	108-109
TITLE OPINION DATED MAY 23, 2019.....	110-126
UNDATED MAP SHOWING RESUB LOTS 3-18 SUN VALLEY	127
PARTIAL SURVEY (MAP BOOK 64/PAGE 16).....	128
SUN VALLEY ADDITION TO ST. ALBANS MAP DATED 3/20/1955	129
MANNER/TERMS OF SALE/BUYER'S PREMIUM/PROPERTY INSPECTIONS.....	130
BROKER REGISTRATION RULES	131
BROKER REGISTRATION AGREEMENT	132-133
NOTICE OF AGENCY RELATIONSHIP.....	134
ABSENTEE BID INSTRUCTIONS.....	135
ABSENTEE BID FORM.....	136
CONTRACT OF SALE	137-143
NOTICE OF AGENCY RELATIONSHIP	144

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 at the Public Auction to be held at a location to be determined on Saturday, September 28, 2019 at 11:05 a.m. 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 County of Kanawha, West Virginia, and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate.

The property for sale is 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 ten percent (10%) Buyer's Premium shall be added to the high bid and the final sales price will include that amount.

PROCEDURES FOR PURCHASING AT AUCTION

Announcements made by the auctioneer from the podium at the time and place of sale shall take precedence over ALL printed materials.

Thank you for your interest in this auction! If you are unfamiliar with buying real estate at auction, here is an easy to follow set of instructions on how to participate:

BIDDERS' REGISTRATION

1. Upon arriving at the auction site seek out one of the members of the auction staff to find out where to register.
2. At the registration desk you will be asked to fill out a bid card. Once completed, you will receive a bid number for the auction. You must present positive photo identification, which will be a valid driver's license.
3. You will be asked to show us your deposit, which may be in the form of cash, cashiers, personal, or certified check. We must see your deposit prior to the auction to make sure that everything is in order and that you are, in fact, a qualified bidder.

BIDDING PROCESS

Bidding is a simple process that can be accomplished through one of the following ways. The most important rule is to listen closely to the Auctioneer. When the Auctioneer is calling out bids to the crowd, you can increase your bid by:

1. Raising your bid card in the air;
2. Shouting your bid out to the auctioneer verbally;
3. Having one of the auction staff place your bid for you; or
4. Communicating a signal to the auctioneer that has been arranged prior to the auction.

Conduct of the auction in increments of bidding is at the direction and discretion of the Auctioneer. If you have any questions about the auction, property, procedures, or anything else, do not hesitate to ask.

POST AUCTION:

Upon completion of the auction when the auctioneer says "SOLD", the winning bidder will immediately be required to sign the Contract of Sale and post the proper deposit. At this time, instructions regarding closing of the sale will be thoroughly explained to you and any questions will be answered.

If you have any additional questions, please direct them to any of the auction staff members present or call our offices at (304) 343-5695.

EXECUTIVE SUMMARY

PROPERTY LOCATION: Sun Valley Addition, Near Coal River & Riverlake Estates off Pennsylvania Avenue, St. Albans, Kanawha County, West Virginia 25177

OWNER: Carmar Corporation

LEGAL DESCRIPTION: Please See Individual Tax Tickets for Parcels

PROPERTY DESCRIPTION: The property includes 27 tax parcels identified in the Jefferson Tax District of Kanawha County. The properties front along Sun Valley Drive, Wistful Vista Way and Delray Drive. There is no zoning on the properties and utilities are available at the street.

BUILDING AREA: There are no improvements on the property.

LAND AREA: 65 ± Acres Plus Approximately 20 Lots

SALE LOCATION: To Be Determined

BUYER'S PREMIUM: 10%

TAX DATA: 2018 Tax Assessment/2019 Taxes
Jefferson Tax District
Map 7/Parcels 2 & 4; Map 7B/Parcels 9, 9.1, 115, 116, 117, 141, 151.5, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 164, 165, 166, 167, 168, 169 & 171; Map 11/Parcel 2

Land	\$	228,150.00
Building		0.00
Total	\$	228,150.00

Class III Tax Rate		0.015118
Total Annual Taxes	\$	5,748.64
Assessor's Appraised Value	\$	380,250.00

The individual tax tickets for each parcel are located within this Property Information Package. (See Pages 14-94)

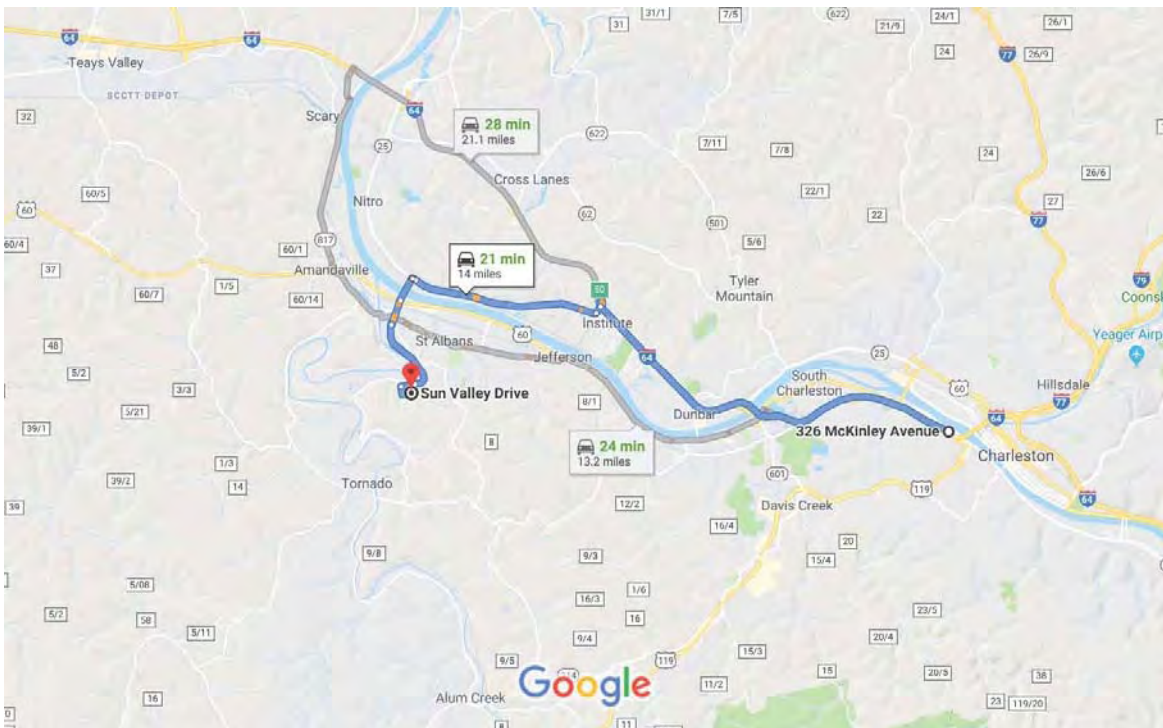
ZONING: None

DIRECTIONS TO PROPERTY FROM CHARLESTON AREA

Traveling I-64 West From Charleston Area

Head West on I-64, Travel Past South Charleston & Dunbar Exits

Take Exit 50 for WV-25 Toward Institute	0.4 Miles
Turn Right onto WV-25 W	3.3 Miles
Keep Left to Continue on Center Street	325 Feet
Turn Left onto State Route 25 Spur/Center Street	0.4 Miles
Continue Straight onto 3 rd Street	0.5 Miles
Turn Right Onto 9 th Avenue	95 Feet
Turn Left onto Pennsylvania Avenue	1.4 Miles
Turn Left onto Lakewood Drive	0.3 Miles
Turn Left Onto Sun Valley Drive	0.3 Miles



DIRECTIONS TO PROPERTY FROM HURRICANE AREA

Traveling I-64 East From Hurricane Area

Head East on I-64, Travel Past Teays Valley & Crooked Creek Exits

Take Exit 44 Toward US 35/St. Albans

0.6 Miles

Turn Right onto WV 817 S/Winfield Road

3.1 Miles

Continue onto W. Main Street

1.3 Miles

W. Main St Turns Right & Becomes Kanawha Terrace

0.2 Miles

Turn Right onto Pennsylvania Avenue

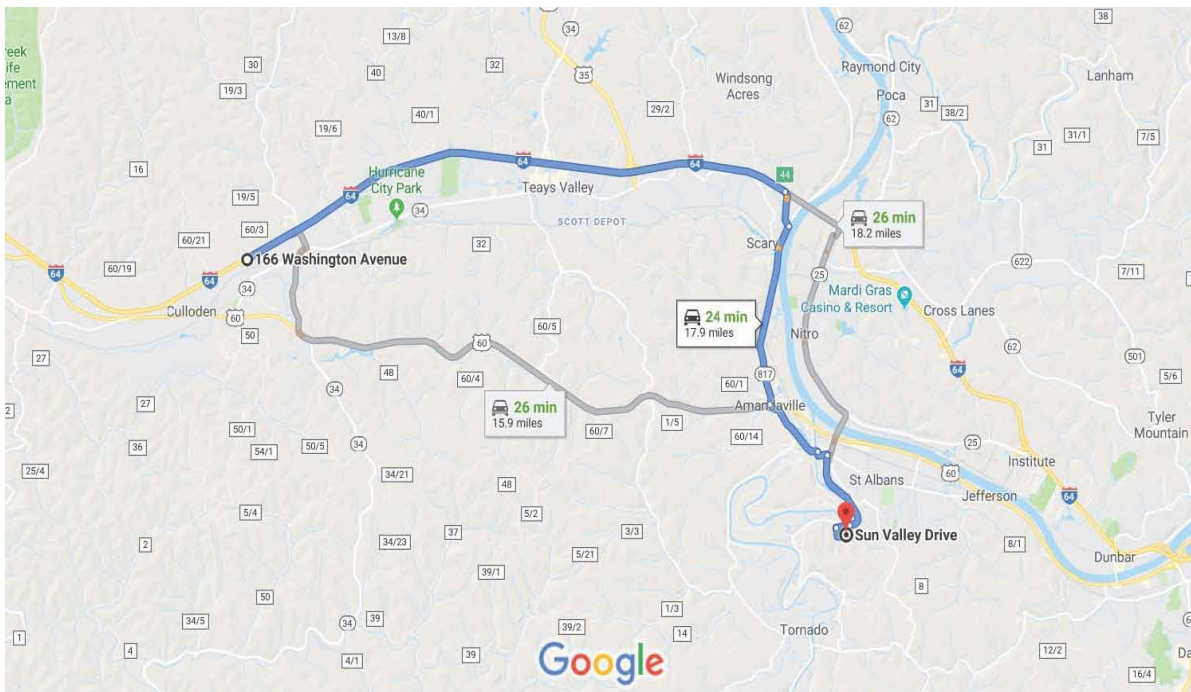
1.5 Miles

Turn Left onto Lakewood Drive

0.3 Miles

Turn Left Onto Sun Valley Drive

0.3 Miles



ADVERTISEMENT

GOLDMAN ASSOCIATES

Real Estate Auction

Saturday, September 28, 2019

Auction Time at 11:05 am

Location of the auction will be posted at a later date.

Sun Valley Addition St. Albans, WV -

Near Coal River and Riverlake Estates

Off Pennsylvania Avenue

- 65 +/- wooded acres, plus approximately 20 lots
- Utilities at the street
- No zoning – Title report available
- Subdivision/Urban Deer Camp/Retreat
- The property fronts on Sun Valley Drive; Wistful Vista Way; and Delray Drive
- The owner may accept offers on individual lots before the auction

For More Detailed Information and Bidding Instructions Go To:

www.goldmanassociates.org/auctions.html

10% Buyer's Premium Applies

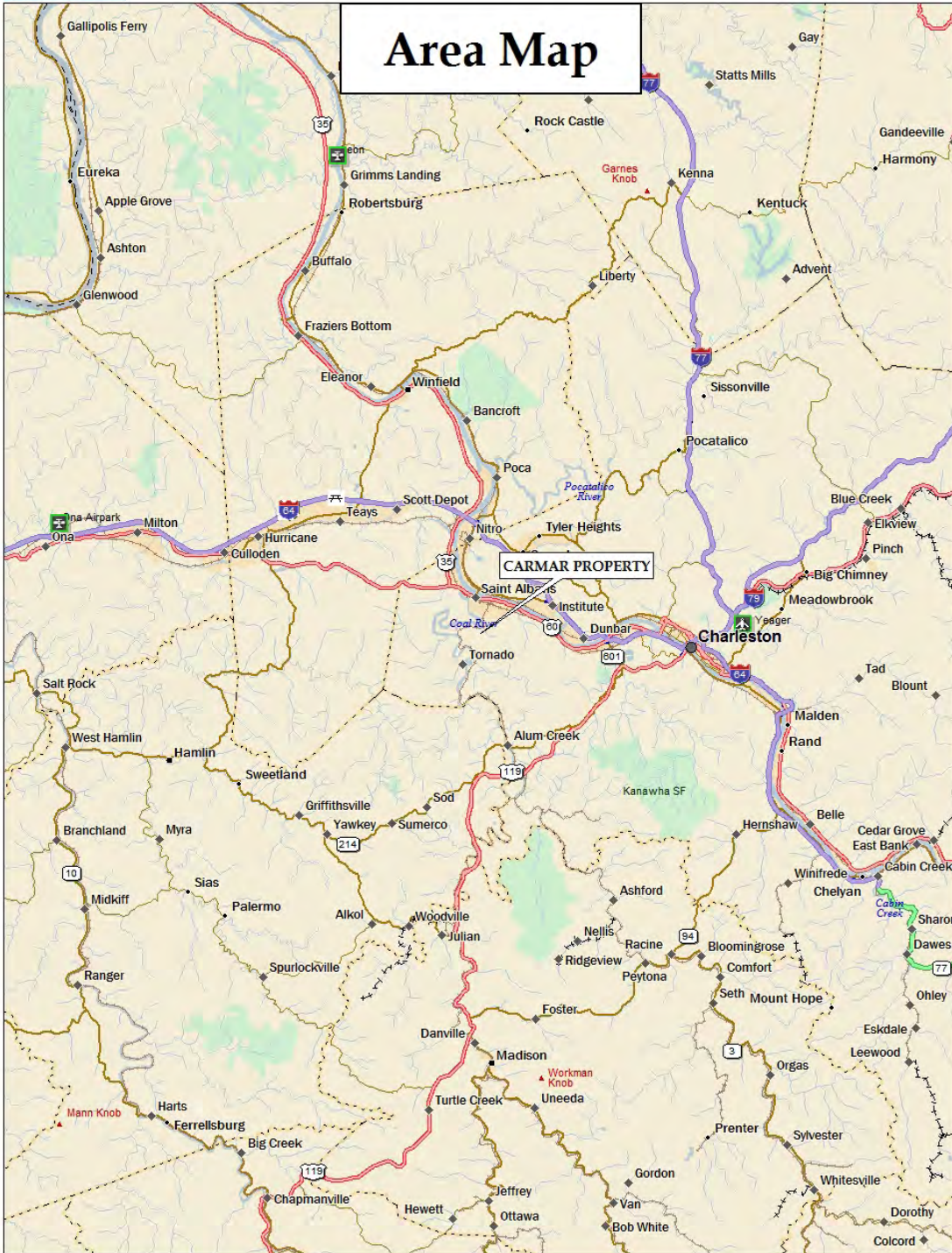
Jay Goldman, Auctioneer #1291/Broker
304-343-5695
www.goldmanassociates.org
1014 Bridge Road, Charleston, WV 25314



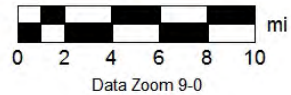
AREA MAP



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www.delorme.com



Data Zoom 9-0

GOOGLE EARTH AERIAL AREA PHOTOGRAPH

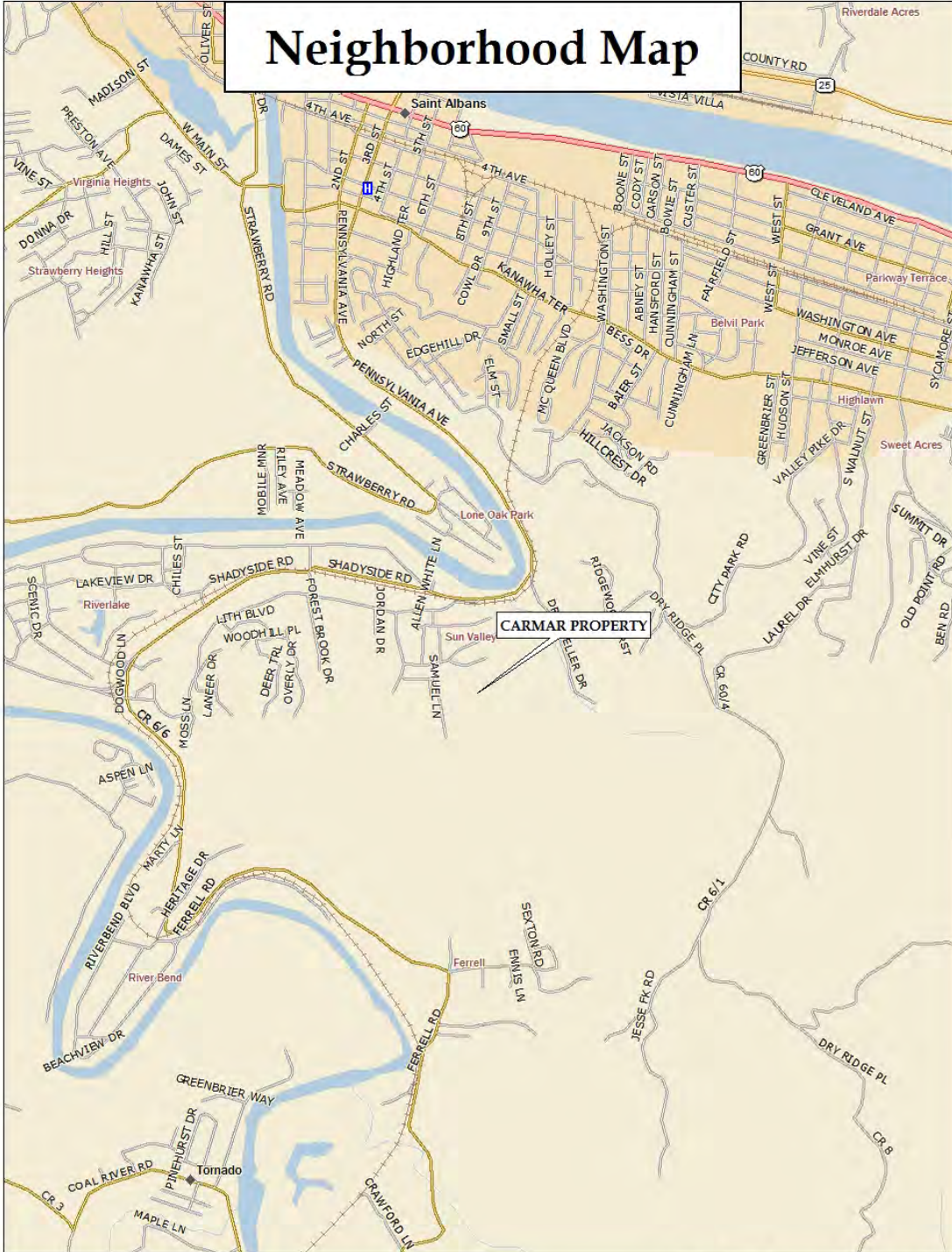


NEIGHBORHOOD MAP

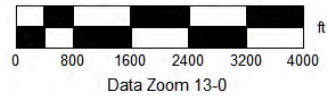


DeLorme Street Atlas USA® 2011

Neighborhood Map



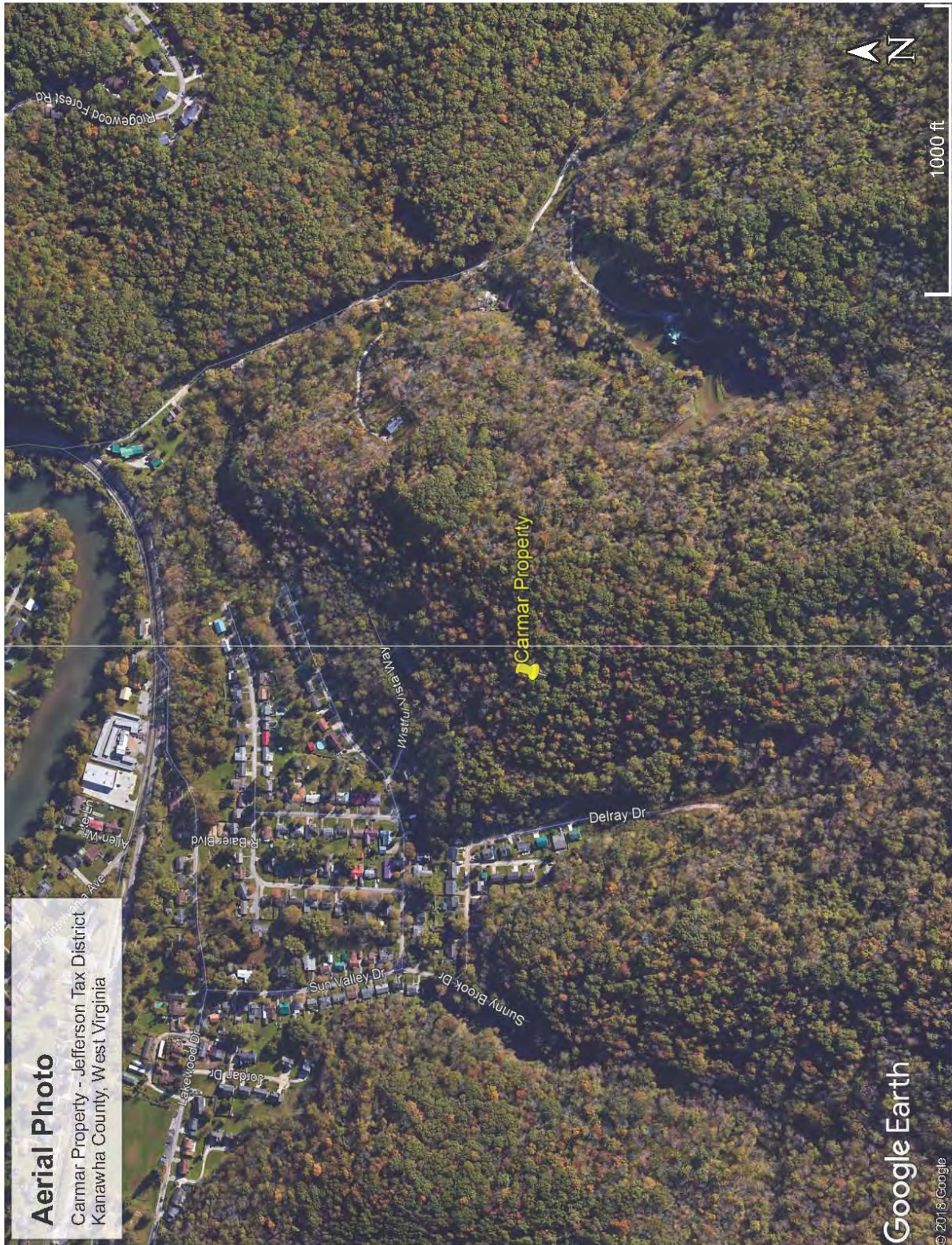
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www.delorme.com



GOOGLE EARTH AERIAL NEIGHBORHOOD PHOTOGRAPH



GOOGLE EARTH AERIAL PHOTOGRAPH



KANAWHA COUNTY ASSESSOR'S GIS MAP



Kanawha County Assessor's Office

For Tax Purposes Only

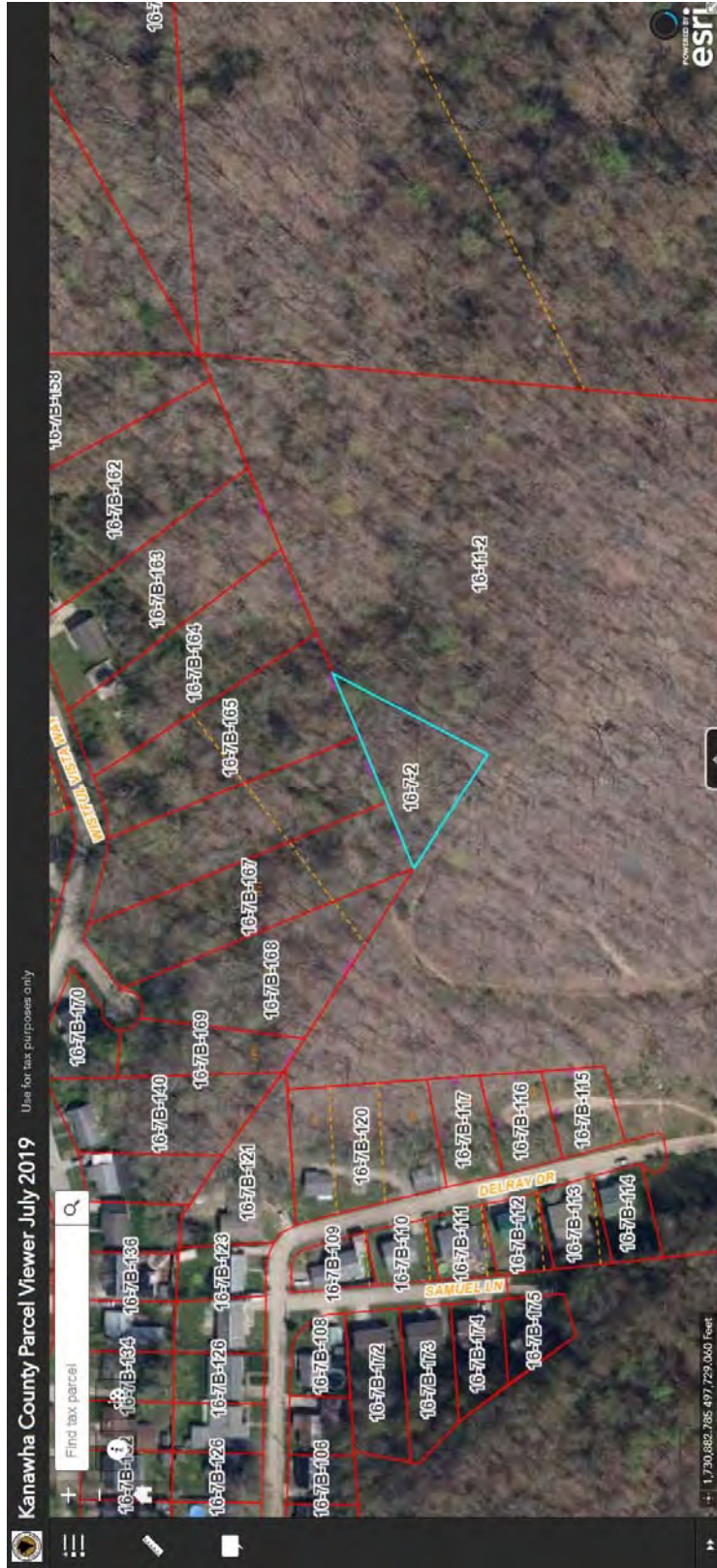
All finished tax maps created by provision of West Virginia law and are the property of the county assessors who created them. The reproduction, copying, distribution, sale, or lease of such maps or copies thereof without the written permission of the respective county assessor is prohibited by law.

