

REAL ESTATE AUCTION



FORMER BARTLETT, BURDETTE-COX FUNERAL HOME

513 TENNESSEE AVENUE, CHARLESTON, WV 25302

AUCTION HELD ONSITE

PROPERTY INFORMATION PACKAGE

THURSDAY, NOVEMBER 1, 2018 – AT 11:05 AM

JAY GOLDMAN, BROKER, AUCTIONEER #1291

MARY STAPLES, AUCTIONEER #1756

GOLDMAN ASSOCIATES, INC.

1014 BRIDGE ROAD, CHARLESTON, WEST VIRGINIA 25314

(304) 343-5695 FAX (304) 343-5694



















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NOTICE TO ALL BIDDERS

The information included herewith is a summary of information available from a number of sources, most of which have been independently verified. This summary has been provided only for the use of prospective bidders at the Public Auction to be held onsite on Thursday, November 1, 2018 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 five percent (5%) 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 ADDRESS: 513 Tennessee Avenue, Charleston,
Kanawha County, West Virginia 25302

LOCATION: West Side of Charleston – Urban Renewal District; Located
at the Northwest Corner of Tennessee Avenue & Lee Street
West

OWNER: John P. Cox

LEGAL DESCRIPTION: Deed Book 1977/Page 287
Deed Book 2301/Page 478
Deed Book 2313/Page 248

PROPERTY DESCRIPTION: Two-Story Brick Commercial Building

BUILDING AREA: 10,000 ± Square Feet

LAND AREA: 0.36 ± Acres

SALE LOCATION: Onsite

BUYER’S PREMIUM: 5%

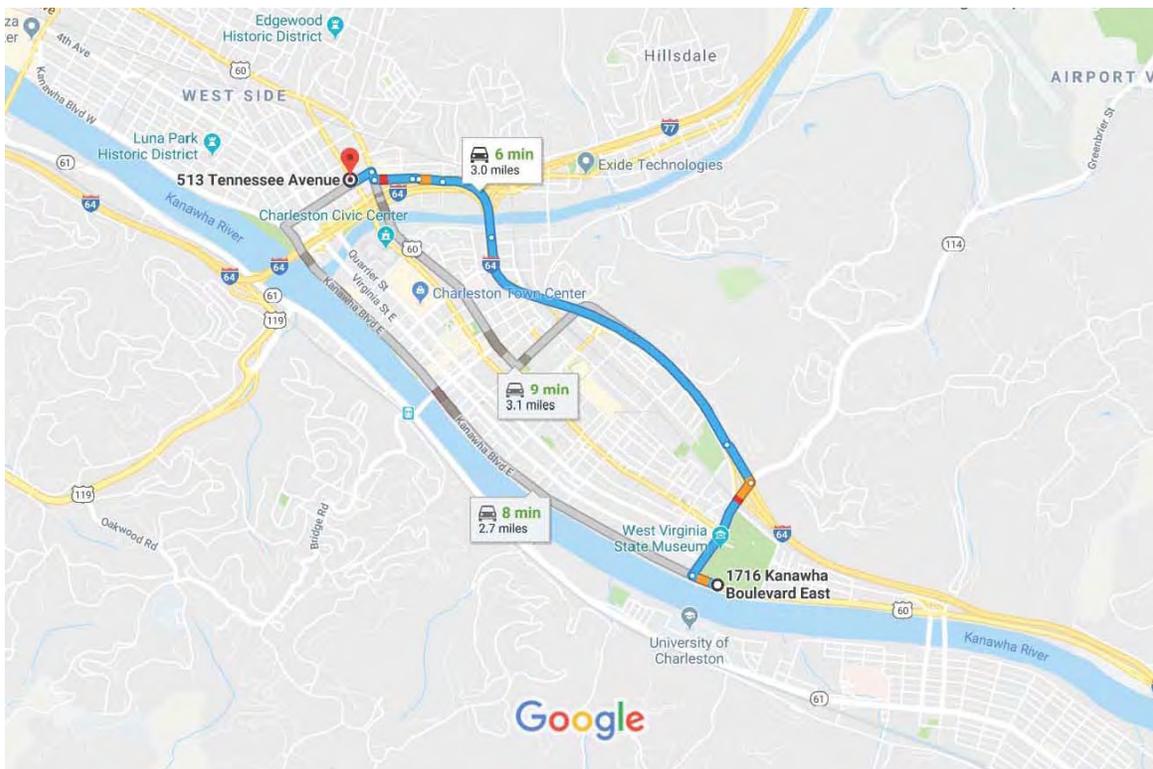
TAX DATA: 2017 Tax Assessment/2018 Taxes
Charleston West Tax District
Map 27/Parcels 57.1, 58, 58.2, 59 & 411

Land	\$	89,280.00
Building		<u>470,870.00</u>
Total	\$	560,150.00
Class IV Tax Rate		0.02856
Total Annual Taxes	\$	15,997.92
Assessor’s Appraised Value	\$	933,583.33
<i>(2018 Taxes Have Been Paid)</i>		

ZONING: C-10, General Commercial District

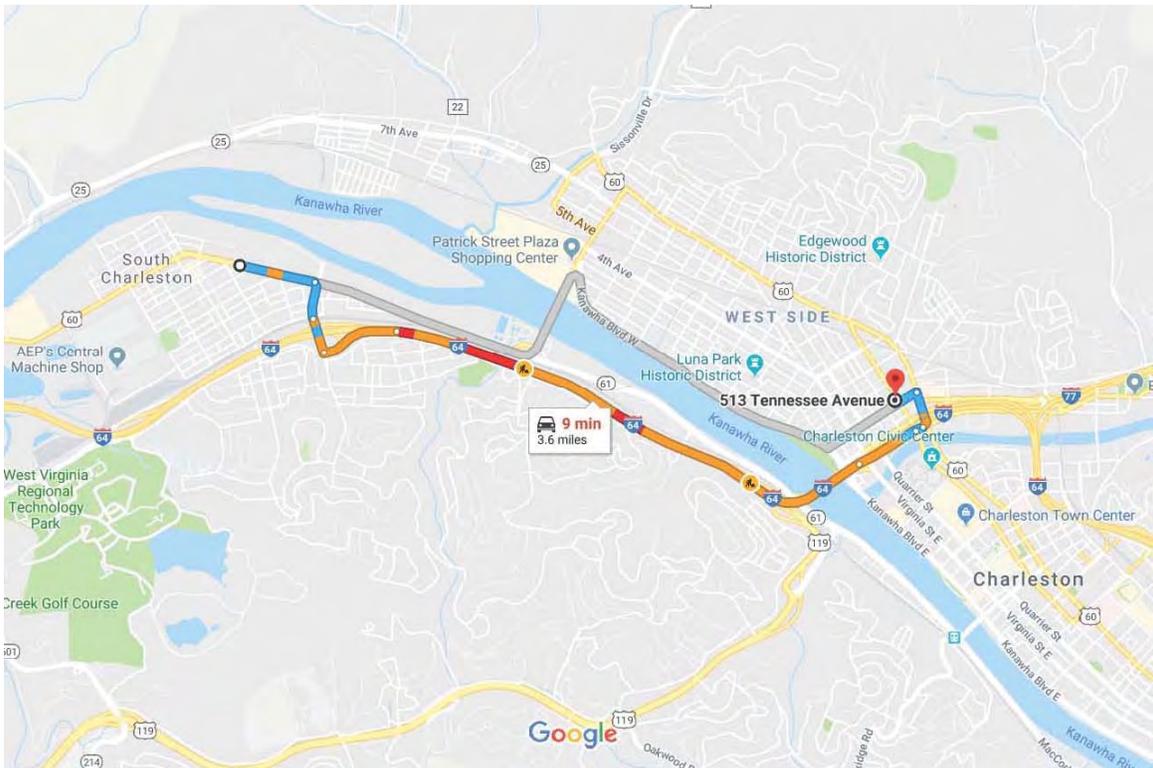
DIRECTIONS FROM STATE CAPITOL COMPLEX AREA

Head West on Kanawha Blvd E Toward Greenbrier St	
Turn Right Onto Greenbrier St	0.5 Mile
Use Left Lane to Turn Left to Merge Onto I-64/I-77 N Toward I-79	0.2 Mile
Merge Onto I-64W/I-77 N	1.4 Mile
Use 2 nd From Left Lane to Continue on I-64 W/Follow Signs for I-64/Huntington	0.4 Mile
Take Exit 58C Toward US-60/Washington St/Civic Center	0.1 Mile
Merge Onto Bigley Ave	131 Feet
Continue Straight to Stay on Bigley Ave	0.2 Mile
Turn Right Onto W Washington Street	190 Feet
Turn Left Onto Tennessee Ave	0.1 Mile
Destination on Right	