Date: 8/20/2010



1 inch = 266 feet

KANAWHA COUNTY ASSESSOR'S GIS - MAP 7/PARCEL 2



SHERIFF'S 2019 TAX TICKET - MAP 7/PARCEL 2

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 06781253
 Ticket #: 0000068552 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	6-69/100A M/L INDIAN CK SUN VALLEY ADN <hr/> Map/Parcel: 7 / 0002 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	51140	51140	
Building	0	0	
Total	51140	51140	644.26

AMOUNTS DUE: **First Half:** **628.15** **Second Half:** **628.15** **Total Due:** **1256.30**
 If paid by: **09/01/2019** **If paid by:** **03/01/2020** **If paid by:** **09/01/2019**

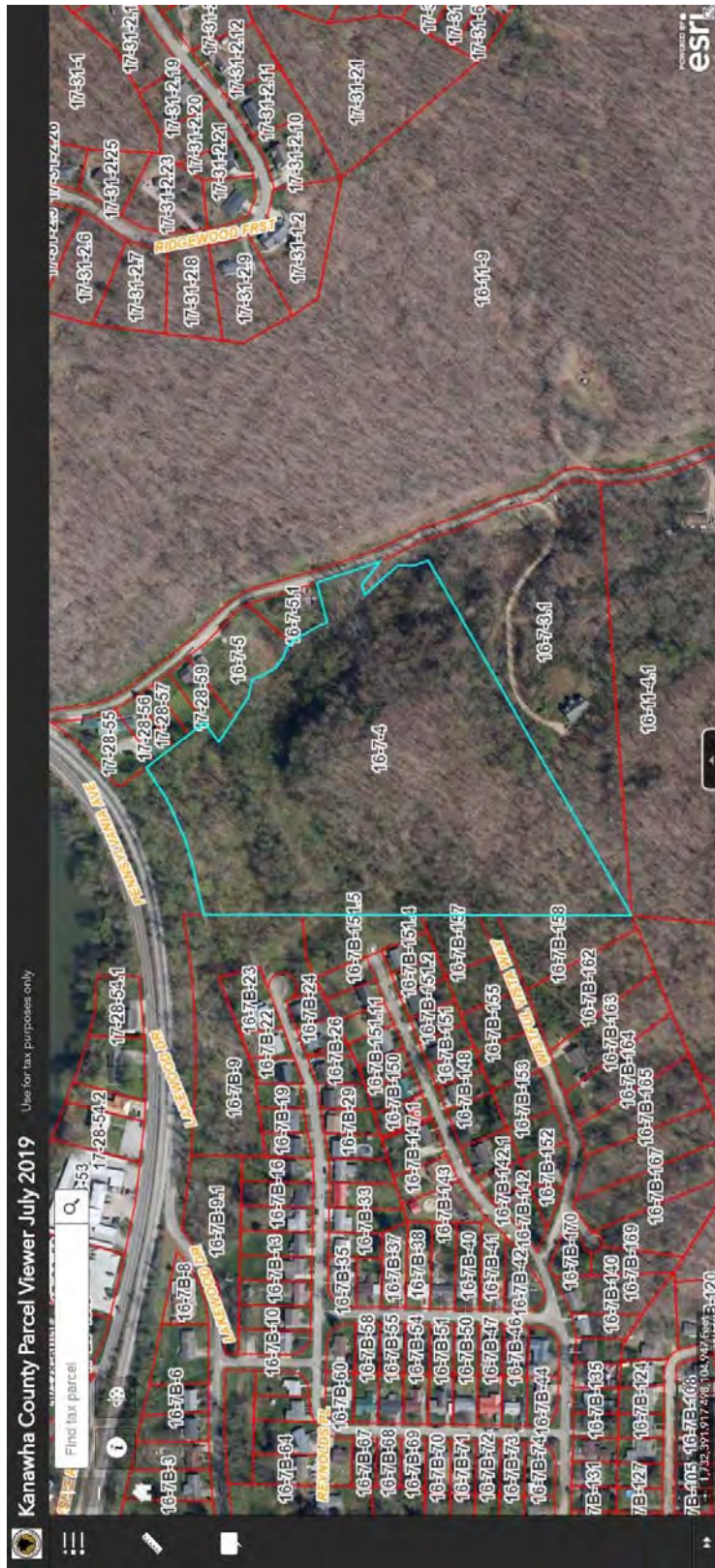
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301

Or call (304) 357-0210 with questions.

KANAWHA COUNTY ASSESSOR'S GIS - MAP 7/PARCEL 4



SHERIFF'S 2019 TAX TICKET - MAP 7/PARCEL 4

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 06776937
 Ticket #: 0000068553 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	13-12/100A INDIAN CK <hr/> Map/Parcel: 7 / 0004 0000 0000 Lot Size: Acreage: Book: 2464 Page: 0887

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	100210	100210	
Building	0	0	
Total	100210	100210	1262.45

AMOUNTS DUE: First Half: **1230.89** If paid by: **09/01/2019** Second Half: **1230.89** If paid by: **03/01/2020** Total Due: **2461.78** If paid by: **09/01/2019**

PAYMENTS RECEIVED:

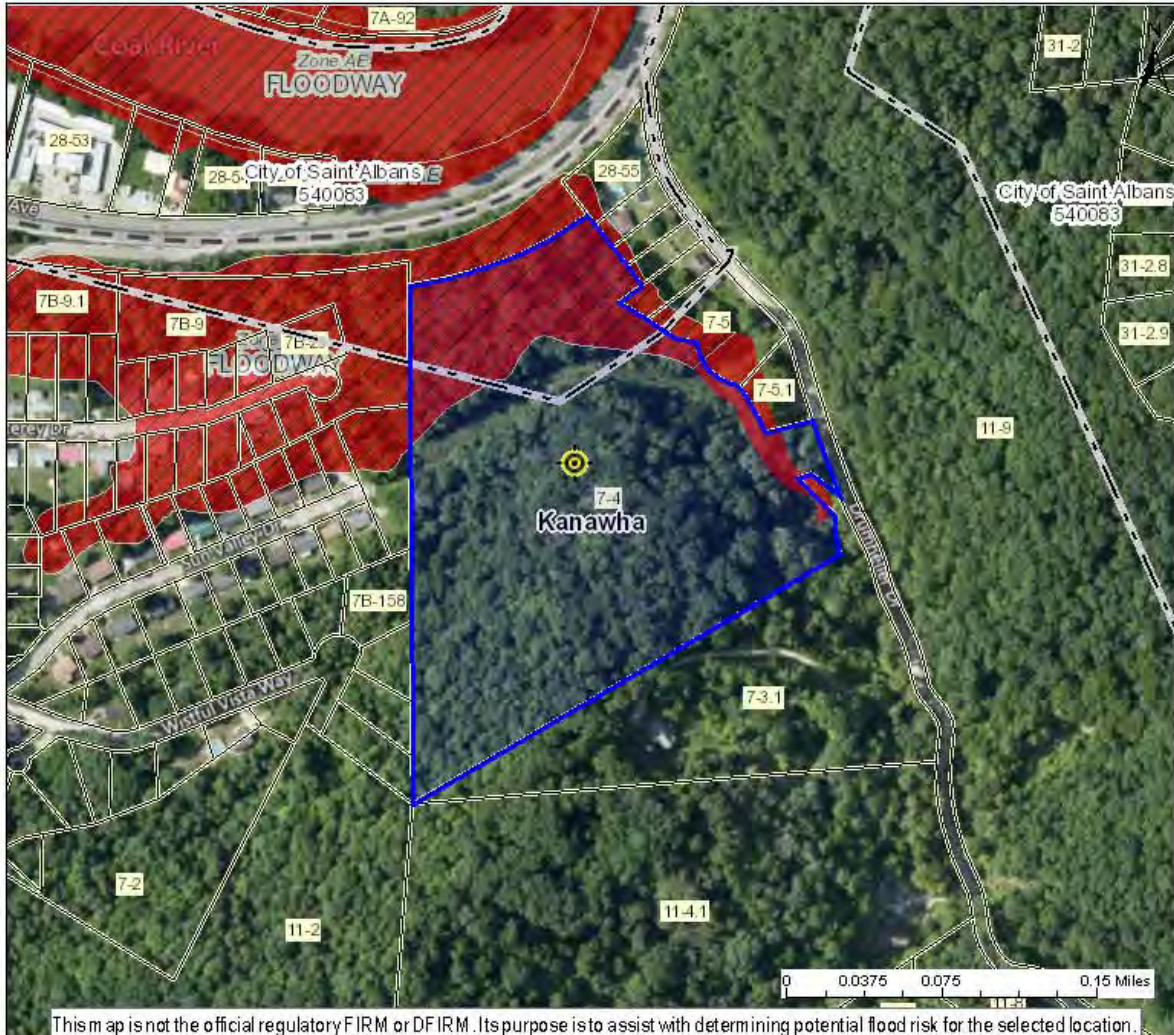
	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301

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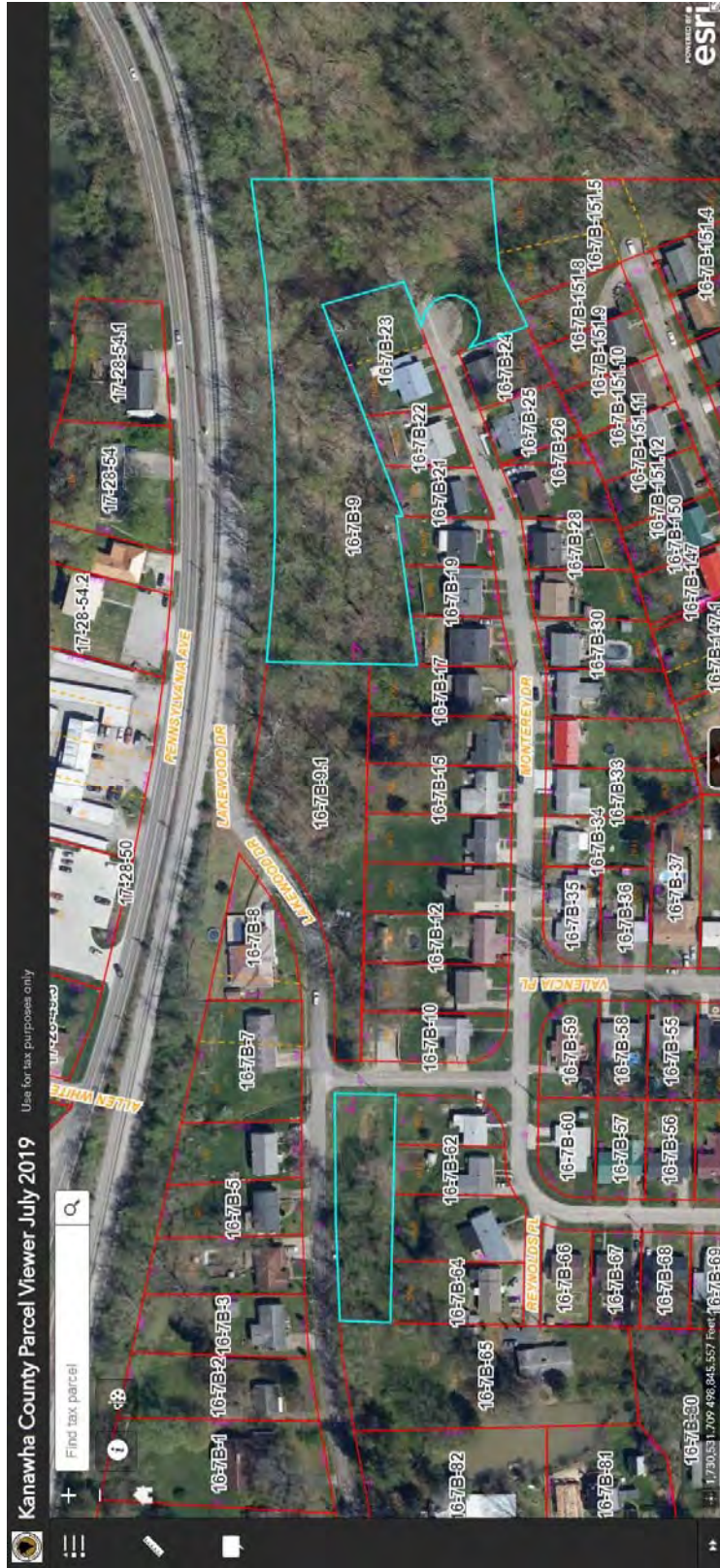
WV FLOOD TOOL MAP - MAP 7/PARCEL 4

Jefferson Tax District - Map 7/Parcel 4



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</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>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 688 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.826338, 38.366940)</p> <p>Parcel ID: 20-16-0007-0004-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 9



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 9

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 06750704
 Ticket #: 0000068554 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	1-78/100A M/L SUN VALLEY ADN LES H 80X103 <hr/> Map/Parcel: 7B / 0009 0000 0000 Lot Size: Acreage: Book: 2464 Page: 0887

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2820	2820	
Building	0	0	
Total	2820	2820	35.53

AMOUNTS DUE: First Half: **34.64** If paid by: **09/01/2019** Second Half: **34.64** If paid by: **03/01/2020** Total Due: **69.28** If paid by: **09/01/2019**

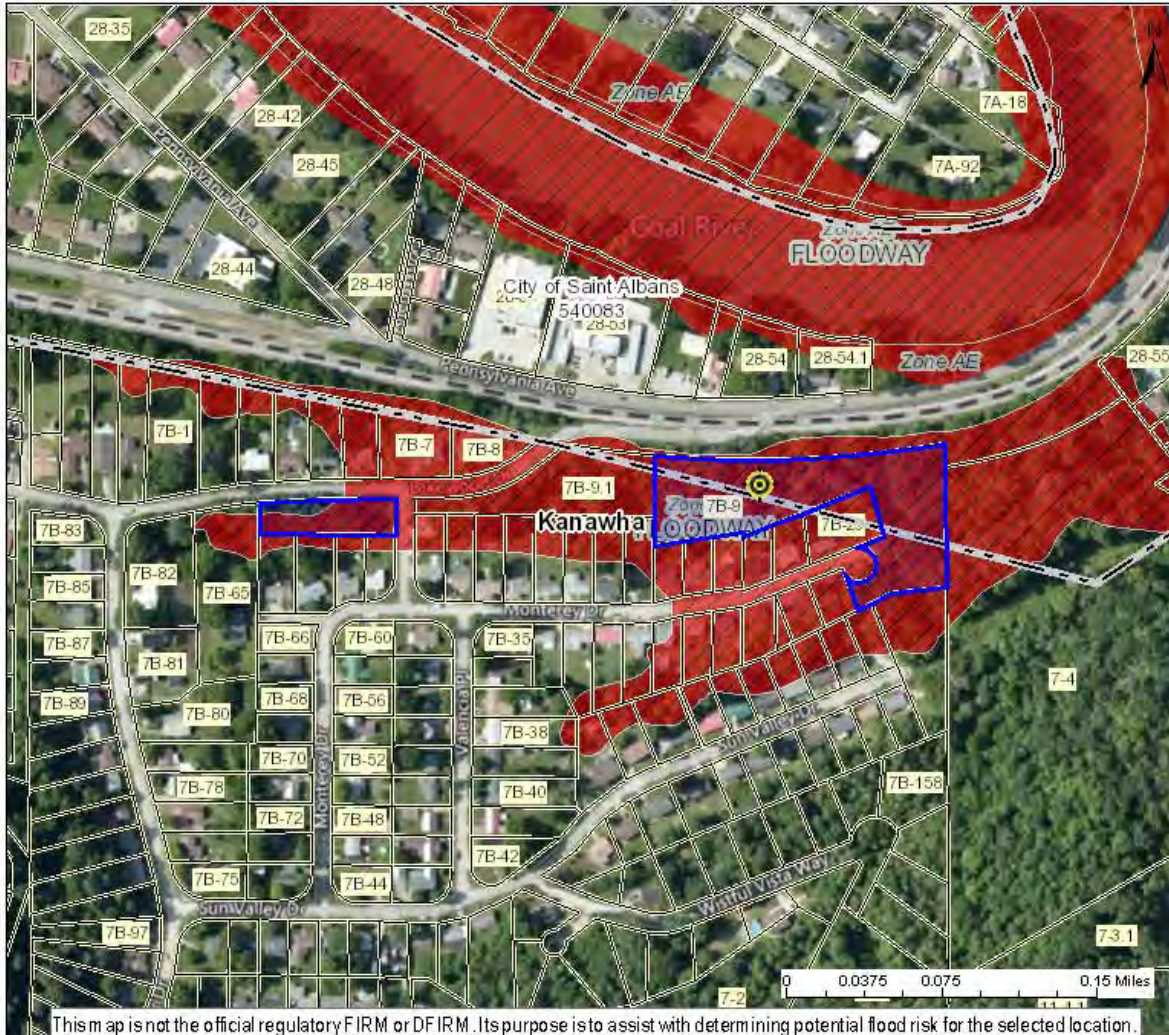
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 9

Jefferson Tax District - Map 7B/Parcel 9



Map created on 8/28/2019

<p>Flood Info Location</p> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> FEMA Effective Levee-Protec... Area 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>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE <p>Flood Hazard Area: Location is WITHIN the FEMA 100-year floodplain and floodway.</p> <p>Flood Hazard Zone: AE (Floodway)</p> <p>Stream: Indian Creek</p> <p>Watershed (HUC8): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 569 ft (Source: USACE 2009)</p> <p>Community Name: City of Saint Albans</p> <p>Community ID: 540083</p> <p>Location (long, lat): (-81.828805, 38.367823)</p> <p>Parcel ID: 20-16-007B-0009-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 9.1



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 9.1

**Kanawha County Sheriff's Tax Office
Kanawha County Real Property**



Tax Year: 2019 Account Number: 07584784
Ticket #: 0000068562 Taxpayer I.D.:
District: 16 - JEFFERSON

Property Owner	Property Description
CARMER CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	1-2/100A M/L SUN VALLEY ADN Map/Parcel: 7B / 0009 0001 0000 Lot Size: Acreage: Book: 2518 Page: 0832

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	1860	1860	
Building	0	0	
Total	1860	1860	23.43

AMOUNTS DUE: First Half: **22.84** Second Half: **22.84** Total Due: **45.68**
 If paid by: **If paid by:** **If paid by:**
 09/01/2019 **03/01/2020** **09/01/2019**

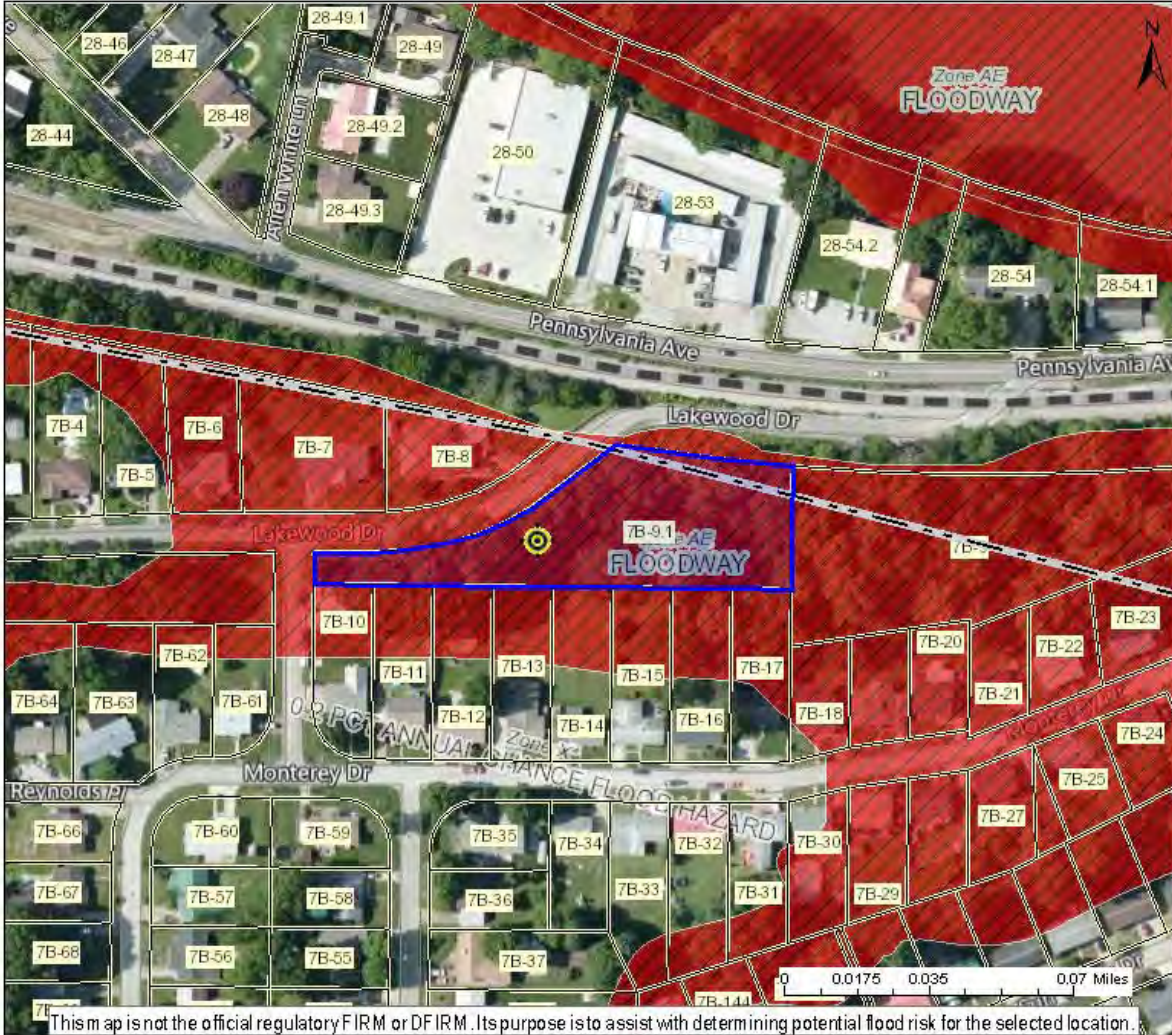
PAYMENTS RECEIVED:

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

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409 Virginia Street East
Room 120
Charleston, WV 25301
Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 9.1

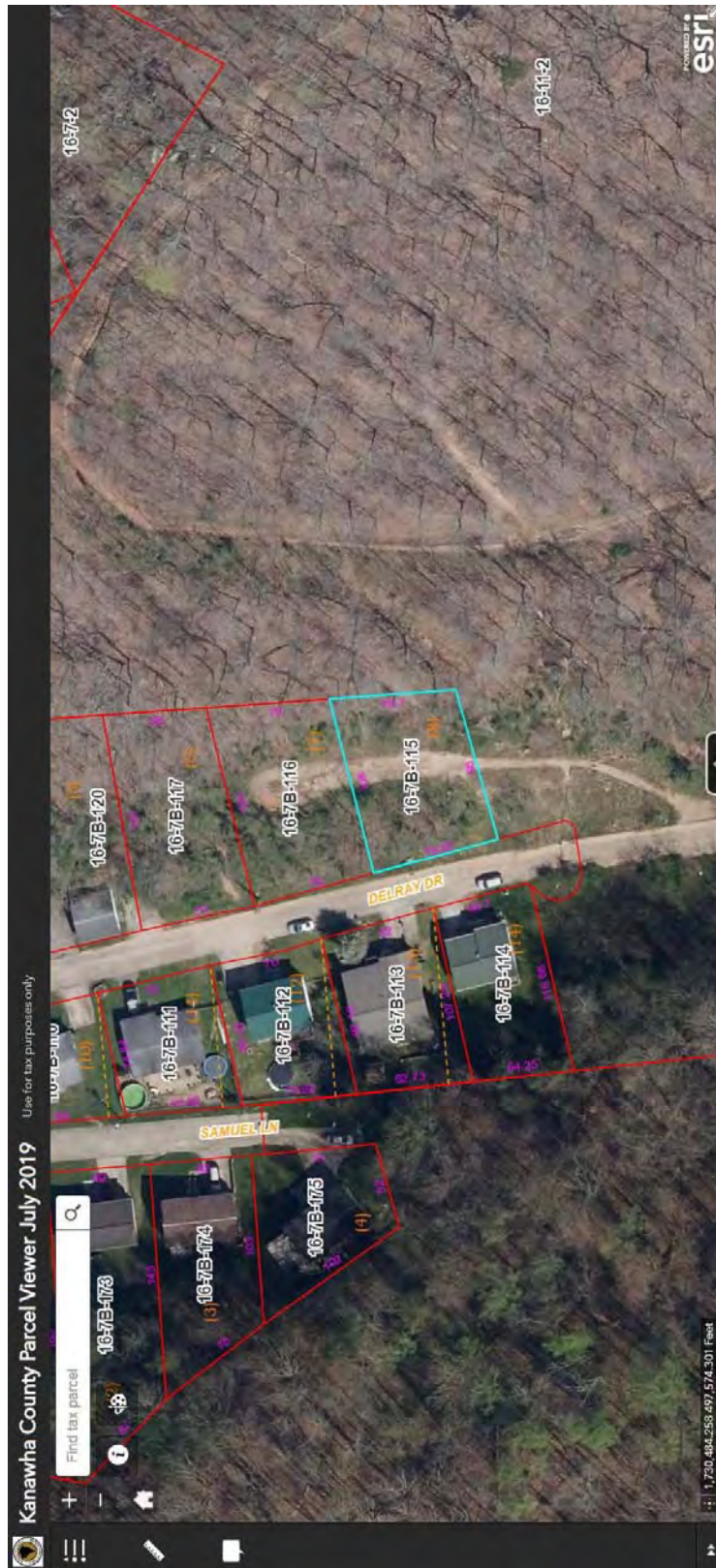
Jefferson Tax District - Map 7B/Parcel 9.1



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

<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</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>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</p> <p>Flood Hazard Area: Location is WITHIN the FEMA 100-year floodplain and floodway.</p> <p>Flood Hazard Zone: AE (Floodway)</p> <p>Stream: Indian Creek</p> <p>Watershed (HUC8): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 580 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830436, 38.367773)</p> <p>Parcel ID: 20-16-007B-0009-0001</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 115



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 115

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 06737999
 Ticket #: 0000068555 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 8 SEC A COUNTRY CLUB ESTATES ----- Map/Parcel: 7B / 0115 0000 0000 Lot Size: Acreage: Book: 2362 Page: 0603

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	6600	6600	
Building	0	0	
Total	6600	6600	83.15

AMOUNTS DUE: **First Half: 81.07** **Second Half: 81.07** **Total Due: 162.14**
 If paid by: 09/01/2019 **If paid by: 03/01/2020** **If paid by: 09/01/2019**

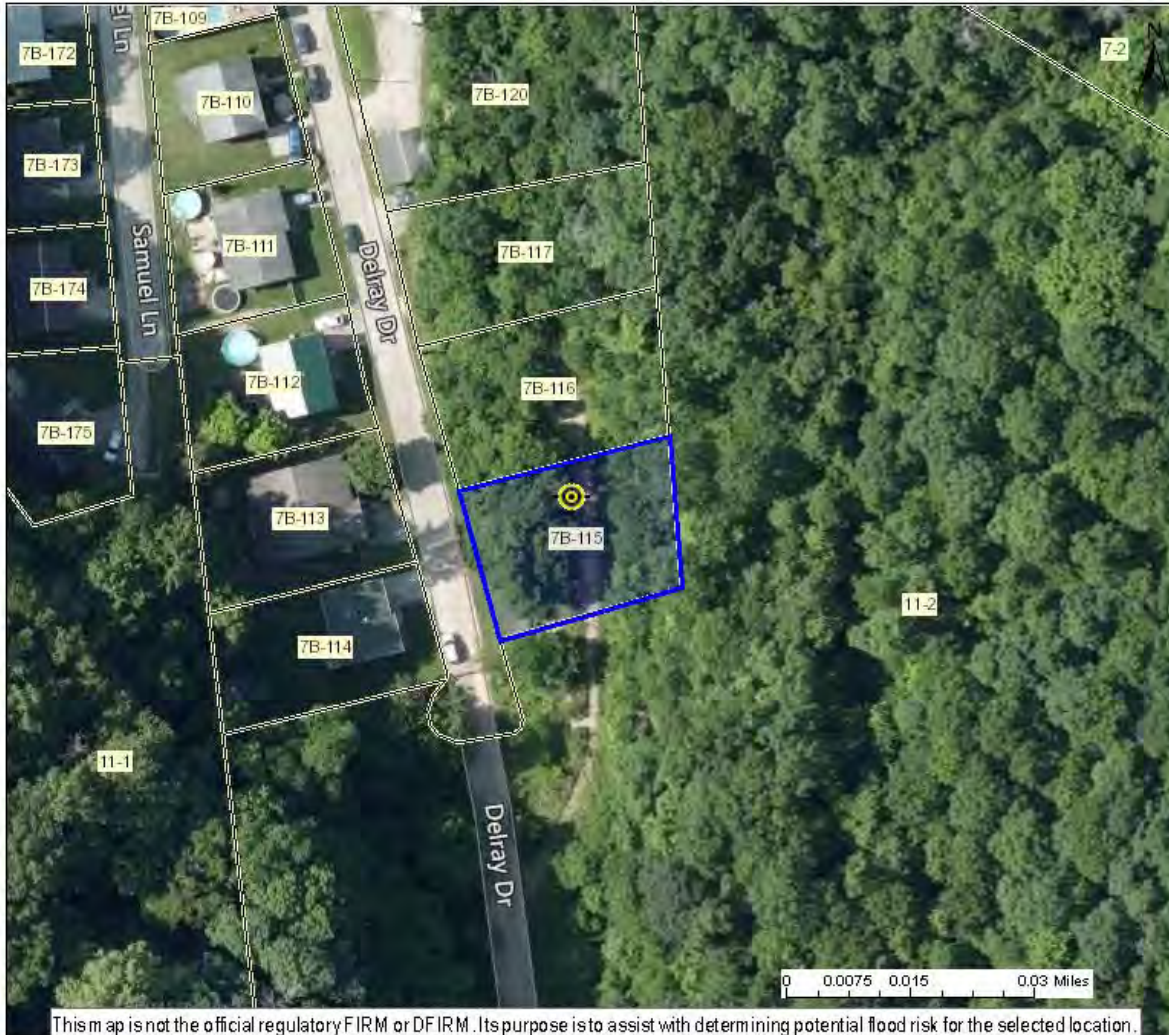
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

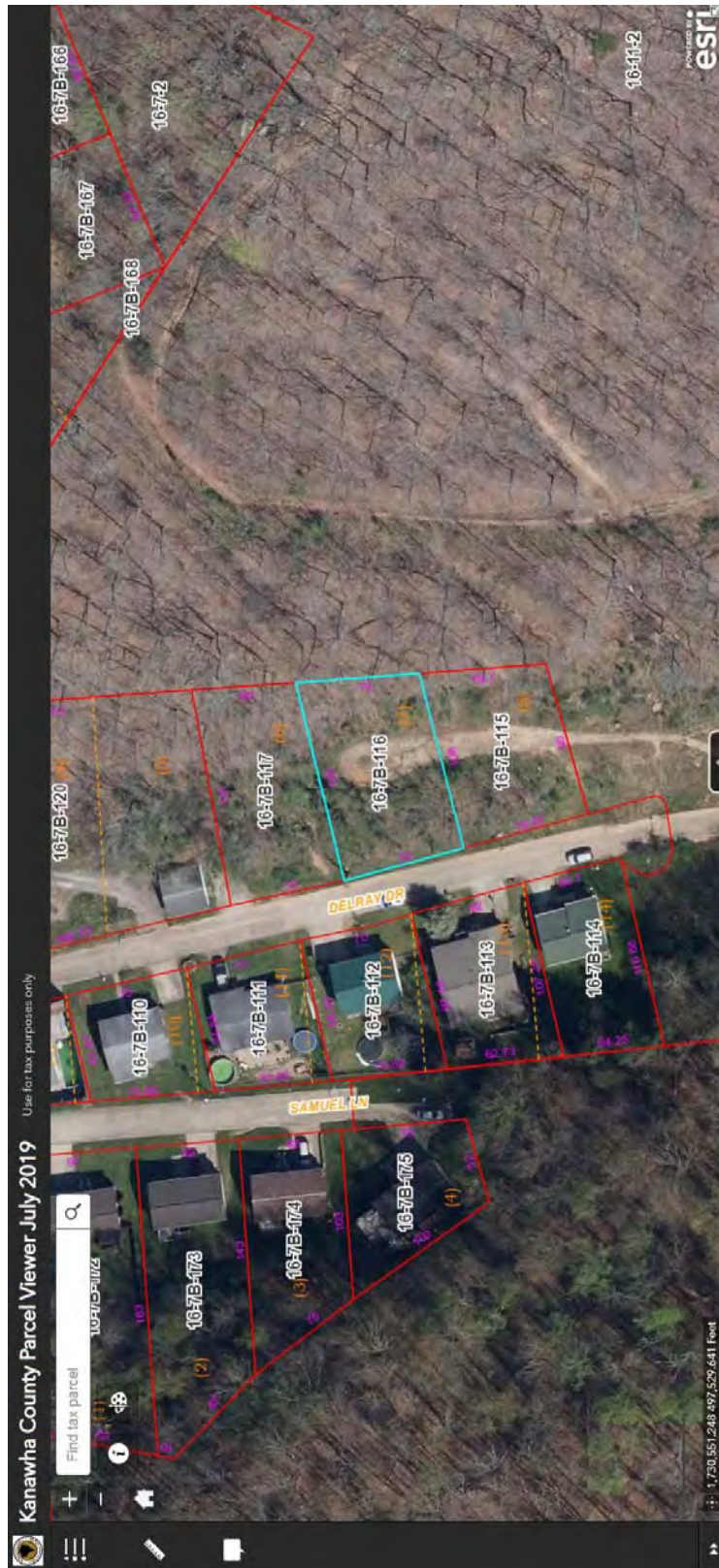
WV FLOOD TOOL MAP - MAP 7B/PARCEL 115

Jefferson Tax District - Map 7B/Parcel 115



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 671 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830662, 38.363823)</p> <p>Parcel ID: 20-16-007B-0115-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 116



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 116

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019	Account Number: 06737980
Ticket #: 0000068556	Taxpayer I.D.:
District: 16 - JEFFERSON	

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 7 SEC A COUNTRY CLUB ESTATES Map/Parcel: 7B / 0116 0000 0000 Lot Size: Acreage: Book: 2362 Page: 0607

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	6840	6840	
Building	0	0	
Total	6840	6840	86.17

AMOUNTS DUE:	First Half:	84.02	Second Half:	84.02	Total Due:	168.04
		If paid by: 09/01/2019		If paid by: 03/01/2020		If paid by: 09/01/2019

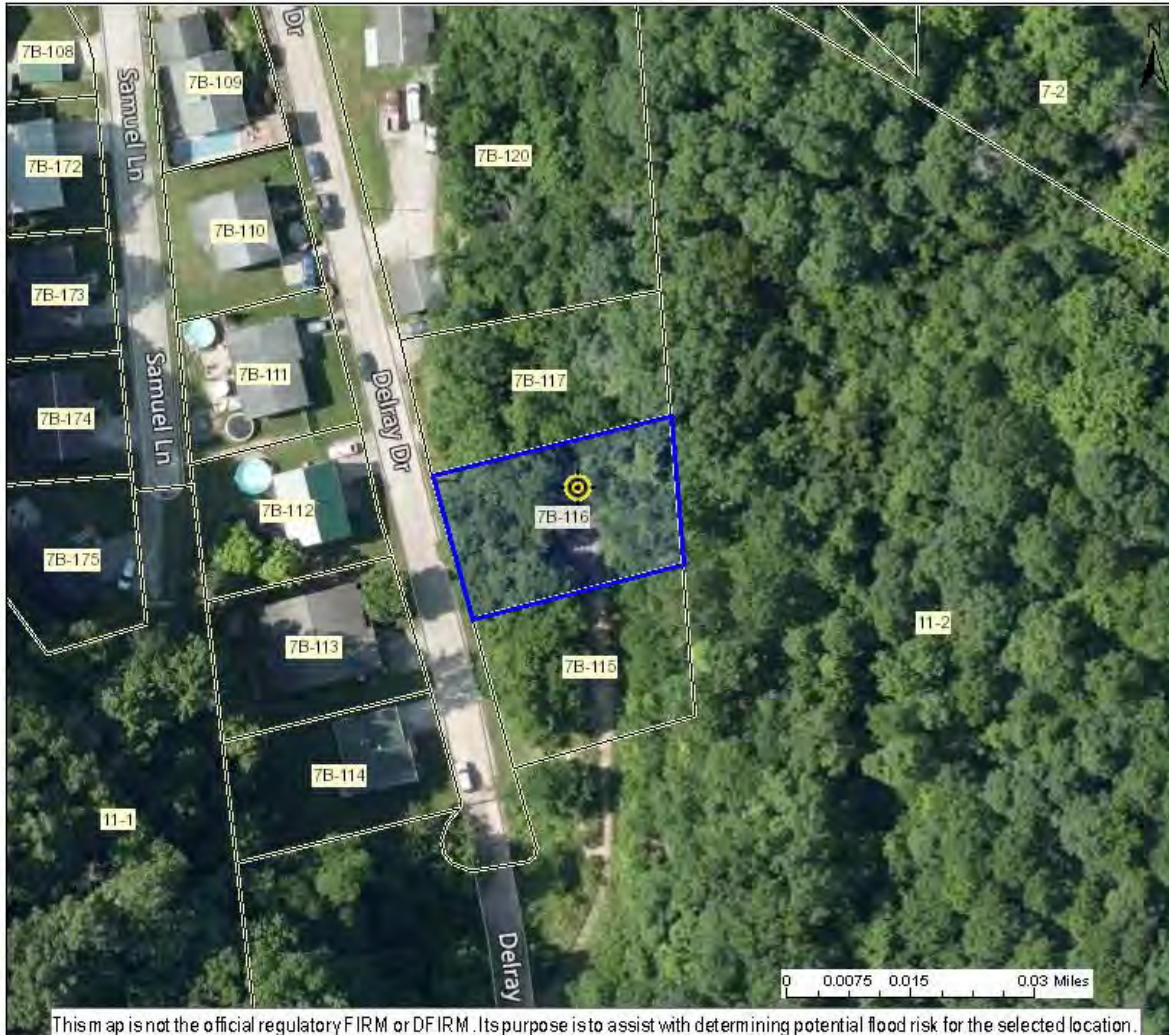
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
409 Virginia Street East
Room 120
Charleston, WV 25301
Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 116

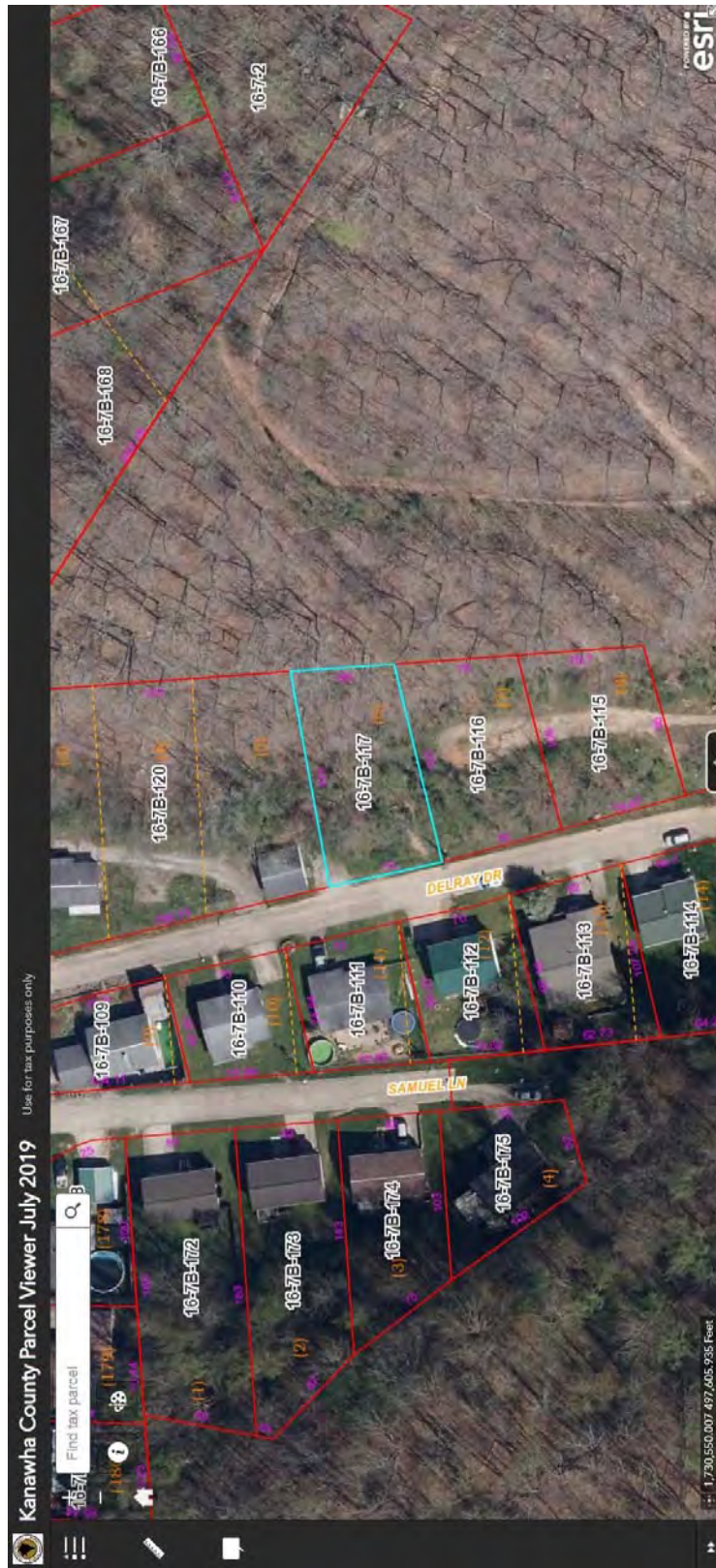
Jefferson Tax District - Map 7B/Parcel 116



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

<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 671 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830675, 38.364012)</p> <p>Parcel ID: 20-16-007B-0116-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 117



WV FLOOD TOOL MAP - MAP 7B/PARCEL 117

Jefferson Tax District - Map 7B/Parcel 117



<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>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 style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 682 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830653, 38.364172)</p> <p>Parcel ID: 20-16-007B-0117-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 141

This parcel is not mapped under the Kanawha County Assessor's GIS site, but is identified on the WV Flood Tool Map. On the Assessor's GIS site, it appears that Parcel 141 is included as part of another parcel. Please refer to the following flood map for the approximate configuration and location of this parcel.

SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 141

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 06727642
 Ticket #: 0000068557 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	PT LT 121 SUN VALLEY 2ND ADN TRI LT 120 X 115 X 105 <hr/> Map/Parcel: 7B / 0141 0000 0000 Lot Size: Acreage: Book: 1679 Page: 0120

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	120	120	
Building	0	0	
Total	120	120	1.51

AMOUNTS DUE: **First Half: 1.47** **Second Half: 1.47** **Total Due: 2.94**
 If paid by: **If paid by:** **If paid by:**
 09/01/2019 **03/01/2020** **09/01/2019**

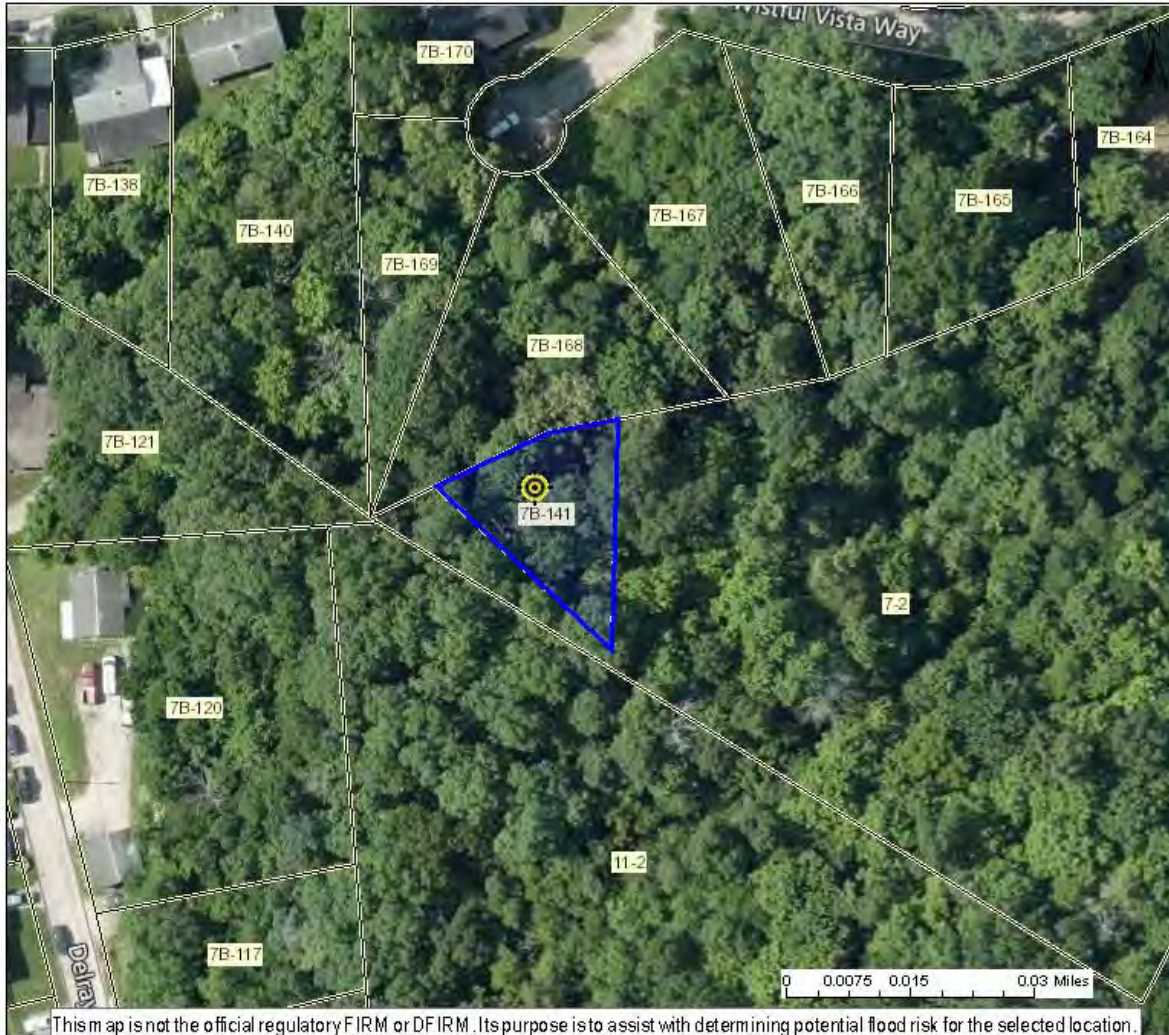
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 141

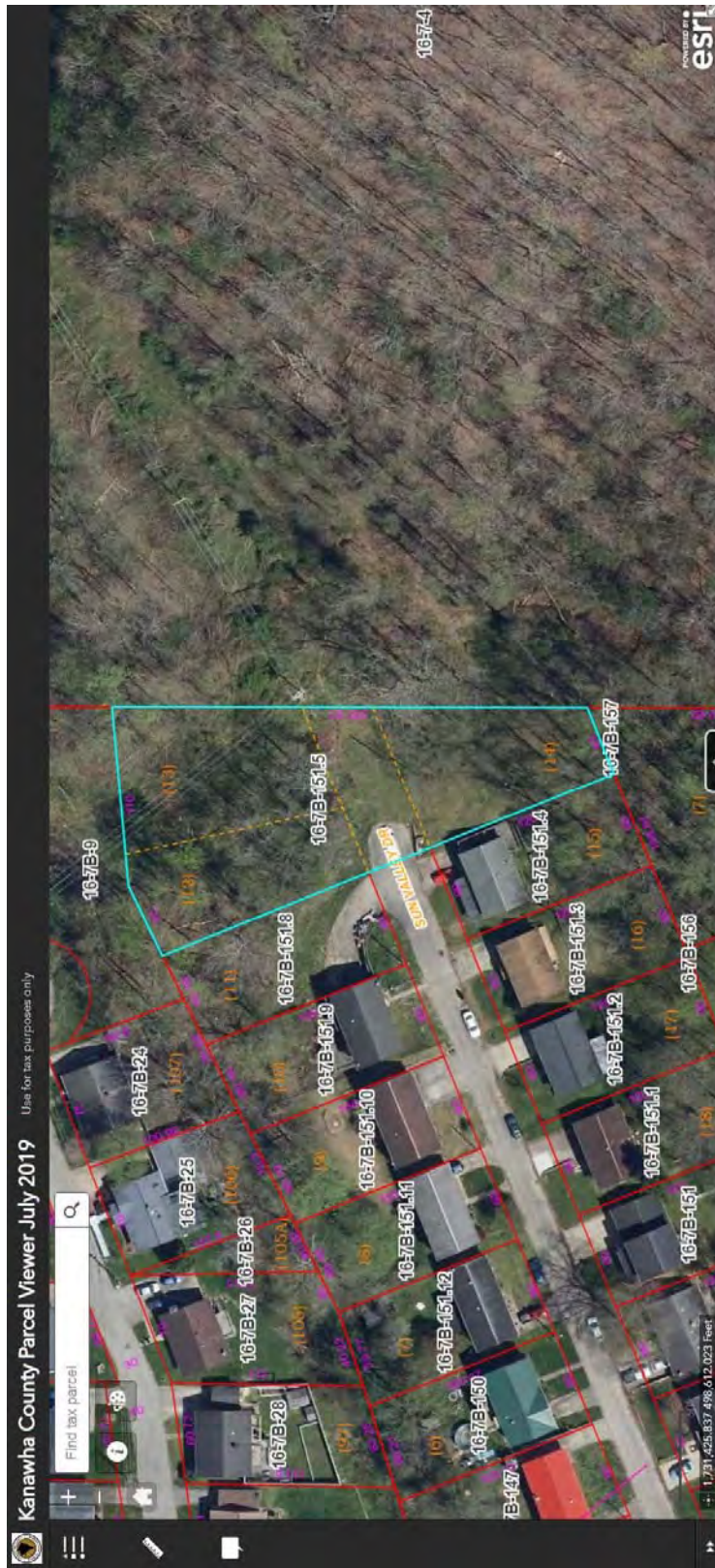
Jefferson Tax District - Map 7B/Parcel 141



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

<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</p> <p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p> <p>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.</p>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 701 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830216, 38.364801)</p> <p>Parcel ID: 20-16-007B-0141-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 151.5



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 151.5

Kanawha County Sheriff's Tax Office
Kanawha County Real Property



Tax Year: 2019 Account Number: 06776973
 Ticket #: 0000068558 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORPORATION 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LTS 12-13-14 SUN VALLEY 2ND ADN <hr/> Map/Parcel: 7B / 0151 0005 0000 Lot Size: Acreage: Book: 2464 Page: 0887

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	1260	1260	
Building	0	0	
Total	1260	1260	15.88

AMOUNTS DUE: **First Half:** 15.48 **Second Half:** 15.48 **Total Due:** 30.96
 If paid by: 09/01/2019 **If paid by:** 03/01/2020 **If paid by:** 09/01/2019

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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

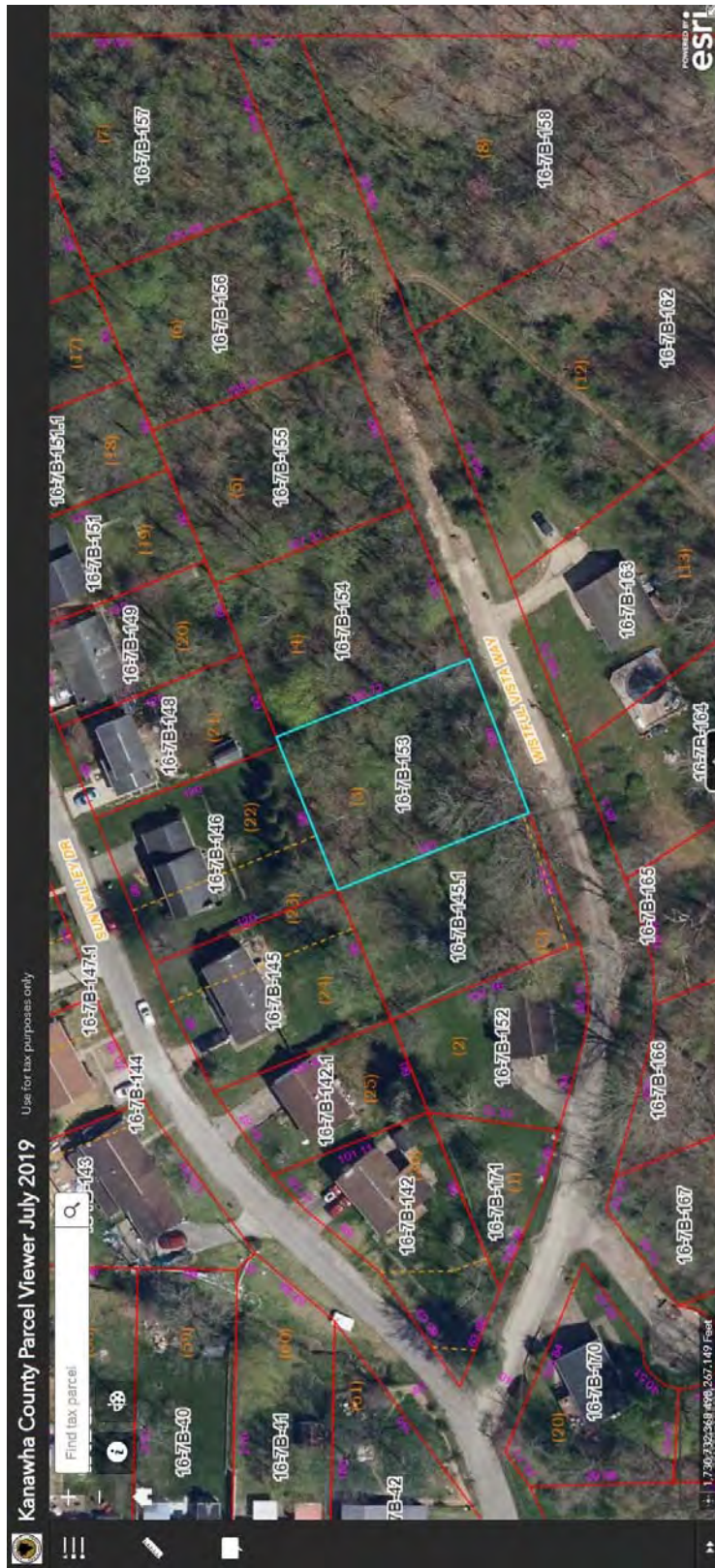
WV FLOOD TOOL MAP - MAP 7B/PARCEL 151.5

Jefferson Tax District - Map 7B/Parcel 151.5



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</p> <p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p> <p>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.</p>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</p> <p>Flood Hazard Area: Location is WITHIN a moderate flood risk hazard such as a FEMA 500-year floodplain.</p> <p>Flood Hazard Zone: Shaded X (500-YR Flood)</p> <p>Stream: N/A</p> <p>Watershed (HUC8): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 597 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.827663, 38.366826)</p> <p>Parcel ID: 20-16-007B-0151-0005</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 153



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 153

Kanawha County Sheriff's Tax Office
Kanawha County Real Property



Tax Year: 2019 Account Number: 07430363
 Ticket #: 0000068535 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LTS 3 SEC A SUN VALLEY HTS ADN INDIAN CK Map/Parcel: 7B / 0153 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2400	2400	
Building	0	0	
Total	2400	2400	30.24

AMOUNTS DUE: First Half: **29.48** If paid by: **09/01/2019** Second Half: **29.48** If paid by: **03/01/2020** Total Due: **58.96** If paid by: **09/01/2019**

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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

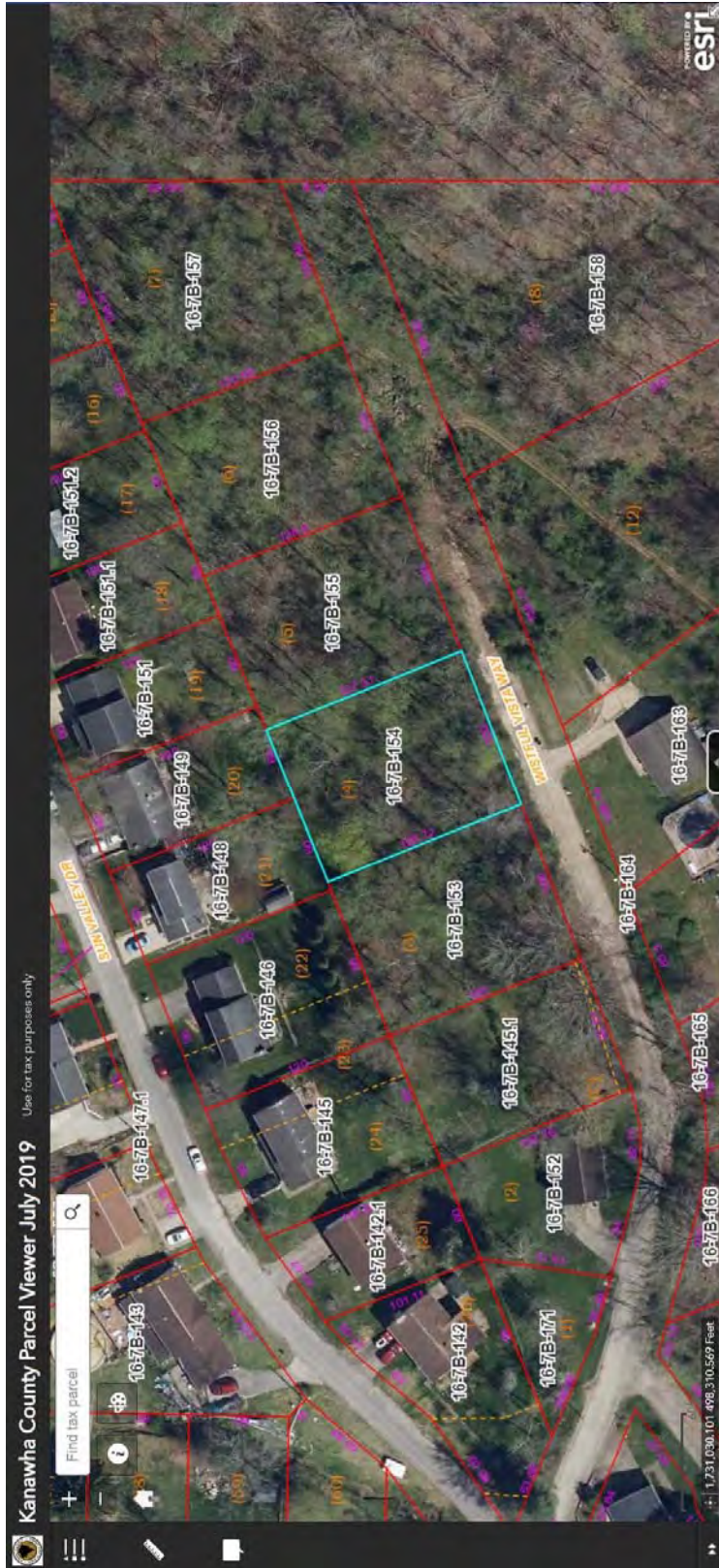
WV FLOOD TOOL MAP - MAP 7B/PARCEL 153

Jefferson Tax District - Map 7B/Parcel 153



<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>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>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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 626 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829103, 38.365806)</p> <p>Parcel ID: 20-16-007B-0153-0000</p> <p>Address: N/A</p>	<p><small>Map created on 8/28/2019</small></p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 154



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 154

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 07430372
 Ticket #: 0000068536 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 4 SEC A SUN VALLEY HTS ADN INDIAN CK <hr/> Map/Parcel: 7B / 0154 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2580	2580	
Building	0	0	
Total	2580	2580	32.51

AMOUNTS DUE: **First Half:** **31.70** **Second Half:** **31.70** **Total Due:** **63.40**
 If paid by: **09/01/2019** **If paid by:** **03/01/2020** **If paid by:** **09/01/2019**

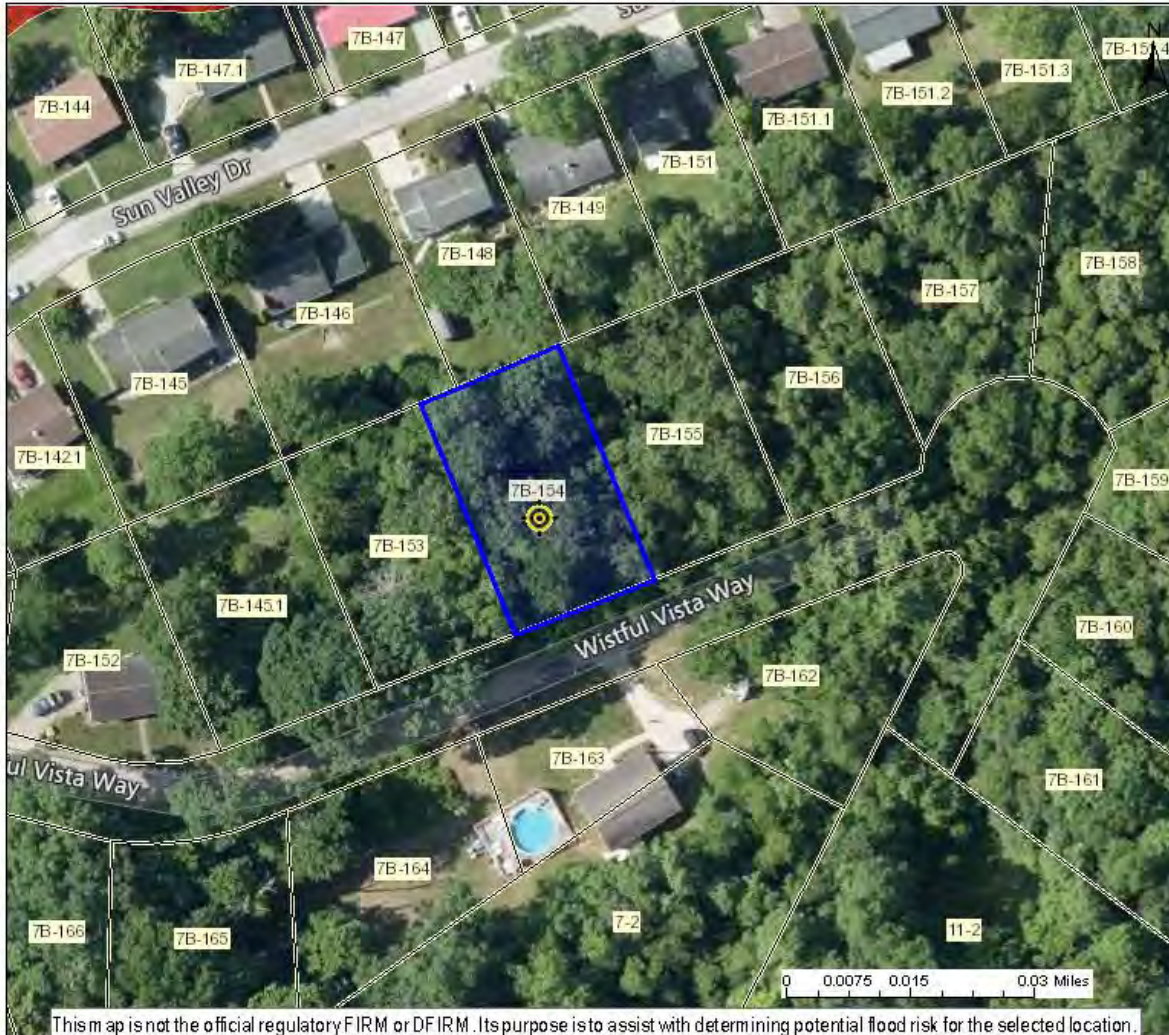
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

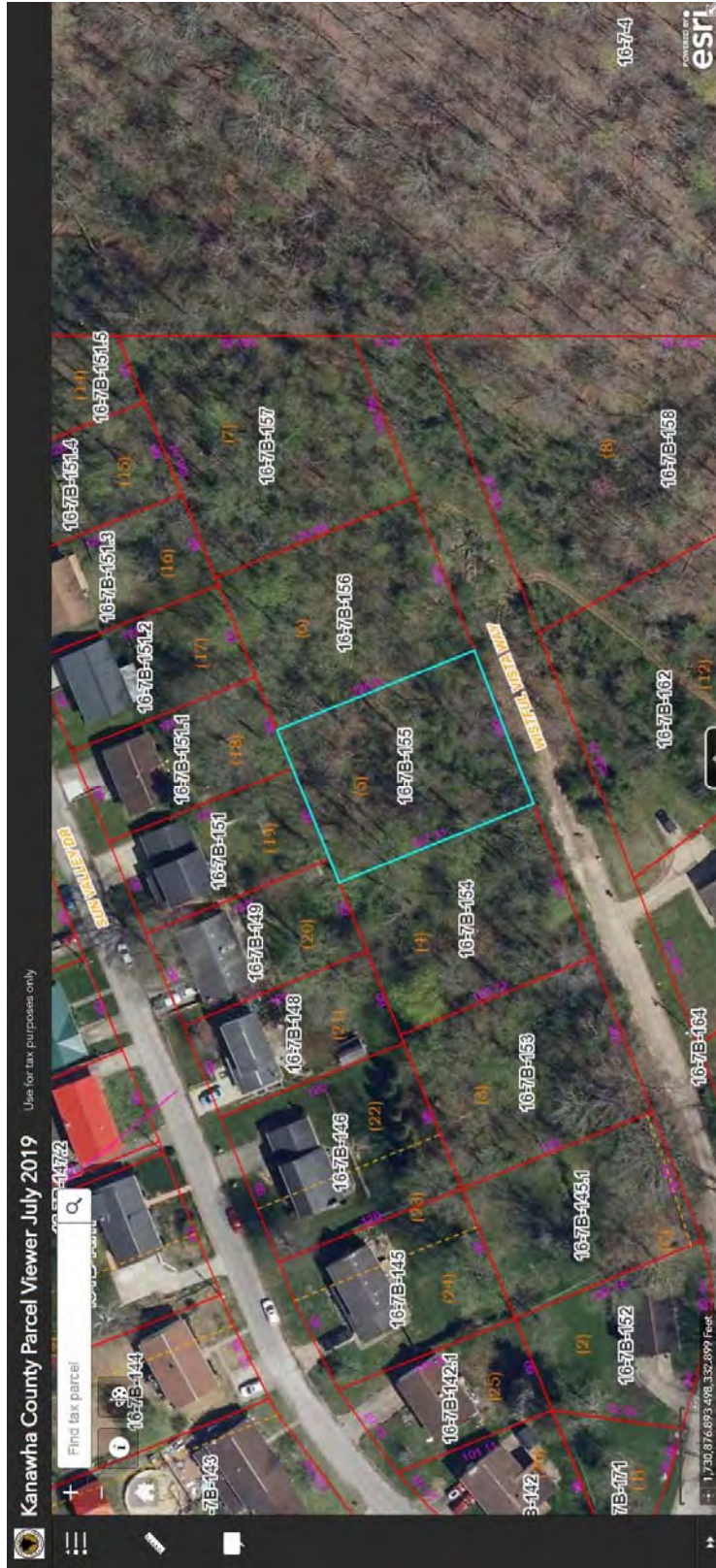
WV FLOOD TOOL MAP - MAP 7B/PARCEL 154

Jefferson Tax District - Map 7B/Parcel 154



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 632 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.828838, 38.365798)</p> <p>Parcel ID: 20-16-007B-0154-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 155



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 155

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 07430381
 Ticket #: 0000068537 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 5 SEC A SUN VALLEY HTS ADN INDIAN CK <hr/> Map/Parcel: 7B / 0155 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2460	2460	
Building	0	0	
Total	2460	2460	30.99

AMOUNTS DUE: **First Half:** **30.22** **Second Half:** **30.22** **Total Due:** **60.44**
 If paid by: **09/01/2019** **If paid by:** **03/01/2020** **If paid by:** **09/01/2019**

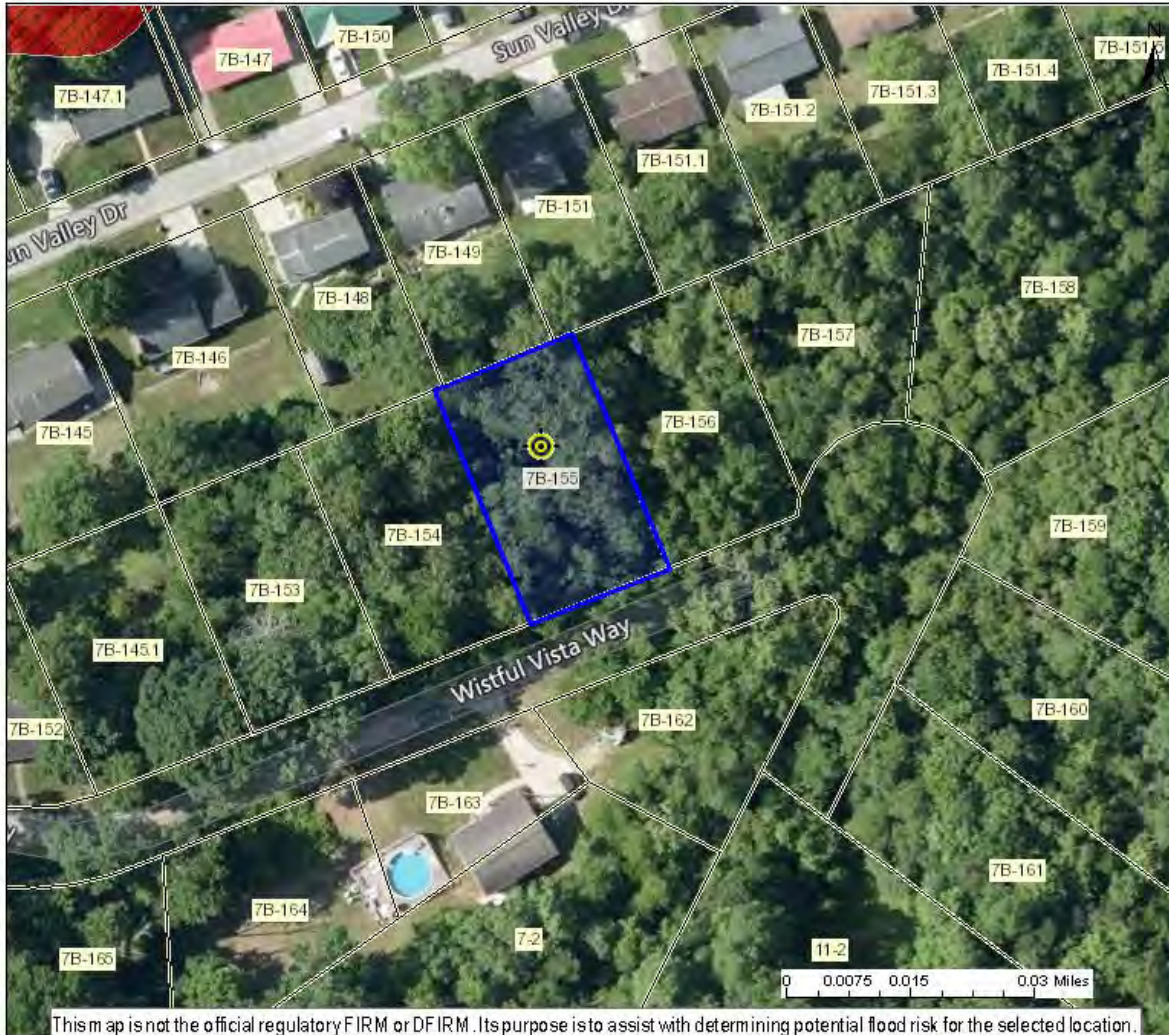
PAYMENTS RECEIVED:

	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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

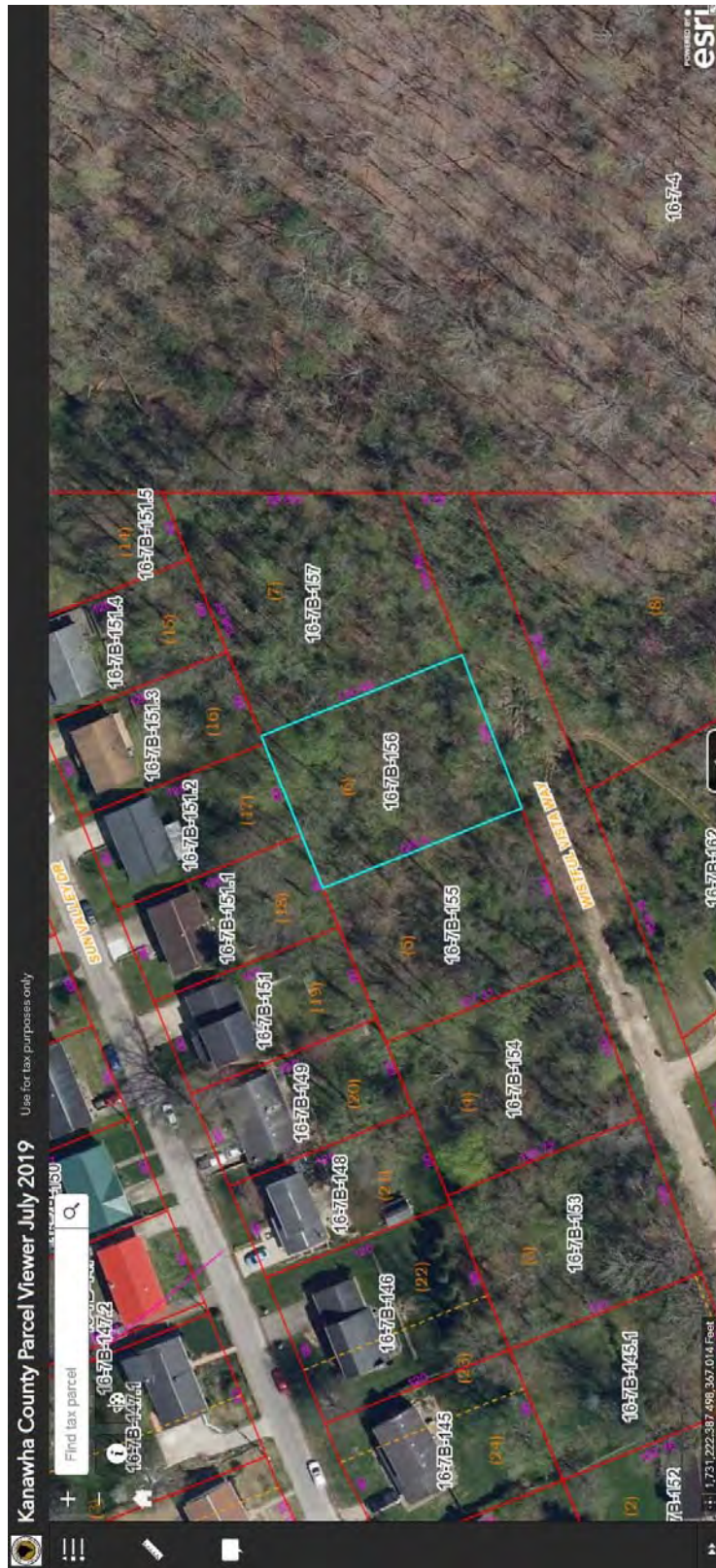
WV FLOOD TOOL MAP - MAP 7B/PARCEL 155

Jefferson Tax District - Map 7B/Parcel 155



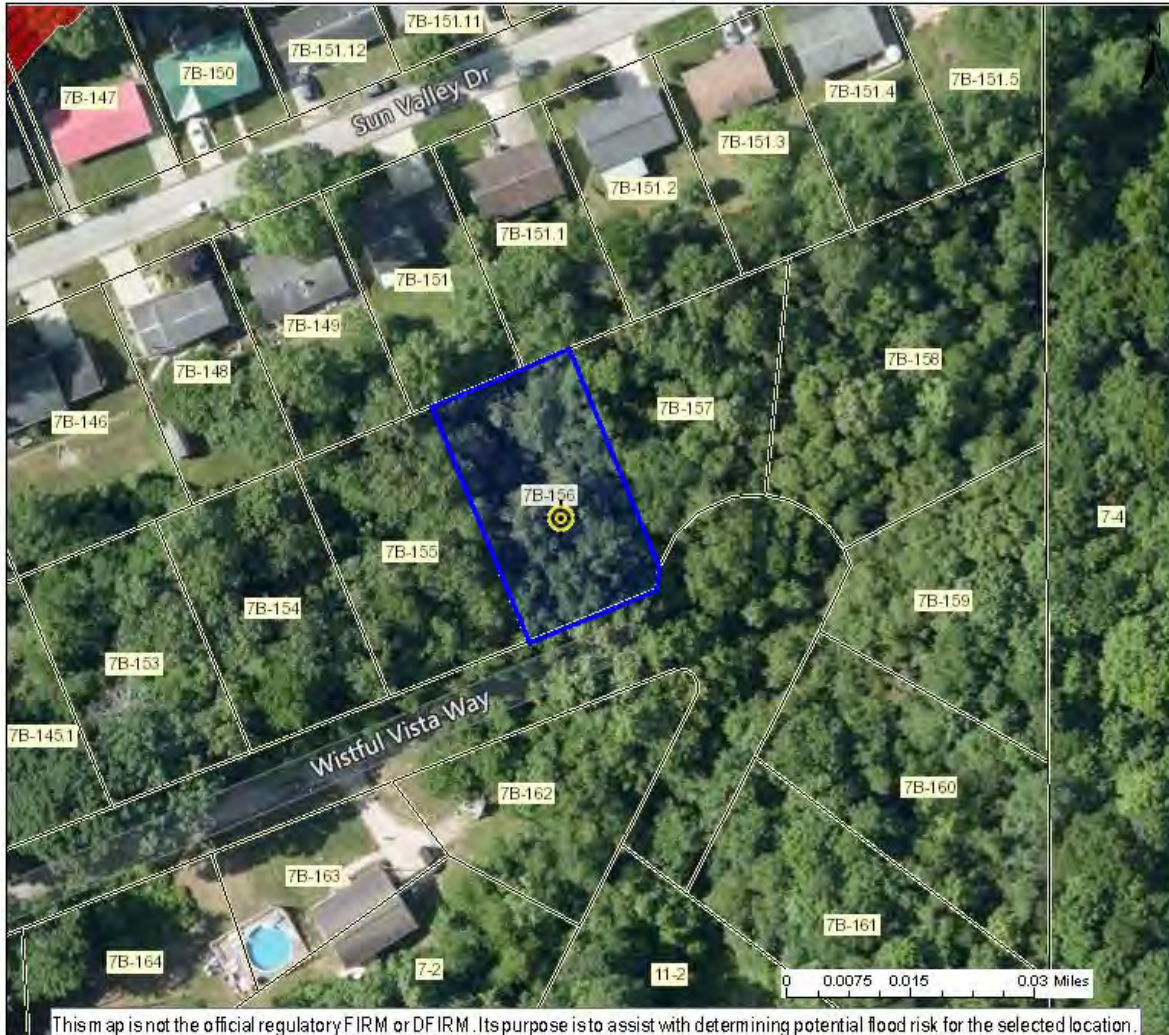
<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... Area</p> <p>FEMA Effective Floodplain</p> <p> Floodway</p> <p> Flood Hazard Zone</p> <p>Disclaimer:</p> <p>The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject 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>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 633 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.828618, 38.365958)</p> <p>Parcel ID: 20-16-007B-0155-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 156



WV FLOOD TOOL MAP - MAP 7B/PARCEL 156

Jefferson Tax District - Map 7B/Parcel 156



<p>Flood Info Location</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>	<p>User Notes:</p> <ul style="list-style-type: none"> FEMA Effective Levee-Protec... Area Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 644 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.828336, 38.365960)</p> <p>Parcel ID: 20-16-007B-0156-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 157



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 157

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 07430407
 Ticket #: 0000068539 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 7 SEC A SUN VALLEY HTS ADN INDIAN CK <hr/> Map/Parcel: 7B / 0157 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2580	2580	
Building	0	0	
Total	2580	2580	32.51

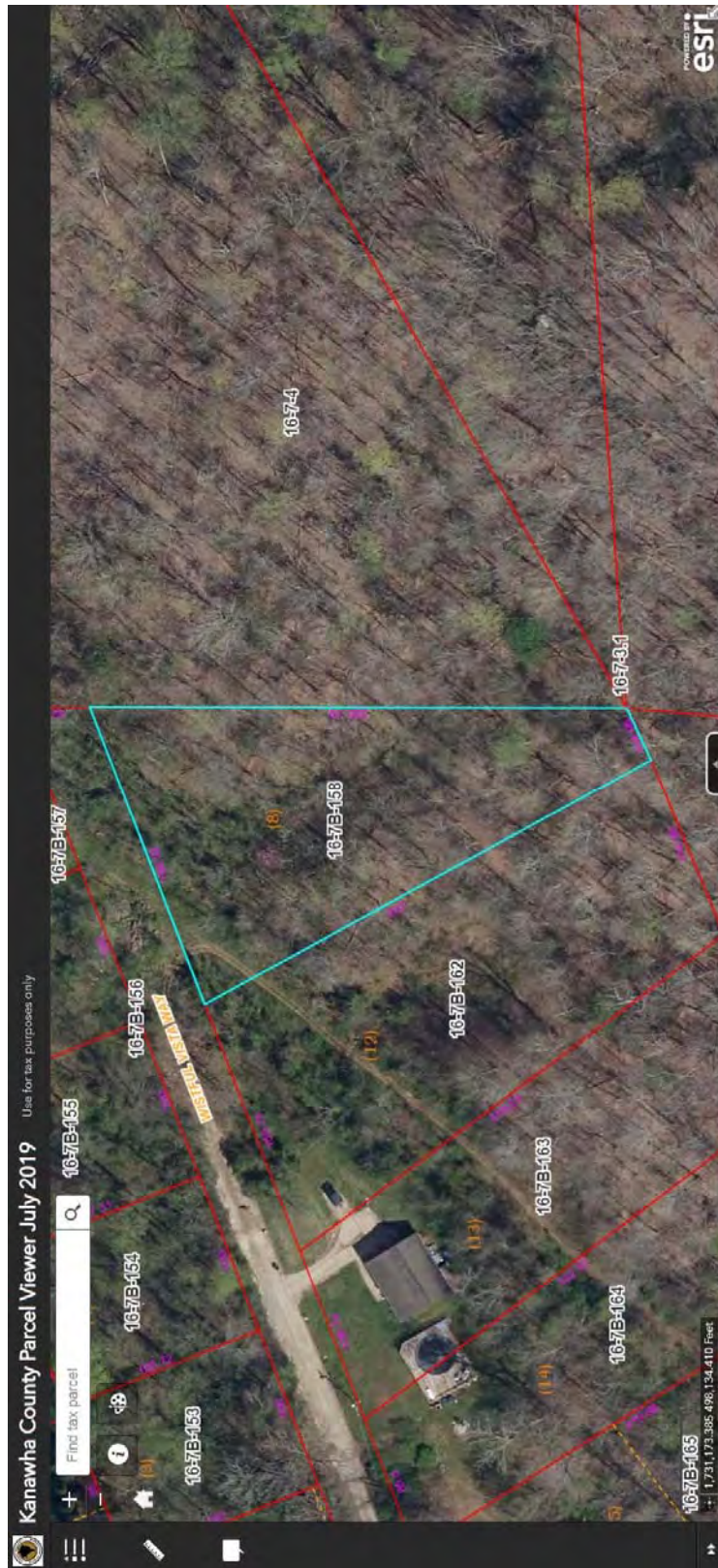
AMOUNTS DUE: **First Half:** **31.70** **Second Half:** **31.70** **Total Due:** **63.40**
 If paid by: **If paid by:** **If paid by:**
 09/01/2019 **03/01/2020** **09/01/2019**

PAYMENTS RECEIVED:

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

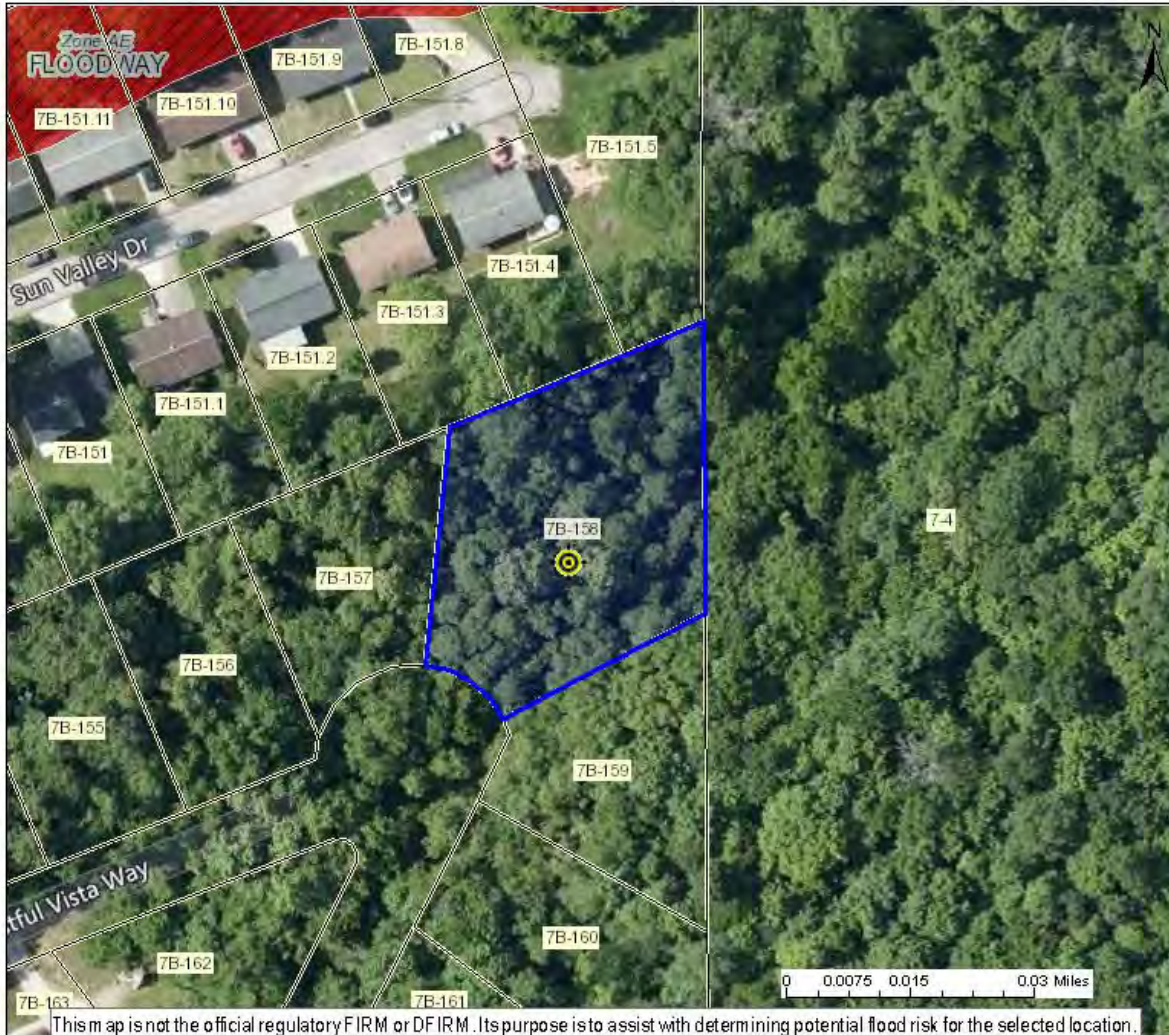
Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 158



WV FLOOD TOOL MAP - MAP 7B/PARCEL 158

Jefferson Tax District - Map 7B/Parcel 158



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

<p>Flood Info Location</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>	<p>User Notes:</p> <ul style="list-style-type: none"> FEMA Effective Levee-Protec... Area Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 656 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.827724, 38.366130)</p> <p>Parcel ID: 20-16-007B-0158-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 159

This parcel is not mapped under the Kanawha County Assessor's GIS site, but is identified on the WV Flood Tool Map. On the Assessor's GIS site, it appears that Parcel 159 is included as part of another parcel. Please refer to the following flood map for the approximate configuration and location of this parcel.

SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 159

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019	Account Number: 07430425
Ticket #: 0000068541	Taxpayer I.D.:
District: 16 - JEFFERSON	

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 9 SEC A SUN VALLEY HTS ADN INDIAN CK <hr/> Map/Parcel: 7B / 0159 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2580	2580	
Building	0	0	
Total	2580	2580	32.51

AMOUNTS DUE: **First Half:** **31.70** **Second Half:** **31.70** **Total Due:** **63.40**
 If paid by: **If paid by:** **If paid by:**
 09/01/2019 **03/01/2020** **09/01/2019**

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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 159

Jefferson Tax District - Map 7B/Parcel 159



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 677 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.827655, 38.365890)</p> <p>Parcel ID: 20-16-007B-0159-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 160

This parcel is not mapped under the Kanawha County Assessor's GIS site, but is identified on the WV Flood Tool Map. On the Assessor's GIS site, it appears that Parcel 160 is included as part of another parcel. Please refer to the following flood map for the approximate configuration and location of this parcel.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 160

Jefferson Tax District - Map 7B/Parcel 160



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

<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 709 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.827700, 38.365560)</p> <p>Parcel ID: 20-16-007B-0160-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 161

This parcel is not mapped under the Kanawha County Assessor's GIS site, but is identified on the WV Flood Tool Map. On the Assessor's GIS site, it appears that Parcel 161 is included as part of another parcel. Please refer to the following flood map for the approximate configuration and location of this parcel.

SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 161

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 07430443
 Ticket #: 0000068543 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 11 SEC A SUN VALLEY HTS ADN INDIAN CK <hr/> Map/Parcel: 7B / 0161 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	3000	3000	
Building	0	0	
Total	3000	3000	37.80

AMOUNTS DUE: **First Half:** **36.85** **Second Half:** **36.85** **Total Due:** **73.70**
 If paid by: **09/01/2019** **If paid by:** **03/01/2020** **If paid by:** **09/01/2019**

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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 161

Jefferson Tax District - Map 7B/Parcel 161



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

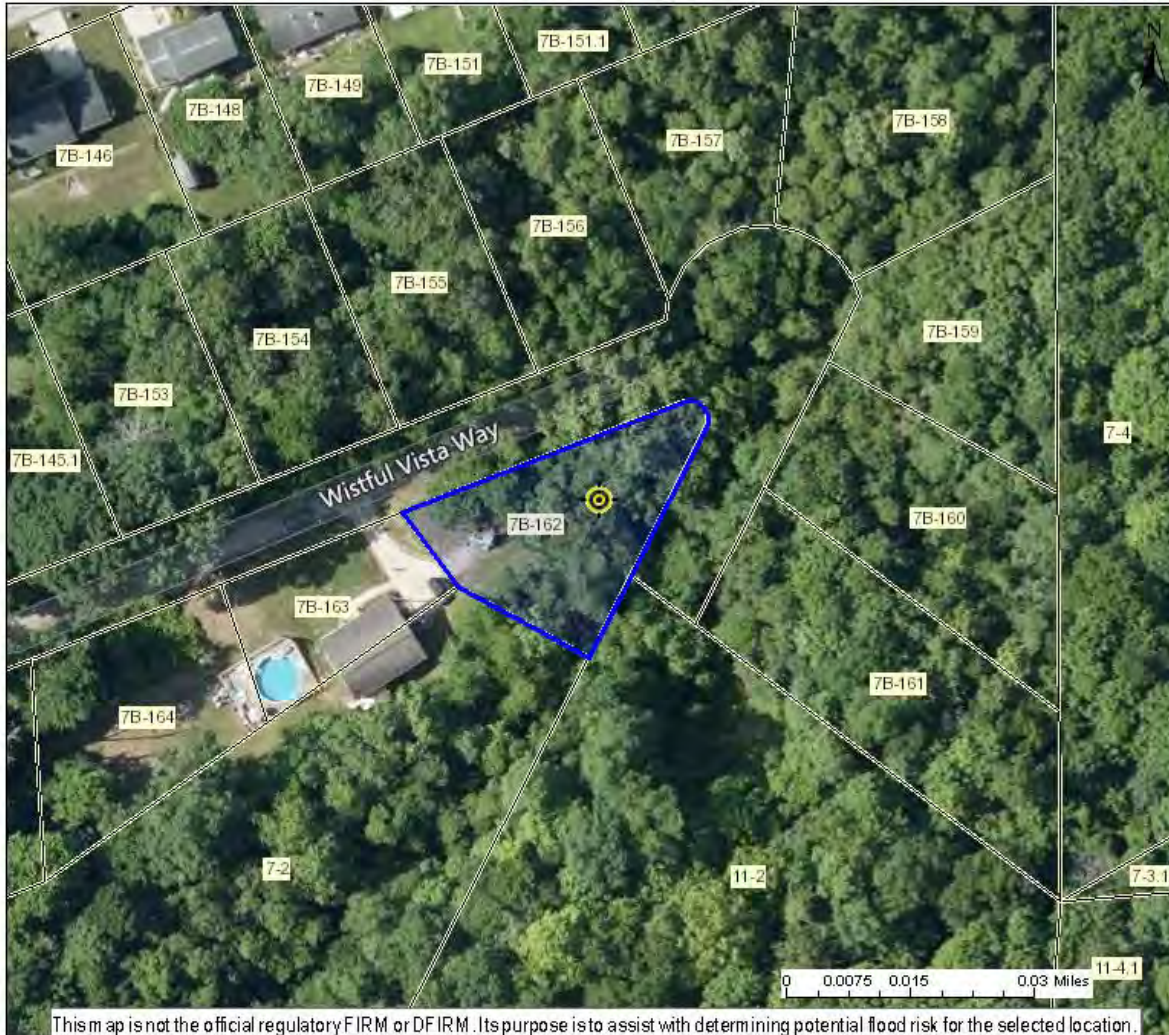
<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</p> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone <p>Disclaimer:</p> <p>The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify 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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 730 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.827840, 38.365409)</p> <p>Parcel ID: 20-16-007B-0161-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 162



WV FLOOD TOOL MAP - MAP 7B/PARCEL 162

Jefferson Tax District - Map 7B/Parcel 162



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 675 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.828285, 38.365615)</p> <p>Parcel ID: 20-16-007B-0162-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 164



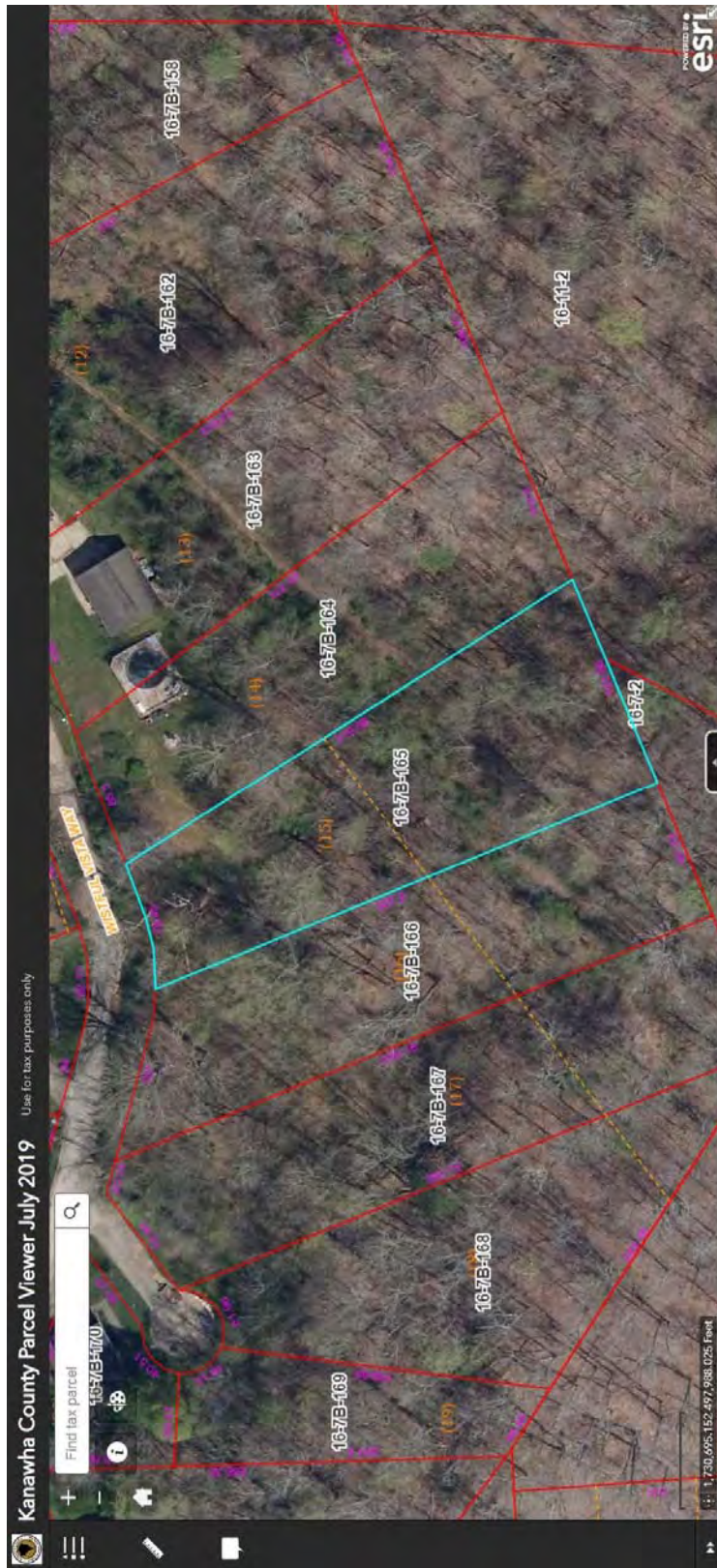
WV FLOOD TOOL MAP - MAP 7B/PARCEL 164

Jefferson Tax District - Map 7B/Parcel 164



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 684 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829079, 38.365251)</p> <p>Parcel ID: 20-16-007B-0164-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 165



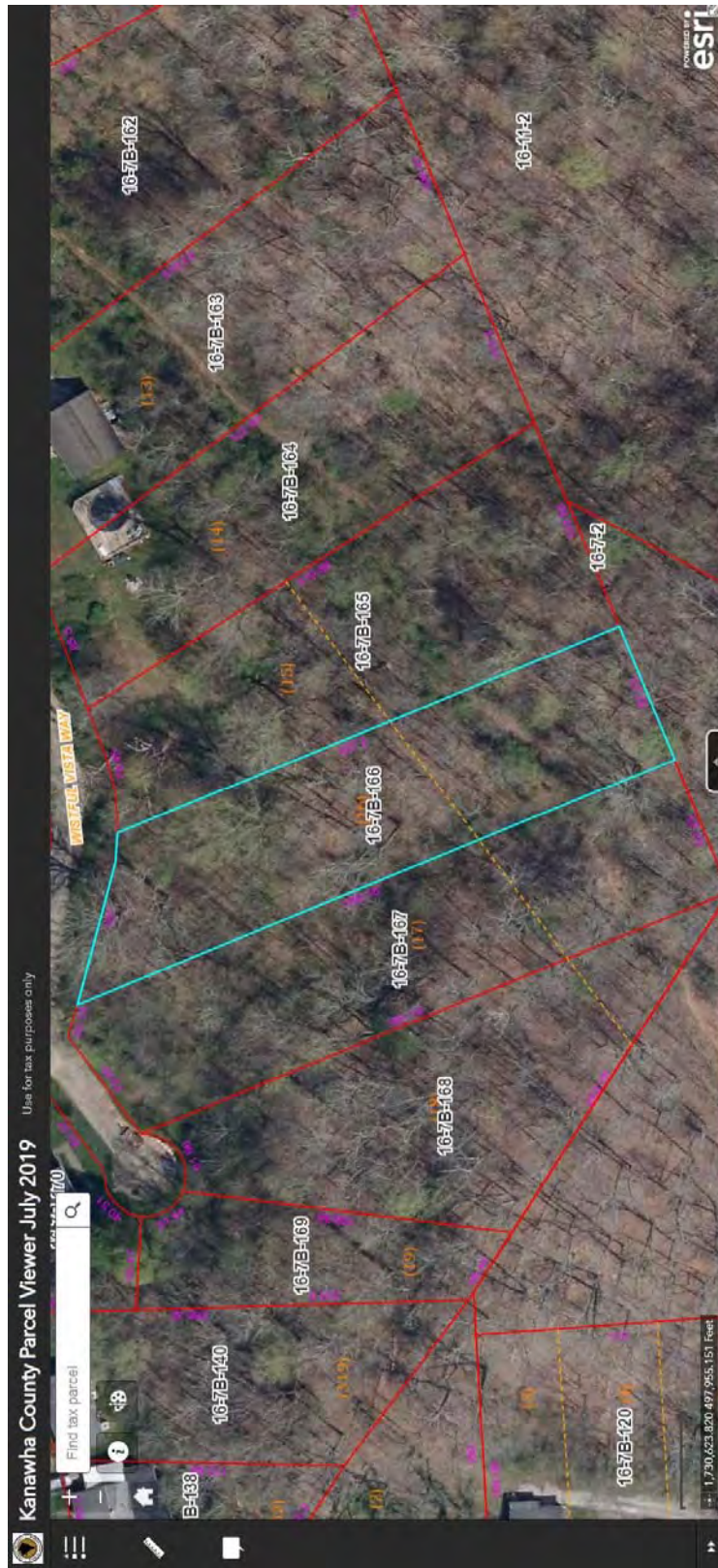
WV FLOOD TOOL MAP - MAP 7B/PARCEL 165

Jefferson Tax District - Map 7B/Parcel 165



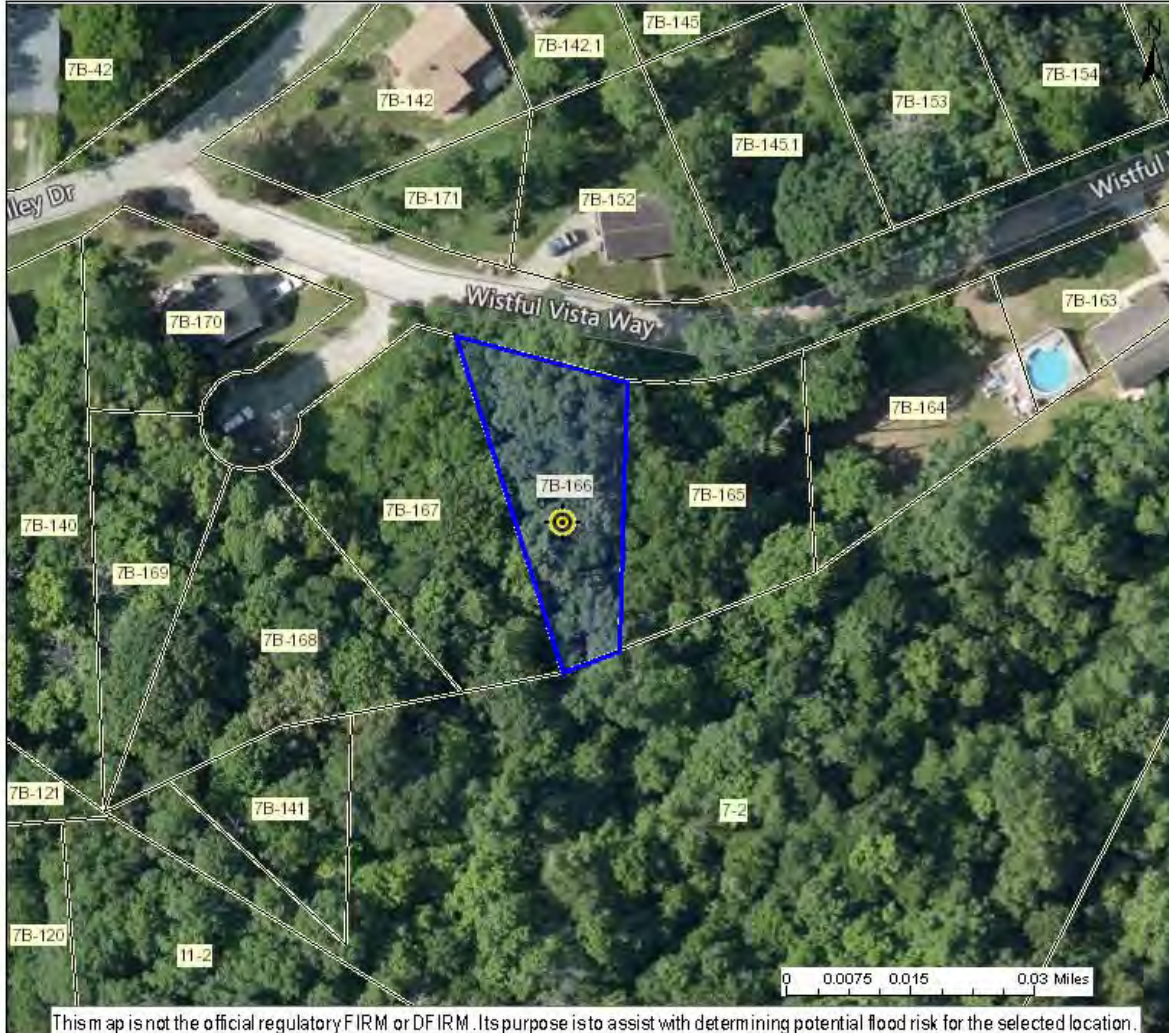
<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</p> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone <p>Disclaimer:</p> <p>The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify 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>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 661 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829446, 38.365245)</p> <p>Parcel ID: 20-16-007B-0165-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 166



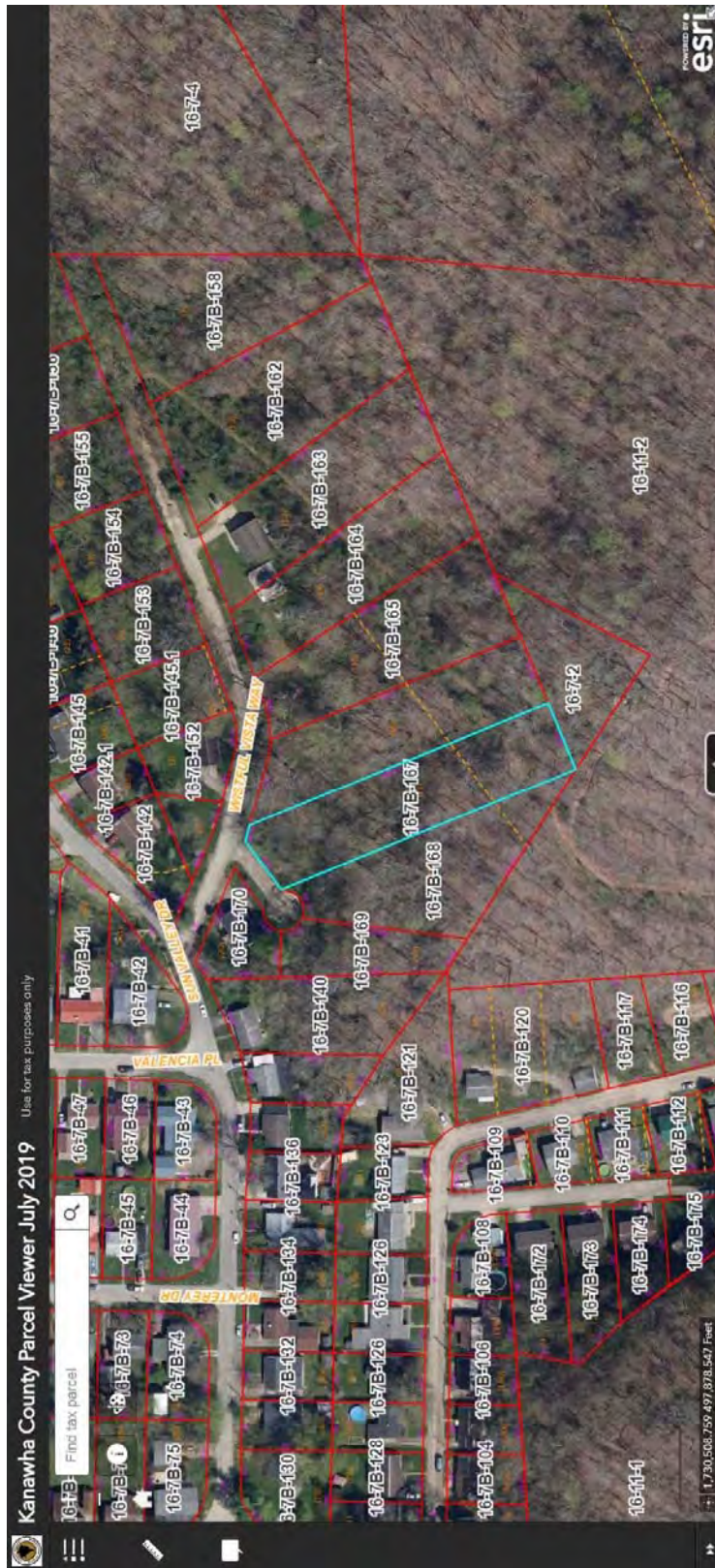
WV FLOOD TOOL MAP - MAP 7B/PARCEL 166

Jefferson Tax District - Map 7B/Parcel 166



<p>Flood Info Location</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>	<p>User Notes:</p> <ul style="list-style-type: none"> FEMA Effective Levee-Protection Area Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 667 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829701, 38.365156)</p> <p>Parcel ID: 20-16-007B-0166-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 167



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 167

Kanawha County Sheriff's Tax Office
Kanawha County Real Property



Tax Year: 2019 Account Number: 07430504
 Ticket #: 000068548 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 17 SEC A SUN VALLEY HTS ADN INDIAN CK Map/Parcel: 7B / 0167 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2340	2340	
Building	0	0	
Total	2340	2340	29.48

AMOUNTS DUE: First Half: **28.74** If paid by: **09/01/2019** Second Half: **28.74** If paid by: **03/01/2020** Total Due: **57.48** If paid by: **09/01/2019**

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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 167

Jefferson Tax District - Map 7B/Parcel 167



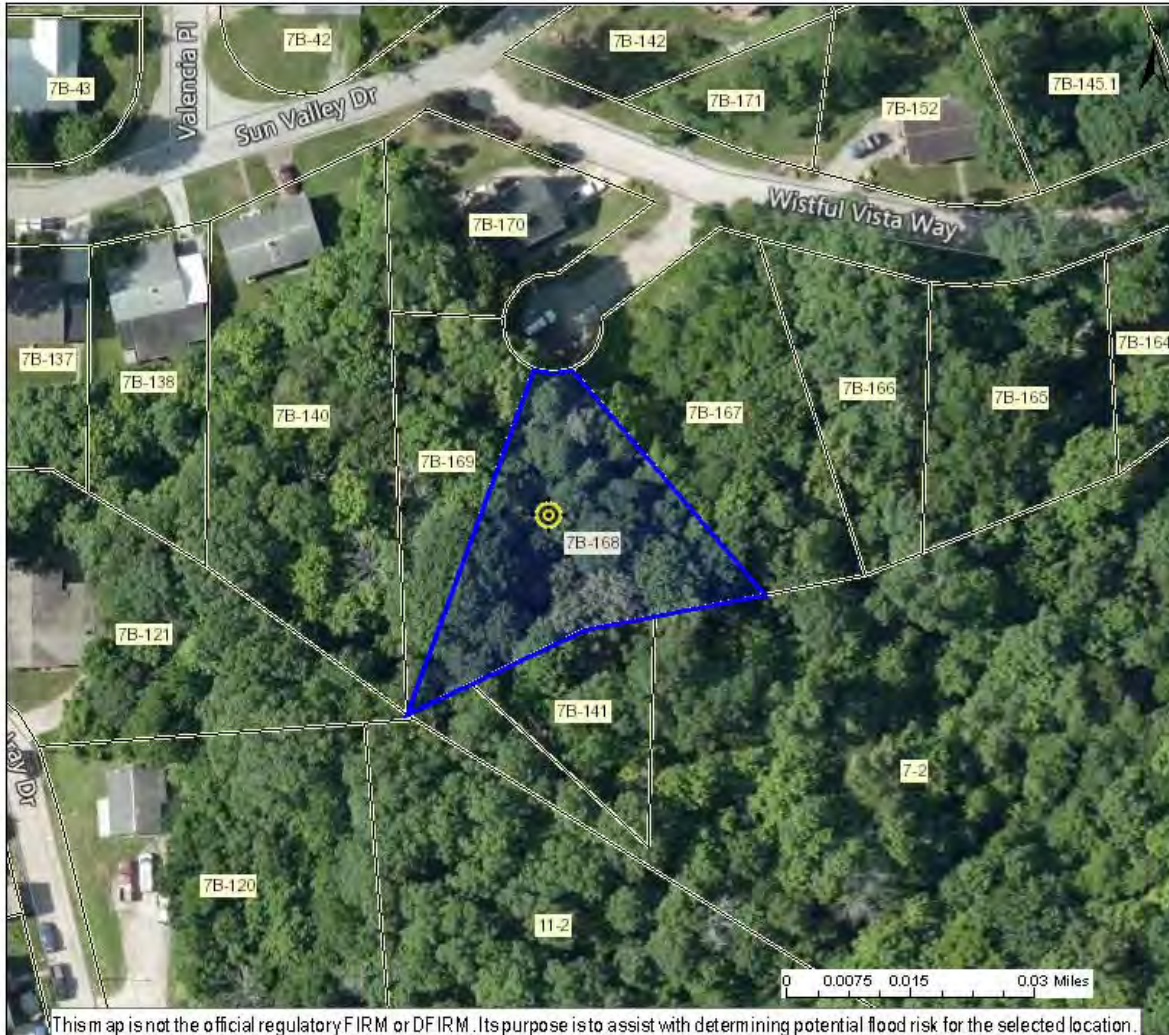
<p> Flood Info Location</p> <p> FEMA Effective Levee-Protection Area</p> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone <p>Disclaimer:</p> <p>The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify 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>	<p>User Notes:</p> <ul style="list-style-type: none"> Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 641 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829996, 38.365230)</p> <p>Parcel ID: 20-16-007B-0167-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 168



WV FLOOD TOOL MAP - MAP 7B/PARCEL 168

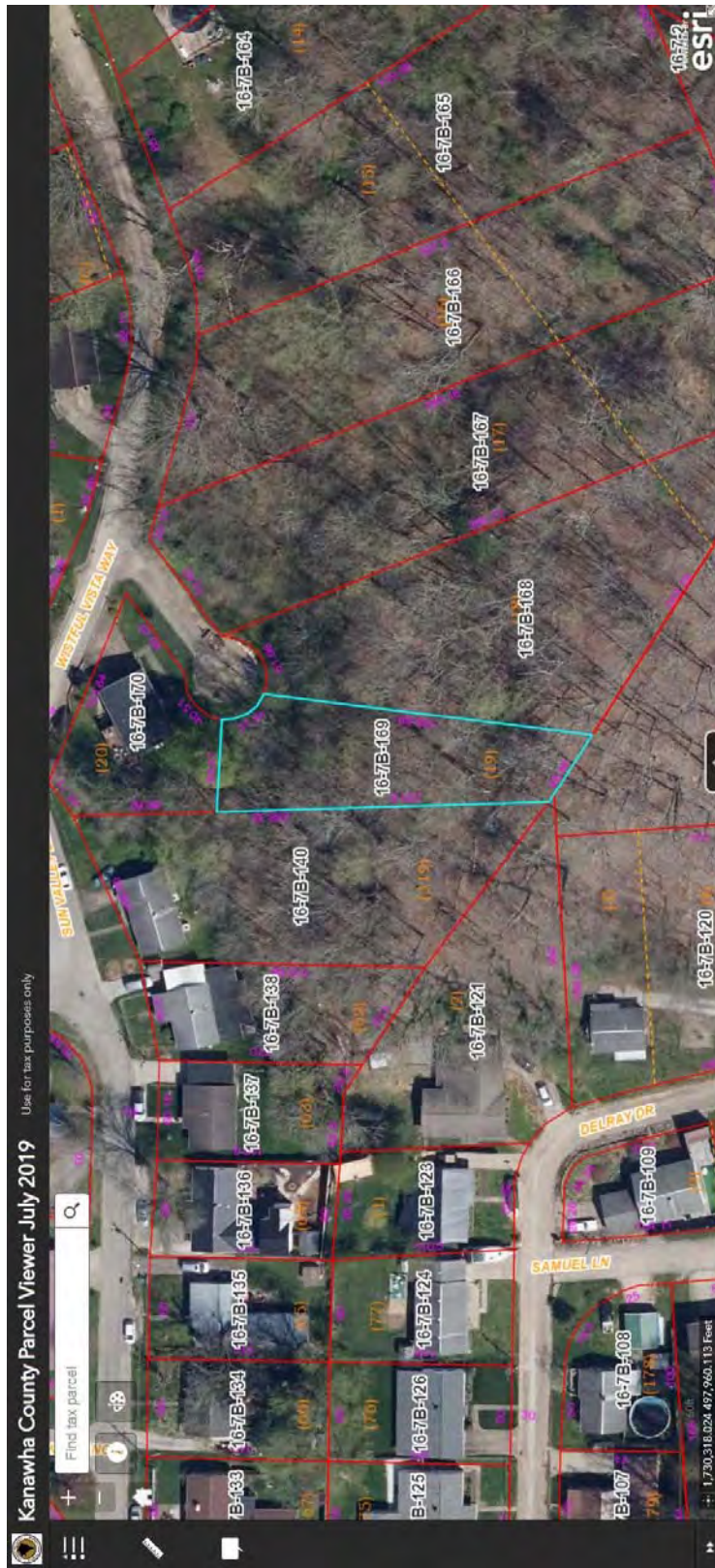
Jefferson Tax District - Map 7B/Parcel 168



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

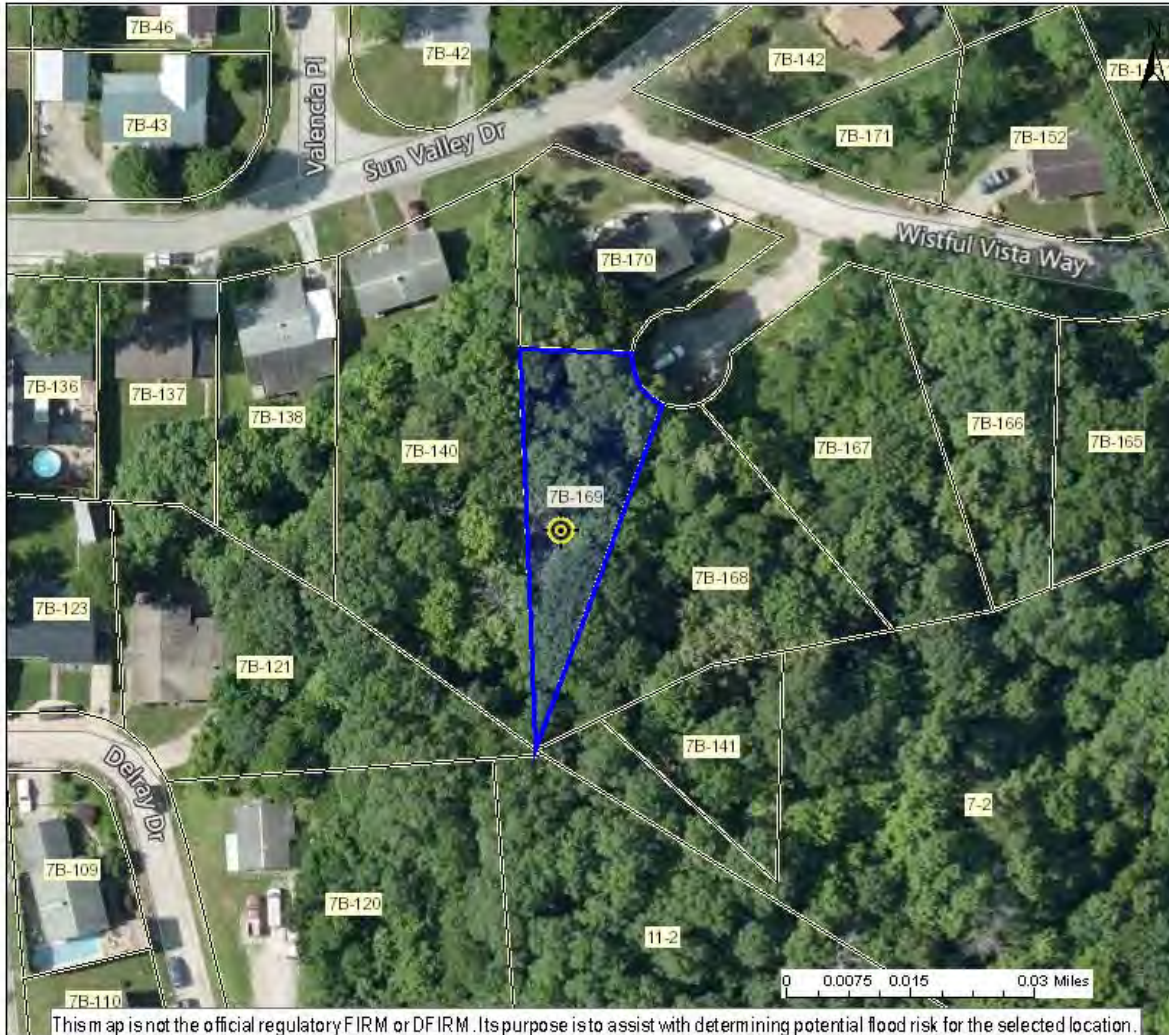
<p> Flood Info Location</p> <p> FEMA Effective Levee-Protect... Area</p> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone <p>Disclaimer:</p> <p>The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify 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>	<p>User Notes:</p> <p> Advisory Zone A or Updated Zone AE</p>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 654 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830256, 38.365034)</p> <p>Parcel ID: 20-16-007B-0168-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 169



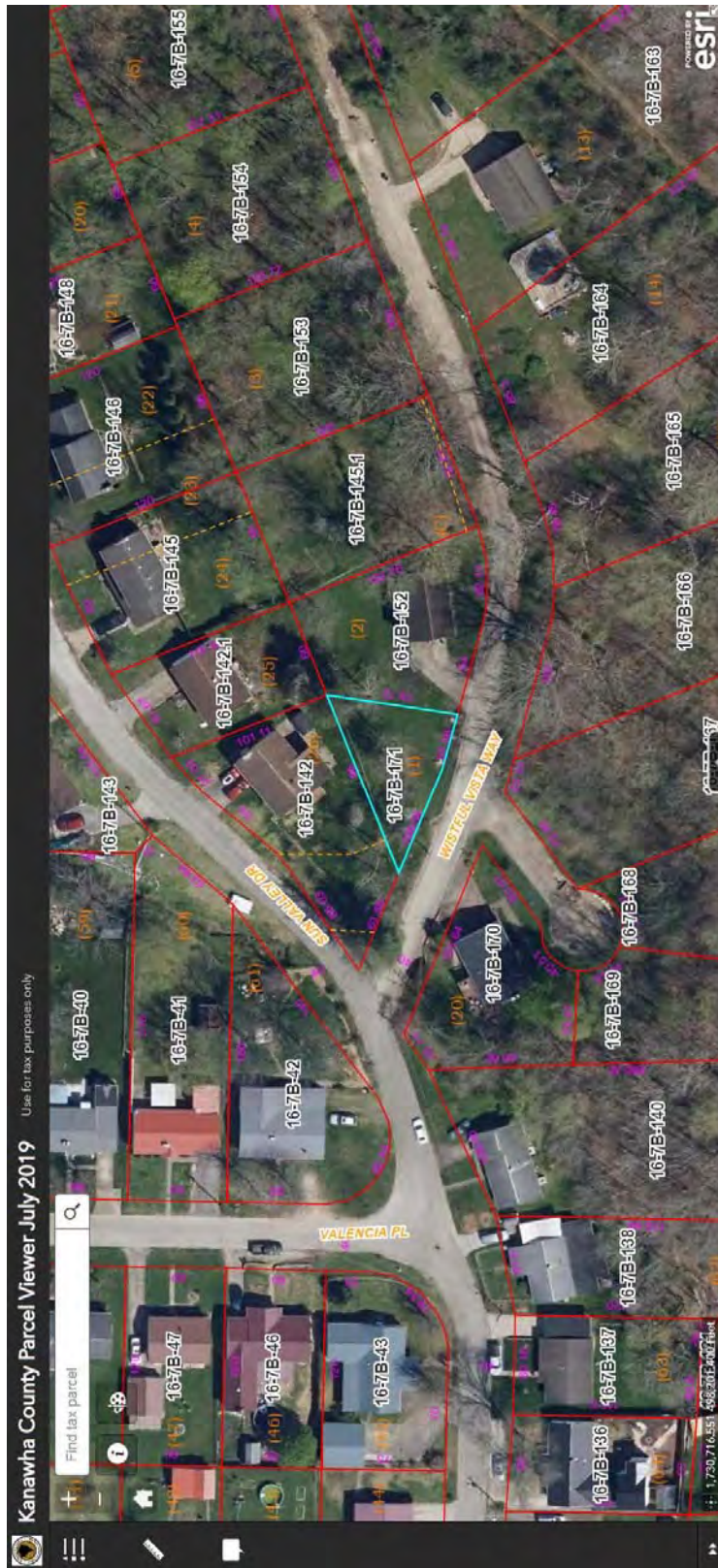
WV FLOOD TOOL MAP - MAP 7B/PARCEL 169

Jefferson Tax District - Map 7B/Parcel 169



<p>Flood Info Location</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>	<p>User Notes:</p> <ul style="list-style-type: none"> FEMA Effective Levee-Protec... Area Advisory Zone A or Updated Zone AE 	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 650 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.830460, 38.365060)</p> <p>Parcel ID: 20-16-007B-0169-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 7B/PARCEL 171



SHERIFF'S 2019 TAX TICKET - MAP 7B/PARCEL 171

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2019 Account Number: 07430345
 Ticket #: 0000068551 Taxpayer I.D.:
 District: 16 - JEFFERSON

Property Owner	Property Description
CARMAR CORP 1671 WOODVALE DR CHARLESTON, WV 25314 Lending Institution:	LT 1 SEC A SUNVALLEY HTS ADN INDIAN CK Map/Parcel: 7B / 0171 0000 0000 Lot Size: Acreage: Book: 1729 Page: 0397

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

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	300	300	
Building	0	0	
Total	300	300	3.78

AMOUNTS DUE: First Half: **3.69** If paid by: **09/01/2019** Second Half: **3.69** If paid by: **03/01/2020** Total Due: **7.38** If paid by: **09/01/2019**

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: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP - MAP 7B/PARCEL 171

Jefferson Tax District - Map 7B/Parcel 171



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

<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... 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>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 616 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829868, 38.365640)</p> <p>Parcel ID: 20-16-007B-0171-0000</p> <p>Address: N/A</p>
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KANAWHA COUNTY ASSESSOR'S GIS - MAP 11/PARCEL 2



WV FLOOD TOOL MAP - MAP 11/PARCEL 2

Jefferson Tax District - Map 11/Parcel 2



<p> Flood Info Location</p> <p> FEMA Effective Levee-Protec... 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>	<p style="text-align: right; font-size: small;">Map created on 8/28/2019</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): Coal (5050009)</p> <p>FEMA Flood Map: 54039C0377E EFF: 2/6/2008</p> <p>Elevation: About 845 ft (Source: USACE 2009)</p> <p>Community Name: Kanawha County</p> <p>Community ID: 540070</p> <p>Location (long, lat): (-81.829256, 38.361783)</p> <p>Parcel ID: 20-16-0011-0002-0000</p> <p>Address: N/A</p>
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DEED BOOK 1457/PAGE 563 - MAP 11/PARCEL 2

BOOK 1457 PAGE 563

THIS DEED, made this 19th day of January, 1966, by and between CHARLES E. HURT and MARY CAROLYN HURT, his wife, parties of the first part, and CARMAR CORPORATION, party of the second part; WITNESSETH:

For and in consideration of the sum of Six Thousand Eight Hundred Dollars (\$6,800.00) cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part do hereby Grant and Convey unto the party of the second part all of that certain tract of real estate, situate near St. Albans, Jefferson District, Kanawha County, West Virginia, being more particularly described as follows:

ALL of the same real estate conveyed unto Radford and Hurt, Inc., a corporation, by Family Homes, Inc., a corporation, by deed dated May 12, 1961, of record in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1334, at page 39, less that certain 3.12 acre parcel subdivision, known and designated as "Country Club Estates, Section A", upon a map entitled Country Club Estates, Section A, near St. Albans, West Virginia, located in Jefferson District, Kanawha County, West Va., dated December 8, 1960, made by Municipal Engineering Corp., J. A. Spence, Reg. Prof. Eng'r., recorded in the aforesaid Clerk's office in Photostatic Map Book 20, at page 38, and being the same property conveyed unto Frederick F. Holroyd, Trustee, by Trust Deed dated December 30, 1961, and recorded in the aforesaid Clerk's office in Trust Deed Book 1106, at page 207, and thereafter conveyed unto Charles E. Hurt, one of the parties of the first part, by Frederick F. Holroyd, Trustee, by deed dated March 23, 1963, recorded in the aforesaid Clerk's office in Deed Book 1381, at page 563, reference to which map and deeds is hereby made for a more particular description of the property hereby conveyed.

Subject to the taxes for the year 1965 which are to be prorated between the parties hereto, the parties of the first part do hereby Warrant Generally the property hereby conveyed.

#1063 Mail: Charles E. Hurt
521 Central Ave.
Charleston, W. Va.

DECLARATION OF CONSIDERATION OF VALUE

Under the penalty of fine and imprisonment as provided by law the grantors herein do hereby declare that the total consideration for the property hereby transferred is \$6,800.00.

Witness the following signatures.



Charles E. Hurt
CHARLES E. HURT

Mary Carolyn Hurt
MARY CAROLYN HURT

TWO DOCUMENTARY STAMPS BY CHARLES E. HURT

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

I, Notary Public, a Notary Public, in and for the county and state aforesaid, do hereby certify that Charles E. Hurt and Mary Carolyn Hurt, his wife, whose names are signed to the writing above and hereto annexed, have this day acknowledged the same before me in my said county.

Given under my hand this 19th day of January, 1966.

My commission expires Mar 29, 1969.

10:18

Notary Public
NOTARY PUBLIC

This instrument was presented to the Clerk of the County Court of Kanawha County, West Virginia, on and the same is admitted to record FEB 26 1966

Teste: Paul J. White Clerk
Kanawha County Court

DEED BOOK 1697/PAGE 120 - MAP 7B/PARCEL 141

BOOK 1679 PAGE 120

*#524 of Subdivided by Hurt
See 1 Jan 73*

THIS DEED, made this 15th day of January, 1973, by and between CHARLES E. HURT, Special Commissioner, party of the first part, and CARMAR CORPORATION, a corporation, party of the second part; WITNESSETH:

WHEREAS, the said Special Commissioner in pursuance of the authority vested in him by an order of the Court of Common Pleas of Kanawha County, West Virginia, made on the 26th day of December, 1972, in a suit therein pending in which Concrete Supply Corporation, a corporation, was plaintiff and Raymond J. Gallagher, Retha Gallagher, Florence C. Gates and John N. Charnock, Jr., Trustee, were defendants, being Civil Action No. 20, 912-C, did sell the real estate hereinafter mentioned and conveyed according to the terms and conditions required by said order at which sale the said Carmar Corporation, a corporation, became the purchaser for the sum of \$750.00; and

WHEREAS, the said Court by subsequent order made in the case on the 3rd day of January, 1973, confirmed the said sale and directed a deed for the said real estate to be made to the said Carmar Corporation, a corporation, by the said Special Commissioner;

NOW, THEREFORE, THIS DEED WITNESSETH: that the said Charles E. Hurt, Special Commissioner, as aforesaid, does GRANT and CONVEY unto the party of the second part all of Lot No. 121 of Sun Valley

Second Addition to Saint Albans, Jefferson District, Kanawha County, West Virginia, as shown upon a map entitled "Lot No. 121 Sun Valley Second Addition to Saint Albans, Jefferson District, Kanawha Co., W. Va.", made by C. M. Dickerson and recorded in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1346, at page 258, and being the same property conveyed unto Raymond J. Gallagher by St. Albans Land Co., a corporation, by deed dated October 27, 1961, and recorded in the aforesaid Clerk's office in Deed Book 1346, at page 255, reference to which map and deed is here made for a more particular description of the property hereby conveyed.



Subject to real property taxes, the party of the first part WARRANTS SPECIALLY the property hereby conveyed.

The grantor declares that the consideration for this transfer is \$750.00.

WITNESS the following signature and seal.

THIS INSTRUMENT WAS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF KANAWHA COUNTY, WEST VIRGINIA, ON 11/22/66 AT 10:56 AM.

Charles E. Hurt (SEAL)
CHARLES E. HURT
SPECIAL COMMISSIONER

RECORDED
NOV 22 AM 9:56

CLERK OF THE COUNTY COURT
KANAWHA COUNTY, W. VA.

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

I, Alma R. Hawley, a notary public in and for the county and state aforesaid, do hereby certify that CHARLES E. HURT, Special Commissioner, whose name is signed to the deed above and hereto annexed, dated January 15, 1973, has this day acknowledged the same before me in my said county.

Given under my hand this 19th day of January, 1973.

My commission expires October 28, 1978.

Alma R. Hawley
NOTARY PUBLIC

This instrument was presented to the Clerk of the County Court of Kanawha County, West Virginia, on JAN 26 1973 and the same is admitted to record.

Teste: Jack L. Caudy Clerk
Kanawha County Court

**DEED BOOK 1729/PAGE 397 - MAP 7/PARCEL 2 &
MAP 7B/PARCELS 153-162, 164-169 & 171**

BOOK 1729 PAGE 397

THIS DEED, made this 15th day of May, 1974, by and between A. C. RADFORD and MARGUERITE RADFORD, his wife, parties of the first part, and CARMAR CORPORATION, a corporation, party of the second part; WITNESSETH:

For and in consideration of the sum of \$2,750.00 cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part GRANT and CONVEY unto the party of the second part all that certain tract of land, together with the appurtenances thereunto belonging, situate in Jefferson District, Kanawha County, West Virginia, more particularly bounded and described as follows, to-wit:

BEGINNING at a monument at the southeast corner of the said Halstead Tract, which said monument is located in what was known as the Howell line; thence running S. 85° 30' W. 173 feet to "X" on a rock on top of a knob, corner to what was known as the Mill's fifty acre tract; thence running with the Mill's line, N. 55° 00' W. 827.25 feet to an iron pin at the southeast corner of a lot fronting 106.65 feet on the southerly line of Sun Valley Drive, which lot is east of and adjacent to Lot 62 of Sun Valley Addition; thence running with the easterly line of said 106.65 foot lot, N. 0° 40' E. 288.32 feet to an iron pin in the southerly line of Sun Valley Drive; thence running with the southerly line of said Drive with a curve to the left, the chord of which bears N. 57° 11' E. 159.6 feet to a point in said Drive; thence continuing with said line of Sun Valley Drive, N. 43° 00' E. 59 feet to a point at the end of said Drive; thence running across said Sun Valley Drive, N. 41° 00' W. 40 feet to the northerly line of said Drive; thence running with the rear line of Lot 60 of Sun

#3345 Mail: Charles E. Hurt
Lee & Tenn.

Valley Addition, N. 41° 00' W. 15 feet to the rear common corner to Lots 59 and 60; thence running with the rear lines of Lots 59, 58 and 57 of Sun Valley Drive, N. 3° 37' E. 180 feet to the rear common corner to Lots 57 and 56; thence running with the rear lines of Lots 92, 93 and 94 and a lot adjacent thereto and beyond, N. 75° 11' E. 388.1 feet to a point; thence running N. 66° 10' E. 295 feet to a point; thence running N. 87° 10' E. 110 feet to a point in what is known as the Howell line, which said point is 280 feet from a monument in the C & O Railway Right of Way; thence running with said Howell line, being the easterly line of the said Halstead Tract, S. 2° 30' W. 1325.1 feet to the place of beginning, containing 19.5 acres and shown on the map made by J. Lewis Hark, R.P.E., dated June 20, 1960, which said map is recorded in the Office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book No. 1314, at Page No. 546-A;

Less that certain parcel of 8.31 acres out of the aforesaid 19.5 acres, subdivided into 26 lots and shown, described and designated on a map entitled "Map Of Sun Valley 2nd Addition Jefferson District", and recorded in the aforesaid Clerk's Office in Photostatic Map Book 21, at page 66, reference to which said maps is here made for a more particular description of the property hereby conveyed.

And being the same property conveyed unto A. C. Radford by Charles E. Hurt, Special Commissioner, by deed dated May 3, 1974, and recorded in the aforesaid Clerk's Office.

Subject to current real property taxes, the parties of the first part WARRANT GENERALLY the property hereby conveyed.

The grantors declare that the consideration for this transfer is \$2,750.00

WITNESS the following signatures and seals,

THIS INSTRUMENT PREPARED BY CHARLES E. HURT
LEE & TENNESSEE
CHARLESTON, WEST VIRGINIA
25302

A. C. Radford (SEAL)
A. C. Radford

Marguerite Radford (SEAL)
Marguerite Radford

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

I, *Alvin R. Hawley*, a notary public in and for the county and state aforesaid, do hereby certify that A. C. Radford and Marguerite Radford, his wife, whose names are signed to the deed above and hereto annexed, dated May 15, 1974, have this day acknowledged the same before me in my said county.

Given under my hand this 15th day of May, 1974.

My commission expires October 28, 1978.

RECORDED
1974 MAY 24 AM 9:30
JACK E. PAHLEY
CLERK COUNTY COURT
KANAWHA COUNTY, W. VA.



Alvin R. Hawley
NOTARY PUBLIC

This instrument was presented to the Clerk of the County Court of Kanawha County, West Virginia, on and the same is admitted to record. MAY 24 1974

Teste: *Jack E. Pahley* Clerk
Kanawha County Court

DEED BOOK 2383/PAGE 019 - MAP 7B/PARCELS 115, 116 & 117

BOOK 2383 PAGE 19

THIS QUITCLAIM DEED made this 18th day of March, 1996, by One Valley Bank, N.A., a national banking association, party of the first part, and Carmar Corporation, a West Virginia corporation, party of the second party, **WITNESSETH,**

Carmar Corp
P.O. Drawer 933
Chas, WV 25323

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part does hereby release and quitclaim unto the party of the second part, all of its right, title and interest in and to Lots 6, 7, and 8, Section A of Country Club Estates, Jefferson District, Kanawha County, West Virginia, being the same property heretofore conveyed unto the party of the second part by Robert P. Howell, Deputy Commissioner of Delinquent and Nonentered Lands of Kanawha County, West Virginia, by deeds dated April 25, 1995 and recorded in the Office of the Clerk of the County Commission of Kanawha County, West Virginia in Deed Book 2362 at pages 603, 607 and 611. The aforesaid properties became delinquent and escheated unto the State of West Virginia for nonpayment of real property taxes in the name of Home Mortgages, Inc., who acquired the same from Frank M. Hereford, Trustee, by deed dated February 14, 1963, recorded in the aforesaid Clerk's office in Deed Book 1381 at page 191. Thereafter, Home Mortgages, Inc. merged with Home Mortgage Services, Inc., which thereafter changed its name to Magnet Mortgages, Inc. and thereafter changed its name to Atlantic Mortgages, Inc. and thereafter merged into and became a part of One Valley Bank, N.A.

The Grantor declares that this transfer is not subject to excise tax on the grounds that it is a quitclaim deed for a consideration of less than One Hundred Dollars (\$100.00).

RECORDED
BOOK/PAGE 4 2383-19
KANAWHA COUNTY, WV
DATE TIME RECORDED 03/27/96 11:42
FEE \$ 474.250
CLERK OF THE COUNTY COMMISSION
TOTAL RECD/DUES 5.00

BOOK 2383 PAGE 20

WHEREFORE, One Valley Bank, N.A., party of the first part has caused its name to be signed hereto and its seal hereunto affixed the day and year first above written.



ONE VALLEY BANK, N.A.

By: Richard C. Donovan

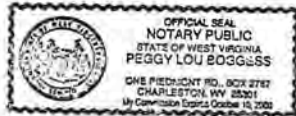
Its: Vice President

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

I, Peggy Lou Boggs, a notary public in and for the county and state aforesaid, do hereby certify that Richard C. Donovan, whose name is signed to the deed above and hereto annexed as Vice President of One Valley Bank, N.A., has this day acknowledged the same before me, to be the act and deed of said National Banking Association, thereunto duly authorized.

Given under my hand this 18th day of March, 1996.

My commission expires October 10, 2000



Peggy Lou Boggs
NOTARY PUBLIC

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on MAR 20 1996 and the same is admitted to record.

Teste: Alma J. King Clerk
Kanawha County Commission

DEED BOOK 2464/PAGE 887 - MAP 7B/PARCEL 151.5,
MAP 7/PARCEL 4 & MAP 7B/PARCEL 9

2464 PAGE 887

This deed made this 24th day of March, 1999 by and between River Lake Estates, Inc., a West Virginia corporation, party of the first part, and Carmar Corporation, a West Virginia corporation, party of the second part; Witnesseth:

For and in consideration of the sum of \$10.00 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part does hereby GRANT and CONVEY unto the party of the second part, that certain tract of land situate in Jefferson District, Kanawha County, West Virginia, containing two (2) acres, more or less, and being the residue of that certain 4.8 acre tract of land conveyed unto Love, Inc. by Sun Valley Civic Association, Inc., a corporation, by deed dated January 12, 1961, recorded in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1360, at page 181 and being the same property heretofore conveyed unto the party of the first part, by Love, Inc. by deed dated December 28, 1973, recorded in the office of the Clerk of the County Commission of Kanawha County, West Virginia in Deed Book 1716, at page 135, reference to which is here made for a more particular description of the property hereby conveyed; and

CHARLES E. HURT
P.O. # 833
CHAS W VU 25323

All that certain tract or parcel of land situate in Jefferson District, Kanawha County, West Virginia, more particularly bounded and described as follows:

Beginning at an iron pin, which said iron pin is located S. 2° 30' W. 304.43 feet from a concrete monument with three 8-inch elm pointers, which said concrete monument is the northeast corner of a tract of 34-1/2 acres conveyed by L. T. Halstead and Ethel Mae Halstead, his wife, to Love, Inc., by deed bearing date the 15th day of March, 1954, and of record in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1082, at page 411; thence S. 2° 30' W. 287.57 feet to an iron pin; thence S. 70° 25' W. 43.58 feet to a stake; thence N. 19° 35' W. 294.76 feet to a stake; thence N. 66° 10' E. 45.56 feet to a stake; thence N. 87° 10' E. 110 feet to the place of beginning; being a part of the same real estate heretofore conveyed unto St. Albans Land Co. by Raymond J. Gallagher and Retha M. Gallagher, his wife, by deed dated March 17, 1961, and of

RECORDED
BOOK/PAGE : 2464 - 1 887
KANAWHA COUNTY, WV
DATE/TIME RECORDED: 03/24/1999 11:46:05
INST # : 657210 TAXES : 0.00
FLOOR - 25 - 100017 COUNTY CLERK
89.10 83.60

2464 PAGE 888

record in said Clerk's office in Deed Book 1346, at page 325, which said tract of land is further shown upon a map entitled "Map Showing Parcel of Land in Jefferson District, Kanawha Co., W. Va., to be conveyed by St. Albans Land Co. To River Lake Estates, Inc.", which said map is dated May 23, 1968, made by Field Engineering Co. and being the same property heretofore conveyed unto the party of the first part by River Lake Estates, Inc. by deed dated July 20, 1968 recorded in the aforesaid Clerk's office in Deed Book 1530, at page 31, reference to which deed is here made for a more particular description of the property hereby conveyed, and

All that certain lot or parcel of land situate on Indian Creek in Jefferson District, Kanawha County, West Virginia, more particularly bounded by a line described as follows:

Beginning at a point in the east line of what is known as Sun Valley Addition, which said point is S. 2° 30' W. 77.88 feet from a concrete monument at the northeast corner of said Sun Valley Addition, thence S. 2° 30' W. 1121.32 feet to a monument in the Sun Valley Addition line, corner to Rastus Slater land; thence with the Rastus Slater line, N. 55° E. 1069.65 feet to a stake in Indian Creek, corner to Rastus Slater and in the C. A. Zerkle line; thence with the Zerkle line, N. 36° 05' W. 182.77 feet to a stake where beech was called for; thence with said line, N. 76° 30' E. 50.08 feet to where a sugar tree was called for in the original deed; thence S. 52° 55' E. 80.06 feet to an iron pin in the edge of Indian Creek Road, in the edge of a small drain; thence with the edge of the road, N. 20° 14' W. 153.86 feet to an iron pin in the edge of the road in front of the southeast corner of the William S. Howell, Jr. residence; thence S. 8° 26' W. 33.10 feet to an iron pipe; thence S. 69° 28' W. 94.34 feet to an iron pin in Indian Creek; thence down Indian Creek with its meanders, N. 19° 45' W. 104.85 feet; thence N. 59° 08' W. 69.30 feet; thence N. 21° 04' W. 46.85 feet; thence N. 59° 28' W. 179.60 feet to a stake in the center of Indian Creek near a fence post on the east bank of the creek; thence leaving the creek and up the fence line, N. 53° 21' E. 88.66 feet to a stake on the south side of a plum tree, corner to the William McNealey's lot; thence with said McNealey line, N. 42° 15' W. 270.00 feet to a point in the C & O Railroad right of way line; thence with said right of way, S. 60° W. 148.50 feet to a point in the right of way line; thence S. 53° 28' W. 228.52 feet in the place of beginning, containing 13.12 acres, more or less, as shown upon a map made by Norman Johnson, Registered Professional Engineer, dated June 6, 1956, and being the same property heretofore conveyed unto the party of the first part by William S. Howell, Jr. and wife by deed dated June 9, 1956 recorded in the aforesaid Clerk's office in Deed Book 1175, at page 42, reference to which deed is here made for a more particular description of the property hereby conveyed.

The party of the first part warrants generally the property hereby conveyed.

2464 PAGE 889

The grantor does hereby declare that the consideration for this transfer is \$19,000.00.

Witness the following signature and seal the day and year first above written.

RIVER LAKE ESTATES, INC.

THIS INSTRUMENT PREPARED BY CHARLES E. DRYE

By: [Signature]
Its President



STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

I, L.C. Byrnside, a notary public in and for the county and state aforesaid, do hereby certify that Harry Newell, whose name is signed to the deed above and hereto annexed, dated March 24th, 1999, as president of River Lake Estates, Inc., a West Virginia corporation, has this day acknowledged the same before me to be the act and deed of said corporation, thereunto duly authorized.

Given under my hand his 24th day of March, 1999.

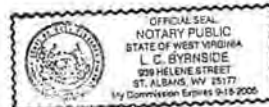
My commission expires Sept. 18, 2005



L.C. Byrnside
NOTARY PUBLIC

This instrument was presented to the Clerk of the Commission of Kanawha County, West Virginia, and the same is admitted to record.

Teste: [Signature] Clerk
MAR 24 1999
Kanawha County Commission



DEED BOOK 2518/ PAGE 832- MAP 7B/PARCEL 9.1

THIS DEED, Made this the 8th day of February, 2001, by and between O. GAY ELMORE, JR., SPECIAL COMMISSIONER, as hereinafter mentioned, party of the first part, and CARMAR CORPORATION, party of the second part.

WHEREAS, by decree duly made and entered on the 16th day of January, 2001, by the Circuit Court of Kanawha County, West Virginia, in the case of Carmar Corporation versus Love, Inc., Civil Action No. 00-C-25665, the said O. Gay Elmore, Jr., was appointed as Special Commissioner for the purpose of executing a deed of the property hereinafter described.

WITNESSETH: The undersigned Special Commissioner does hereby GRANT and CONVEY unto Carmar Corporation, the party of the second part, with SPECIAL WARRANTY, all of that certain parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate and located in Jefferson District, Kanawha County, West Virginia, more particularly described as follows:

Beginning at an iron pin located at the northeast corner of Lot 90 of Sun Valley Addition to St. Albans, as shown and designated on that certain map entitled "Sun Valley Addition of St. Albans, Jefferson District, Kanawha County, W.Va. made by J. Lewis Hark dated March 20, 1955 of record in the Office of the Clerk of the County Commission of Kanawha County, West Virginia in Map Book 17, at pages 92 and 93; thence running N. 3° 37' E. with a projection of the easterly line of Lot 90 in all 110 feet more or less to an iron pin in the southerly right of way line of the Coal River Division of the Chesapeake & Ohio Railway Company; thence running with C & O right of way in a westerly direction 215 feet more or less to the intersection of the said C & O Railway line with a southerly line of State Route 6 leading from St. Albans to Lower Falls; thence running with a southerly line of the said State Road and following the same approximately 500 feet more or less to the northwesterly corner of Lot 83 of said Sun Valley Addition; thence in an easterly direction following the rear lot lines of Lots 83, 84, 85, 86, 87, 88, 89, and Lot 90 of Sun Valley Addition S. 86° 73' 480 feet to the northeasterly rear corner of said Lot 90; the iron pin at the place of beginning.

*Map 7B, Charles E. Hunt
P.O. BOX 833
CARMAR, W. VA. 25523*

AND BEING a part of the same property which was conveyed to Love, Inc., by L. T. Halstead, by deed dated March 15, 1954, and of record in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, in Deed Book 1082, at page 411.

This conveyance is made subject to any and all existing covenants, agreements, restrictions, reservations, easements, rights of way, out-conveyances and leases, which may be a matter of record in said Clerk's office and running with the land.

DECLARATION OF CONSIDERATION OR VALUE: The undersigned grantor does hereby declare that the total consideration paid for the property conveyed by this deed is One Thousand Five Hundred Dollars (\$1,500.00).

DEED 2518 832
Recorded In Above Book and Page
02/14/2001 10:18:16 AM
Alma T. King
County Clerk
Kanawha County, WV

Deed Tax 6.60
Recording Fee 4.00
TOTAL 10.60

WITNESS the following signatures and seals:

[Signature]
O. Gay Elmore, Jr., Special Commissioner

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

I, Sandra J Titlow, a Notary Public in and for said County and State,
do hereby certify that O. Gay Elmore, Jr., Special Commission, whose name is signed to the
foregoing writing, has this day acknowledged the same before me in my said County and State.

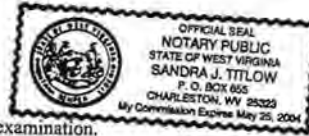
Given under my hand this the 8th day of February, 2001.

My commission expires: May 25, 2004

Sandra J Titlow
NOTARY PUBLIC

This property will be owner occupied.

This property will not be owner occupied.



This deed was prepared without the benefit of a title examination.

This document was prepared by O. Gay Elmore, Jr., Attorney, 12 Capitol Street, Charleston, West Virginia 25301.

This instrument was presented to the Clerk of the County
Commission of Kanawha County, West Virginia, on **FEB 14 2001**
and the same is admitted to record.

Teste: [Signature] Clerk
Kanawha County Commission

TITLE REPORT

800 Westmoreland Street East, Suite 301
Charleston, WV 25301-1503
801.345-0275
FAX 204.343.0257

BESTITLE
AGENCY, INC.

website: www.besttitle.com
email: info@besttitle.com

OTHER JURISDICTIONS:

- ALABAMA
- ARIZONA
- ARKANSAS
- CALIFORNIA
- COLORADO
- CONNECTICUT
- DELAWARE
- FLORIDA
- GEORGIA
- ILLINOIS
- INDIANA
- IOWA
- KANSAS
- KENTUCKY
- LOUISIANA
- MARYLAND
- MASSACHUSETTS
- MICHIGAN
- MINNESOTA
- MISSISSIPPI
- MISSOURI
- MONTANA
- NEBRASKA
- NEVADA
- NEW HAMPSHIRE
- NEW JERSEY
- NEW YORK
- NORTH CAROLINA
- NORTH DAKOTA
- OHIO
- OKLAHOMA
- PENNSYLVANIA
- RHODE ISLAND
- SOUTH CAROLINA
- SOUTH DAKOTA
- TEXAS
- UTAH
- VERMONT
- VIRGINIA
- WASHINGTON
- WEST VIRGINIA
- WISCONSIN
- WYOMING

REPORT OF TITLE

Carmar Corporation
1671 Woodvale Dr.
Charleston, WV 25314

RE: Deed Book, 2464, Page 887; Deed Book 2518, Page 832; Deed Book 1679, Page 120; Deed Book 1729, Page 397; Deed Book 1457, Page 563; and Deed Book 2383, Page 19

Dear Sir or Ms:

Pursuant to your request, we have examined the records in the Office of the Clerk of the County Commission of the County of Kanawha, State of West Virginia, for the period of not less than sixty (60) years, and based upon such examination and subject to the correctness of the indices and records therein, and subject further to any state of facts not appearing of record, we are of the opinion that the good and marketable fee simple title to the surface only of the following described properties, to wit:

PARCEL ONE:

Situate in Jefferson District, Kanawha County, West Virginia, containing two (2) acres, more or less, and being the residue of that certain 4.8 acre tract of land conveyed unto Love, Inc. by Sun Valley Civic Association, Inc., a corporation, by deed dated January 12, 1961, recorded in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1360, at page 181 and being the same property heretofore conveyed unto the party of the first part, by Love, Inc. by deed dated December 28, 1973, recorded in the office of the Clerk of the County Commission of Kanawha County, West Virginia in Deed Book 1716, at page 135, reference to which is here made for a more particular description for the party hereby conveyed; and

TRACT ONE:

All that certain tract or parcel of land situate in Jefferson District, Kanawha County, West Virginia, more particularly bounded and described as follows:

Beginning at an iron pin, which said iron pin is located S. 2° 30' W. 304.43 feet from a concrete monument with three 8-inch elm pointers, which said concrete monument is the northeast corner of a tract of 34-1/2 acres conveyed by L. T. Halstead and Ethel Mae Halstead, his wife, to Love, Inc., by deed bearing date the 15th day of March, 1954, and of record in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1082, at page 411; thence S. 2° 30' W. 287.57 feet to an iron pin; thence S. 70° 25' W. 43.58 feet to a stake; thence N. 19° 35' W. 294.76 feet to a stake; thence N. 66° 10' E. 46.56 feet to a stake; thence N. 87° 10' E. 110 feet to the place of beginning; being a part of the same real estate heretofore conveyed unto St. Albans Land Co. by Raymond J. Gallagher and Retha M. Gallagher, his wife, by deed dated March 17, 1961, and of record in said Clerk's office in Deed Book 1346, at page 325, which said tract of land is further shown upon a map entitled "Map Showing Parcel of Land in Jefferson District, Kanawha Co., W. Va., to be conveyed by St. Albans Land Co. To River Lake Estates, Inc." which said map is dated May 23, 1968, made by Field Engineering Co. and being the same property heretofore conveyed unto the party of the first part by River Lake Estates, Inc. by deed dated July 20, 1968 recorded in the aforesaid Clerk's office in Deed Book 1530, at page 31, reference to which deed is here made for a more particular description of the property hereby conveyed; and

TRACT TWO:

All that certain lot or parcel of land situate on Indian Creek in Jefferson District, Kanawha County, West Virginia, more particularly bounded by a line described as follows:

Beginning at a point in the east line of what is known as Sun Valley Addition, which said point is S. 2° 30' W. 77.88 feet from a concrete monument at the northeast corner of said Sun Valley Addition, thence S. 2° 30' W. 1121.32 feet to a monument in the Sun Valley Addition line, corner to Rastus Slater land; thence with the Rastus Slater line, N. 55° E. 1069.65 feet to a stake in Indian Creek, corner to Rastus Slater and in the C. A. Zerkle line; thence with the Zerkle line, N. 36° 05' W. 182.77 feet to a stake where beech was called for; thence with said line, N. 76° 30' E. 50.08 feet to where a sugar tree was called for in the original deed; thence S. 52° 55' E. 80.06 feet to an iron pin in the edge of Indian Creek Road, in the edge of a small drain; thence with the edge of the road, N. 20° 14' W. 153.86 feet to an iron pin in the edge of the road in front of the southeast corner of the William S. Howell, Jr. residence; thence S. 8° 26' W. 33.10 feet to an iron pipe; thence S. 69° 28' W. 94.34 feet to an iron pin in Indian Creek; thence down Indian Creek with its meanders, N. 19° 45' W. 104.85 feet; thence N. 59° 08' W. 69.30 feet; thence N. 21° 04' W. 46.85 feet; thence N. 59° 28' W. 179.60 feet to a stake in the center of Indian Creek near a fence post on the east bank of the creek; thence leaving the creek and up the fence line, N. 53° 21' E. 88.66 feet to a stake on the south side of a plum tree, corner to the William McNealey's lot; thence with said McNealey line, N. 42° 15' W. 270.00 feet to a point in the C & O Railroad right of way line; thence with said right of way, S. 60° W. 148.50 feet to a point in the right of way line; thence S. 53° 28' W. 228.52 feet in the place of beginning, containing 13.12 acres, more or less, as shown upon a map made by Norman Johnson, Registered Professional Engineer, dated June 6, 1956.

LSOT: Deed Book 2464, Page 887, dated March 24, 1999, Office of the Clerk of the County Commission, Kanawha County, West Virginia.

PARCEL TWO:

All of that certain parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate and located in Jefferson District, Kanawha County, West Virginia, more particularly described as follows:

Beginning at an iron pin located at the northeast corner of Lot 90 of Sun Valley Addition to St. Albans, as shown and designated on that certain map entitled "Sun Valley Addition of St. Albans, Jefferson District Kanawha County, W.Va. made by J. Lewis Hark dated March 20, 1955 of record in the Office of the Clerk of the County Commission of Kanawha County, West Virginia in Map Book 17, at pages 92 and 93; thence running N. 3° 37' E. with a projection of the easterly line of Lot 90 in all 110 feet more or less to an iron pin in the southerly right of way line of the Coal River Division of the Chesapeake & Ohio Railway Company; thence running with C & O right of way in a westerly direction 215 feet more or less to the intersection of the said C & O Railway line with a southerly line of State Route 6 leading from St. Albans to Lower Falls; thence running with a southerly line of the said State Road and following the same approximately 500 feet more or less to the northwesterly corner of Lot 83 of said Sun Valley Addition; thence in an easterly direction following the rear lot lines of Lots 83, 84, 85, 86, 87, 88, 89, and Lot 90 of Sun Valley Addition S. 86° 73' 480 feet to the northeasterly rear corner of said Lot 90; the iron pin at the place of beginning.

LSOT: Deed Book 2518, Page 832, dated February 8, 2001, Office of the Clerk of the County Commission, Kanawha County, West Virginia.

PARCEL THREE:

The following described real estate:

All of Lot No. 121 of Sun Valley Second Addition to Saint Albans, Jefferson District, Kanawha County, West Virginia, as shown upon a map entitled "Lot No. 121 Sun Valley Second Addition to Saint Albans, Jefferson District, Kanawha Co., W. Va.", made by C. M. Dickerson and recorded in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1346, at page 258.

LSOT: Deed Book 1679, Page 120, dated January 15, 1973, Office of the Clerk of the County Commission, Kanawha County, West Virginia.

PARCEL FOUR:

All that certain tract of land, together with the appurtenances thereunto belonging, situate in Jefferson District, Kanawha County, West Virginia, more particularly bounded and described as follows, to-wit:

BEGINNING at a monument at the southeast corner of the said Halstead Tract, which said monument is located in what was known as the Howell line; thence running S. 85° 30' W. 173 feet to "X" on a rock on top of a knob, corner to what was known as the Mill's fifty acre tract; thence running with the Mill's line, N. 55° 00' W. 827.25 feet to an iron pin at the southeast corner of a lot fronting 106.65 feet on the southerly line of Sun Valley Drive, which lot is east of and adjacent to Lot 62 of Sun Valley Addition; thence running with the easterly line of said 106.65 foot lot, N. 0° 40' E. 288.32 feet to an iron pin in the southerly line of Sun Valley Drive; thence running with

the southerly line of said Drive with a curve to the left, the chord of which bears N. 57° 11' E. 159.6 feet to a point in said Drive; thence continuing with said line of Sun Valley Drive, N. 43° 00' E. 59 feet to a point at the end of said Drive; thence running across said Sun Valley Drive, N. 41° 00' W. 40 feet to the northerly line of said Drive; thence running with the rear line of Lot 60 of Sun Valley Addition, N. 41° 00' W. 15 feet to the rear common corner to Lots 59 and 60; thence running with the rear lines of Lots 59, 58 and 57 of Sun Valley Drive, N. 3° 37' E. 180 feet to the rear common corner to Lots 57 and 56; thence running with the rear lines of Lots 92, 93 and 94 and a lot adjacent thereto and beyond, N. 75° 11' E. 388.1 feet to a point; thence running N. 66° 10' E. 295 feet to a point; thence running N. 87° 10' E. 110 feet to a point in what is known as the Howell line, which said point is 280 feet from a monument in the C & O Railway Right of Way; thence running with said Howell line, being the easterly line of the said Halstead Tract, S. 2° 30' W. 1325.1 feet to the place of beginning, containing 19.5 acres and shown on the map made by J. Lewis Hark, R.P.E., dated June 20, 1960, which said map is recorded in the Office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book No. 1314, at Page No, 546-A;

Less that certain parcel of 8.31 acres out of the aforesaid 19.5 acres, subdivided into 26 lots and shown, described and designated on a map entitled "Map Of Sun Valley 2nd Addition Jefferson District", and recorded in the aforesaid Clerk's Office in Photostatic Map Book 21, at page 66, reference to which said maps is here made for a more particular description of the property hereby conveyed.

LSOT: Deed Book 1729, Page 397, dated May 15, 1974, Office of the Clerk of the County Commission, Kanawha County, West Virginia.

PARCEL FIVE:

All of that certain tract of real estate, situate near St. Albans, Jefferson District, Kanawha County, West Virginia, being more particularly described as follows:

ALL of the same real estate conveyed unto Radford and Hurt, Inc., a corporation, by Family Homes, Inc., a corporation, by deed dated May 12, 1961, of record in the office of the Clerk of the County Court of Kanawha County, West Virginia, in Deed Book 1334, at page 39, less that certain 3.12 acre parcel subdivision, known and designated as "Country Club Estates, Section A", upon a map entitled Country Club Estates, Section A, near St. Albans, West Virginia, located in Jefferson District, Kanawha County, West Va., dated December 8, 1960, made by Municipal Engineering Corp., J. A. Spence, Reg. Prof. Eng'r., recorded in the aforesaid Clerk's office in Photostatic Map Book 20, at page 38.

LSOT: Deed Book 1457, Page 563, dated January 19, 1966, Office of the Clerk of the County Commission, Kanawha County, West Virginia.

PARCEL SIX:

The following described real estate:

Lots 6, 7, and 8, Section A of Country Club Estates, Jefferson District, Kanawha County, West Virginia.

LSOT; Deed Book 2383, Page 19, dated March 18, 1996 Office of the Clerk of the County Commission, Kanawha County, West Virginia.

as of 8:00 a.m. on May 20, 2019, is vested in Carmar Corporation, by instruments referenced in the following deed books; Deed Book, 2464, Page 887; Deed Book 2518, Page 832; Deed Book 1679, Page 120; Deed Book 1729, Page 397; Deed Book 1457, Page 563; and Deed Book 2383, Page 19, in the Office of the Recorder, Kanawha County, West Virginia, subject to the following:

1. **Trust Deeds:** None
2. **Judgments:** None
3. **Governmental Liens:** None
4. **Miscellaneous Defects or Irregularities:** None
5. **That said property is assessed on the Land Books of Kanawha County, West Virginia, as follows:**

Year: 2018
Name: Carmar Corporation
Ticket No.: 68167
Account No.: 06709243
District: 16-Jefferson
Map No.: 11
Parcel No.: 16-11-00020000
Short Legal: 43 88/100A M or L Coal River Hills and Bottoms
Value of Land: \$ 8,280.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$8,280.00
Amount of Taxes-Per Half: \$92.74 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68168
Account No.: 06737971
District: 16-Jefferson
Map No.: 11
Parcel No.: 16-11-01170000
Short Legal: LT 6 Sec A Country Club Estates

Value of Land: \$ 6,300.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$6,300.00
Amount of Taxes-Per Half: \$70.56 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68169
Account No.: 07430363
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-117
Short Legal: LTS 3 Sec A Sun Valley Hts And Indian Ck
Value of Land: \$ 2,400.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,400.00
Amount of Taxes-Per Half: \$26.88 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68170
Account No.: 07430372
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01540000
Short Legal: Lt 4 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,580.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,580.00
Amount of Taxes-Per Half: \$28.90 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68171
Account No.: 07430381
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01550000

Short Legal: Lt 5 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,460.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,460.00
Amount of Taxes-Per Half: \$27.55 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68172
Account No.: 07430390
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01560000
Short Legal: Lt 6 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,400.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,400.00
Amount of Taxes-Per Half: \$26.88 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68173
Account No.: 07430407
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01570000
Short Legal: Lt 7 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,580.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,580.00
Amount of Taxes-Per Half: \$28.90 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68174
Account No.: 07430416
District: 16-Jefferson
Map No.: 7B

Parcel No.: 16-7B-01580000
Short Legal: Lt 8 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 1,500.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$1,500.00
Amount of Taxes-Per Half: \$16.80 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68175
Account No.: 07430425
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01590000
Short Legal: Lt 9 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,580.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,580.00
Amount of Taxes-Per Half: \$28.90 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68176
Account No.: 07430434
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01600000
Short Legal: Lt 10 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 3,120.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$3,120.00
Amount of Taxes-Per Half: \$34.95 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68177
Account No.: 07430443
District: 16-Jefferson

Map No.: 7B
Parcel No.: 16-7B-01610000
Short Legal: Lt 11 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 3,000.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$3,000.00
Amount of Taxes-Per Half: \$33.60 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68178
Account No.: 07430452
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01620000
Short Legal: Lt 12 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 3,720.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$3,720.00
Amount of Taxes-Per Half: \$41.67 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68179
Account No.: 07430470
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01640000
Short Legal: Lt 14 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 3,720.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$3,720.00
Amount of Taxes-Per Half: \$41.67 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68180
Account No.: 07430489

District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01650000
Short Legal: Lt 15 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,880.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,880.00
Amount of Taxes-Per Half: \$32.26 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68181
Account No.: 07430498
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01660000
Short Legal: Lt 16 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,580.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,580.00
Amount of Taxes-Per Half: \$28.90 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68182
Account No.: 0743004
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01670000
Short Legal: Lt 17 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 2,340.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,340.00
Amount of Taxes-Per Half: \$26.21 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation

Ticket No.: 68183
Account No.: 07430513
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01680000
Short Legal: Lt 18 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 3,000.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$3,000.00
Amount of Taxes-Per Half: \$33.60 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68184
Account No.: 07430522
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01690000
Short Legal: Lt 19 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 1,560.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$1,560.00
Amount of Taxes-Per Half: \$17.47 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68185
Account No.: 07430435
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01710000
Short Legal: Lt 1 Sec A Sun Valley Hts Adn Indian Ck
Value of Land: \$ 300.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$300.00
Amount of Taxes-Per Half: \$3.36 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68186
Account No.: 06781253
District: 16-Jefferson
Map No.: 7
Parcel No.: 16-7-00020000
Short Legal: 6-69/100A M/L Indian Ck Sun Valley Adn
Value of Land: \$ 51,140.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$51,140.00
Amount of Taxes-Per Half: \$572.77 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68187
Account No.: 06776937
District: 16-Jefferson
Map No.: 7
Parcel No.: 16-7-00040000
Short Legal: 13-12/100A Indian Ck
Value of Land: \$ 100,210.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$100,210.00
Amount of Taxes-Per Half: \$1,122.35 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68188
Account No.: 06750704
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-00090000
Short Legal: 1-78/100A M/L Sun Valley Adn
Value of Land: \$ 2,820.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$2,820.00
Amount of Taxes-Per Half: \$31.59 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68189
Account No.: 06737999
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01150000
Short Legal: Lt 8 Sec A County Club Estates
Value of Land: \$ 6,600.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$6,600.00
Amount of Taxes-Per Half: \$73.92 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68190
Account No.: 06737980
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01160000
Short Legal: Lt 7 Sec A County Club Estates
Value of Land: \$ 6,840.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$6,840.00
Amount of Taxes-Per Half: \$76.61 (1st half paid, 2nd half paid)

Year: 2018
Name: Carmar Corporation
Ticket No.: 68191
Account No.: 06727642
District: 16-Jefferson
Map No.: 7B
Parcel No.: 16-7B-01410000
Short Legal: Pt Lt 121 Sun Valley 2nd And Tri Lt 120 x 115 x 105
Value of Land: \$ 120.00
Value of Improvements: \$0.00
Minerals: \$0.00
Gross Homestead Net: \$120.00

Amount of Taxes-Per Half: \$1.35 (1st half paid, 2nd half paid)

Year: 2018

Name: Carmar Corporation

Ticket No.: 68192

Account No.: 06776973

District: 16-Jefferson

Map No.: 7B

Parcel No.: 16-7B-01510005000

Short Legal: Lts 12-13-14 Sun Valley 2nd Adn

Value of Land: \$ 1,260.00

Value of Improvements: \$0.00

Minerals: \$0.00

Gross Homestead Net: \$1,260.00

Amount of Taxes-Per Half: \$14.11 (1st half paid, 2nd half paid)

Year: 2018

Name: Carmar Corporation

Ticket No.: 68196

Account No.: 07584784

District: 16-Jefferson

Map No.: 7B

Parcel No.: 16-7B-00090001000

Short Legal: 1-2/100A M/L Sun Valley And (Per Tax Ticket); See also Deed Book 2518,

Page 832

Value of Land: \$ 1,860.00

Value of Improvements: \$0.00

Minerals: \$0.00

Gross Homestead Net: \$1,860.00

Amount of Taxes-Per Half: \$20.83 (1st half paid, 2nd half paid)

6. Restrictions, Easements, Rights of Way, and Reservations:

1. Easement and Right of Way granted to Appalachian Power Company, from Love Inc., dated October 18, 1962, recorded in Deed Book 1374, Page 490.
2. Easement and Right of Way granted to City of Saint Albans; Municipal Utility Commission of St. Albans, from Carmar Corporation, dated June 4, 1986, recorded in Deed Book 1955, Page 246.

3. Easement and Right of Way granted to City of Saint Albans; Municipal Utility Commission of St. Albans, from Carmar Corporation, dated June 4, 1980, recorded in Deed Book 1955, Page 252.
4. Easement and Right of Way granted to Appalachian Power Company, from Carmar Corporation, dated November 5, 1982, recorded in Deed Book 2023, Page 88.
5. Lease between Appalachian Exploration and Development Inc., and Carmar Corporation, dated June 20, 1980, as recorded in Lease Volume 207, Page 325.
6. Easement and Right of Way granted to Appalachian Power Company, from Love, Inc., dated October 10, 1958, recorded in Deed Book 1260, Page 494.
7. Easement and Right of Way granted to Chesapeake and Potomac Telephone Company, from Love, Inc., dated October 16, 1958, recorded in Deed Book 1263, Page 295.
8. Agreement between Raymond J. Gallagher and Retha M. Gallagher, and Love, Inc., dated July 11, 1960, recorded in Deed Book 1325, Page 101.
9. Easement and Right of Way granted to Appalachian Power Company, from Love, Inc., dated January 3, 1962, recorded in Deed Book 1352, Page 343.
10. Easement and Right of Way granted to City of Saint Albans; Municipal Utility Commission, from Love, Inc., dated March 1, 1962, recorded in Deed Book 1356, Page 531.
11. Easement and Right of Way granted to Mike Kreteko and Zella Kreteko, from Love, Inc., dated March 23, 1955, recorded in Deed Book 1126, Page 455.
12. Easement and Right of Way granted to Family Homes, Inc., from AWLCO Corporation, dated November 15, 1960, recorded in Deed Book 1324, Page 71.
13. Easement and Right of Way granted to Chesapeake and Potomac Telephone Company, from River Lake Estates Inc., dated September 15, 1954, recorded in Deed Book 1107, Page 356.
14. Easement and Right of Way granted to Chesapeake and Potomac Telephone Company, from Love, Inc., dated May 3, 1955, recorded in Deed Book 1134, Page 430.
15. Easement and Right of Way granted to Appalachian Power Company, from Love, Inc., dated June 23, 1958, recorded in Deed Book 1252, Page 324.

16. Lease between Cabot O & G Corporation West Virginia, and Carmar Corporation, dated September 28, 1984, as recorded in Lease Volume 225, Page 628.
 17. Lease between Peake Operating Company, and Harry L. Newell (President River Lake Estates), dated September 15, 1982, as recorded in Lease Volume 215, Page 706.
 18. Easement and Right of Way granted to City of Saint Albans; Municipal Utility Commission, from River Lake Estates, Inc., dated August 15, 1994, recorded in Deed Book 2348, Page 553.
 19. Easement and Right of Way granted to Appalachian Power Company, from Carmar Corporation, dated May 9, 2001, recorded in Deed Book 2527, Page 278.
 20. Easement and Right of Way granted to Mountaineer Gas Company, from Carmar Corporation, dated August 16, 2000, recorded in Deed Book 2512, Page 427.
7. This Report of Title is subject to all matters that a physical inspection or an accurate survey of the subject real estate would disclose.
 8. This Report of Title does not make any representation with regard to and assumes no liability for (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books or the County Clerk's office for Kanawha County, West Virginia; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of the State Courts, Federal Districts Courts and Federal Bankruptcy Courts; (r) any questions of security interests or liens in the Uniform Commercial Code; (s) law, ordinance or governmental regulation or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in land, or the effect of any violation of any such law, ordinance or governmental regulation; (t) ownership of the coal, oil, gas and all other minerals and related mineral rights; any environmental hazards or liabilities in general, or any rights, duties or obligations imposed under CERCLA or RCRA, existence of any underground storage or aboveground tanks; (u) threatened or pending takings through the exercise of eminent

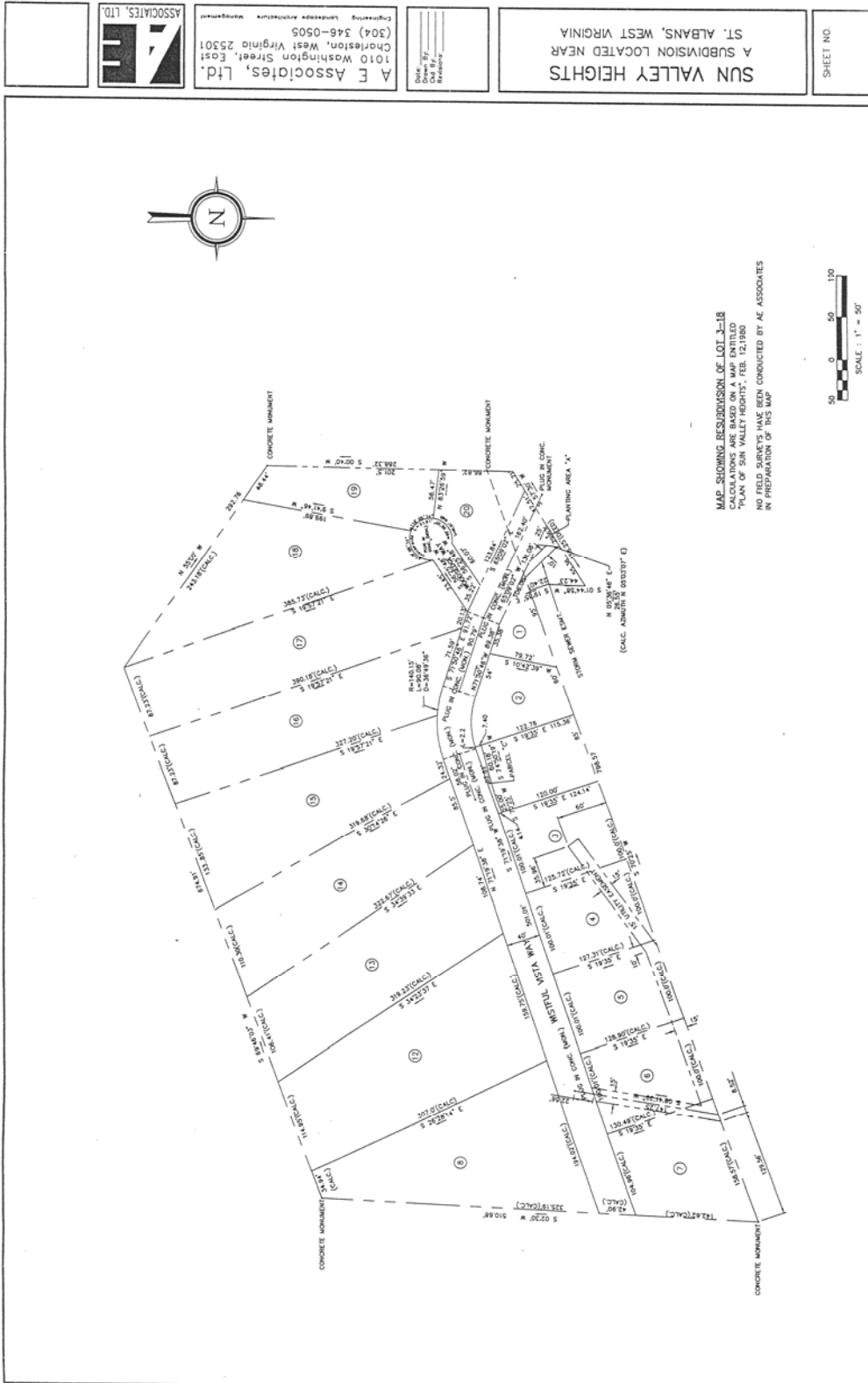
domain.

9. These items listed under paragraph 8 are matters which would not be revealed by an examination of the records of the Office of the Clerk of Kanawha County, West Virginia, and are therefore matters which we have no means of securing the necessary information. The matters under (a) through (e) could be protected against by accurate survey by a qualified licensed surveyor. Item (f) could be guarded against by an owner's affidavit and inspection of the premises for improvements. Items (g) through (s) may be insured against by utilization of title insurance.
10. Wherefore, BesTitle Agency, Inc. represents that this information has been reported from the public records as of May 20, 2019. No liability is assumed hereunder for any court orders or litigation proceedings, including, but not limited to any and all bankruptcy or insolvency proceedings against the owner which would affect this transaction. BesTitle Agency, Inc.'s liability for any inaccuracies set forth in this Report of Title shall be limited to the total consideration or fee paid to it for this report. For actual coverage or indemnity of any losses sustained due to inaccuracies in the report, Owner's Policy of Title Insurance should be purchased from BesTitle Agency, Inc.

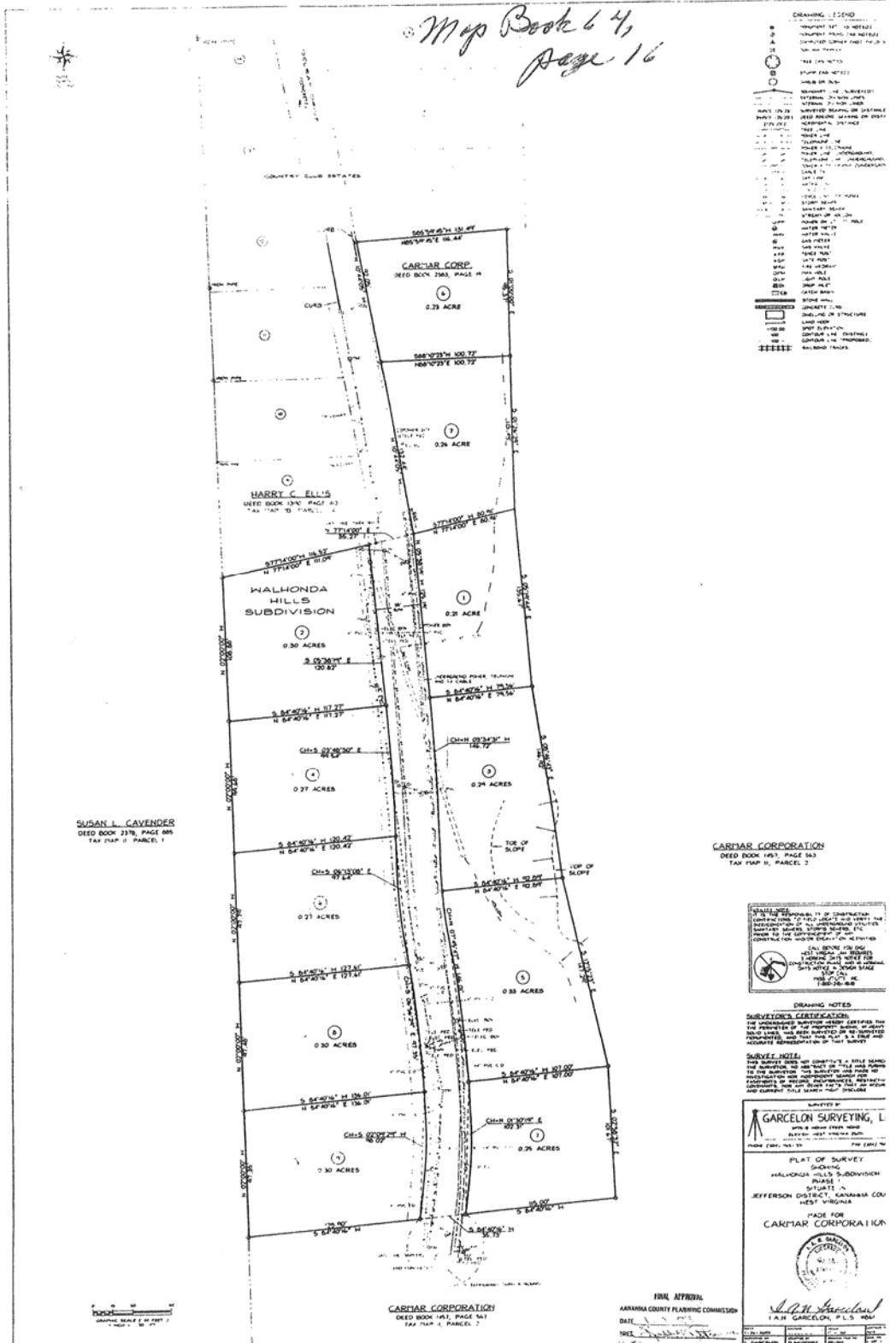
BesTitle Agency, Inc.


Alicia B. Walters, Esq.

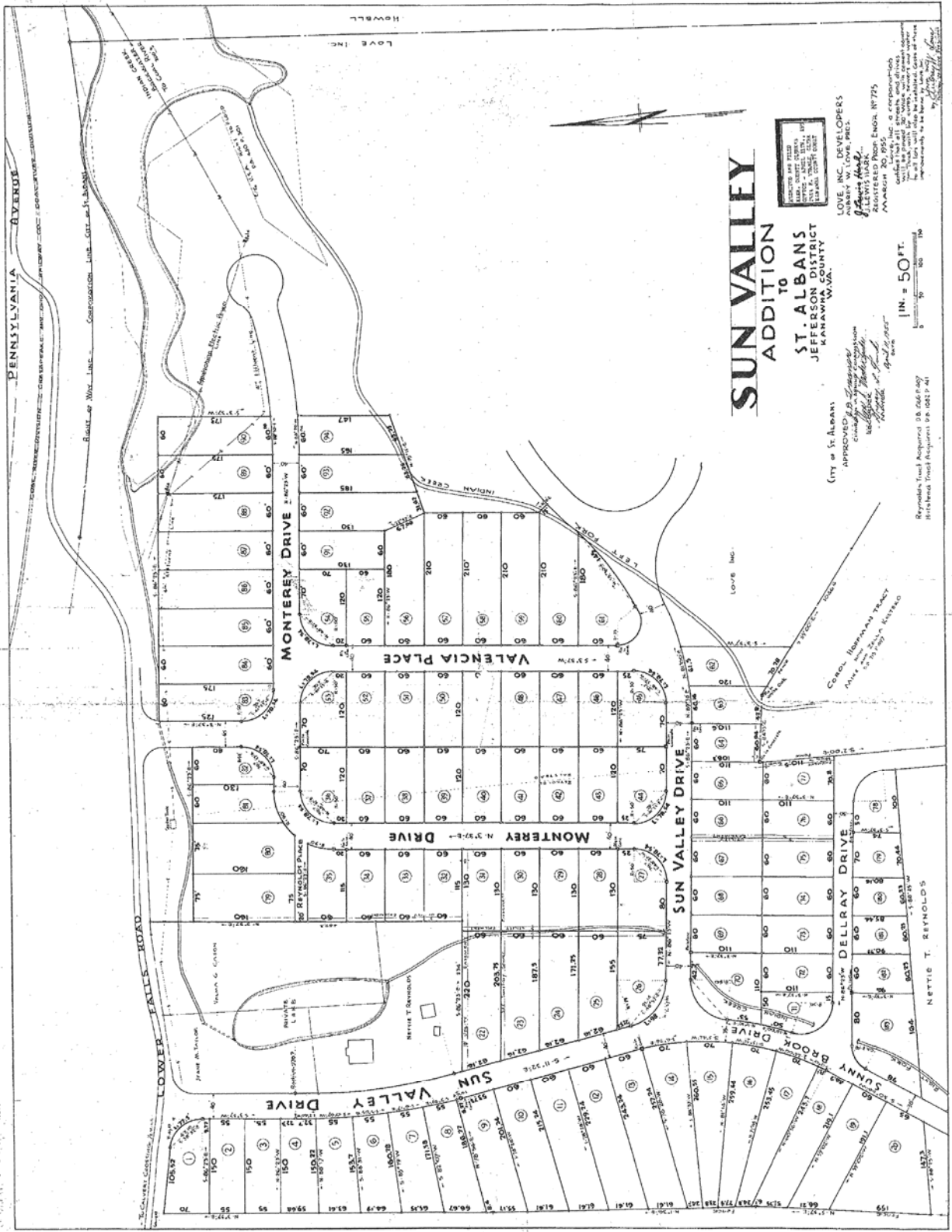
UNDATED MAP SHOWING RESUBDIVISION OF LOTS 3-18 SUN VALLEY



PARTIAL SURVEY (MAP BOOK 64/PAGE 16) SHOWING WALHONDA HILLS ADDITION



**SUN VALLEY ADDITION TO ST. ALBANS MAP
DATED MARCH 20, 1955**



MANNER OF SALE

The aforementioned properties will be offered at public auction to be held on Saturday, September 28, 2019 at 11:05 am. The location of the auction is to be determined at a later date. **Announcements made by the auctioneer at the time and place of sale take precedence over ALL printed materials.**

TERMS OF SALE

A deposit of ten (10) percent, payable in cash, cashiers, bank or certified check, or personal check, will be required of the purchaser at the time and place of sale. Closing must occur within thirty (30) days or by 5:00 p.m. Monday, October 28, 2019. All costs incident to closing including, but not limited to recordation fees, transfer taxes, title insurance fees, etc., to be paid by the Purchaser. All annualized expenses, such as real property taxes and County fees, to be adjusted to date of closing and assumed thereafter by the Purchaser. Time is of the essence. For complete "Terms of Sale" see the Contract of Sale printed in the Property Information Package.

BUYER'S PREMIUM

A ten percent (10%) Buyer's Premium shall be added to the high bid and the final sales price will include that amount.

PROPERTY INSPECTIONS

Properties are available for inspection by appointment only. Contact Jay Goldman of Goldman Associates, Inc. at (304) 343-5695.

BROKER REGISTRATION RULES

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

1. Broker/Agent must be validly licensed.
2. The Broker must register the Client on an official registration form and forward by mail to Goldman Associates, Inc. at 1014 Bridge Road, Charleston, West Virginia 25314 or fax to (304) 343-5694. Please attention it "Carmar Property Auction" and it must be faxed no later than Wednesday, September 25, 2019.
3. Registration form 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.
4. Broker/Agent must attend the Auction with the Client.
5. Referral fees will be paid upon closing.
6. Registrations faxed after 5:00 p.m. Wednesday, September 25, 2019 **WILL NOT** be accepted. These requirements will be strictly adhered to.

BROKER REGISTRATION AGREEMENT

I, _____ (“Registered Broker/Agent”) a Broker/Agent with _____ (Brokerage Firm) hereby register my client, _____ (“Client”) for the Saturday, September 28, 2019 Auction of the property referred to as the “Carmar Property located in the Sun Valley Addition to St. Albans, Kanawha County, West Virginia” Auction.

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 FAXED TO GOLDMAN ASSOCIATES, INC. AT 1014 BRIDGE ROAD, CHARLESTON, WEST VIRGINIA 25314 AND FAXED NO LATER THAN 5:00 P.M. (EDT) WEDNESDAY, SEPTEMBER 25, 2019.

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



ABSENTEE BID INSTRUCTIONS

Individuals unable to physically attend this auction may still bid either by telephone or by placing an absentee bid with us. You must submit the required deposit in certified funds along with the complete Absentee Bid Form (next page) and the signed Contract of Sale to us prior to the auction date. We will then arrange for you to bid via telephone, or in the case of an absentee bid, bids will be placed by the Auctioneer for you at the auction based on the instructions in the Absentee Bid Form.

The executed Absentee Bid Form, Contract of Sale, and required deposit in certified funds must be received in the office of Goldman Associates, Inc. by 5:00 p.m. Wednesday, September 25, 2019.

ABSENTEE BID FORM

I/we _____ hereby submit a bid of _____ Dollars (\$_____) for the property identified as Jefferson Tax District, Map ____/Parcel ____, owned by the Carmar Corporation and located in the Sun Valley Addition to St. Albans, Kanawha County, West Virginia, to be auctioned by Goldman Associates, Inc., on Saturday, September 28, 2019 at 11:05 p.m.

Goldman Associates, Inc. is hereby authorized to place bids on my/our behalf to the foretasted amount. I/we have signed the required Contract of Sale (attached herewith) and have herewith submitted the required deposit of ten (10) percent of the bid to Goldman Associates, Inc. If my/our bid is accepted, I/we authorize Goldman Associates, Inc., to enter the final bid price on my/our behalf.

Signature (Seal)

Witness

Signature (Seal)

Witness

CONTRACT OF SALE

This Contract of Sale, made this 28th day of September, 2019, by and between the following parties: Carolyn Hurt, Executrix of The Estate of Charles E. Hurt, 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 ten percent (10%), made to Goldman Associates, Inc., ("Broker"), on September 28, 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 as described: _____

_____, as described in Deed Book ____ at Page ____ recorded in the Kanawha County Clerk's Office. The property is identified in the Kanawha County Assessor's Office in the Jefferson Tax District on Map ____ as Parcel _____. The Title Report (prepared by BesTitle Agency, Inc., dated May 23, 2019) and respective Deed 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 by Monday, October 28, 2019, 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 2019 tax year (lien dated July 1, 2019), 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 September 28, 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.
11. Furniture, Fixtures & Equipment - All furniture, fixtures, and equipment that are in the building as of the date of sale shall transfer from the Seller to the Buyer by this contract.

Executed in one or more counterparts any one of which shall constitute an original.

BUYER:

SELLER:

**THE ESTATE OF CHARLES E. HURT,
BY CAROLYN HURT, EXECUTRIX**

Carolyn Hurt, Executrix

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 28th day of
September, 2019, by _____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 28th day of
September, 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 <u>The Estate of Charles E. Hurt</u> <u>By: Carolyn Hurt, Executrix</u>	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.

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

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