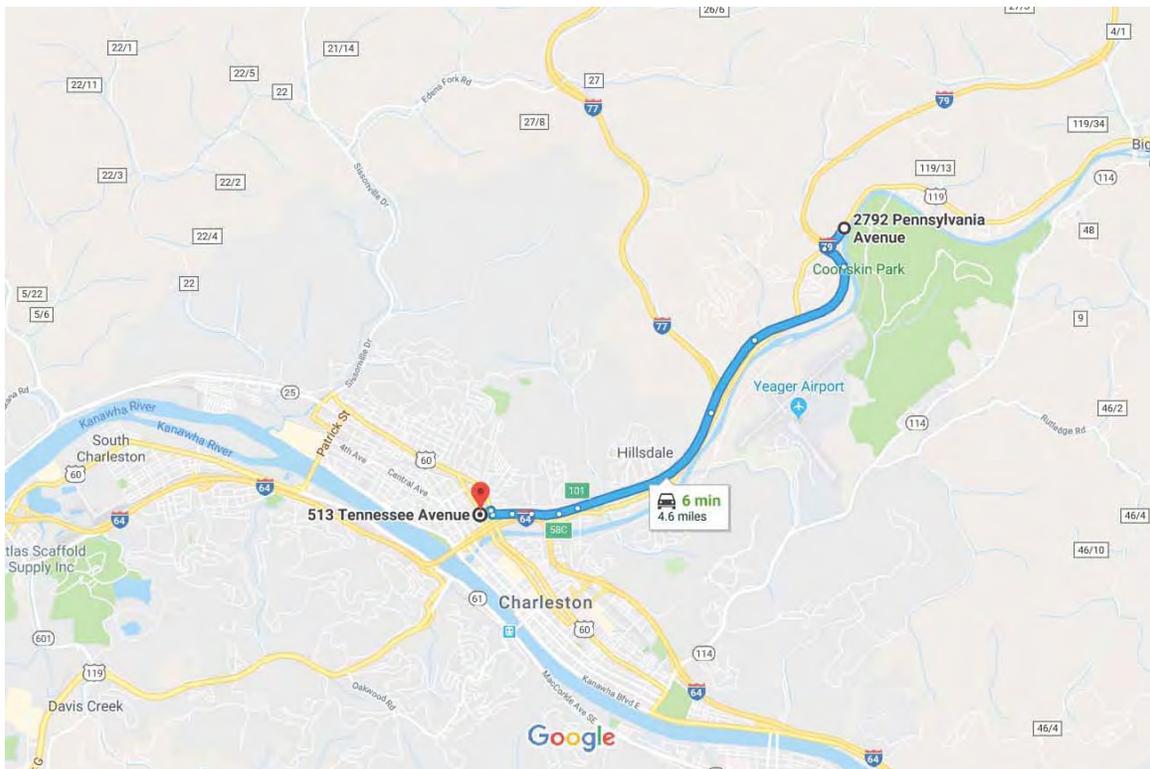
DIRECTIONS FROM SOUTH CHARLESTON AREA

Head East on MacCorkle Ave SW Toward 5 th Ave SW	
Turn Right Onto A St	0.2 Mile
Continue Straight Onto Montrose Dr	0.1 Mile
Turn Left to Merge Onto I-64 E	0.3 Mile
Merge Onto I-64 E	2.1 Miles
Take Exit 58C for US-60/Lee St	0.3 Mile
Use Left Lane to Merge Onto Pennsylvania Ave N	174 Feet
Turn Left Onto US-60 W/W Washington St	0.2 Mile
Turn Left Onto Tennessee Ave	0.1 Mile
Destination on Right	



DIRECTIONS FROM INTERSTATE 79 NORTH AREA

Head Southwest on US-119 (Pennsylvania Avenue)	
Turn Left to Merge Onto I-79 S Toward Charleston	0.2 Mile
Merge Onto I-79 S	1.1 Mile
Continue Straight to Stay on I-79 S (Signs for I-77 S/I-64 S/Charleston)	0.7 Mile
Merge Onto I-77 S	1.5 Mile
Use Right Lane to Take Exit 101 for I-64 W/US-119 S Toward Huntington	0.2 Mile
Keep Right to Continue on Exit 58C, Follow Signs for US-60/Washington St/ Civic Center & Merge Onto US-119 S/Bigley Ave	0.2 Mile
Merge Onto US-119 S/Bigley Ave	0.2 Mile
Continue Straight Onto Bigley Ave	0.2 Mile
Turn Right Onto W Washington St	190 Feet
Turn Left Onto Tennessee Ave	0.1 Mile
Destination on Right	



ADVERTISEMENT

GOLDMAN ASSOCIATES



Real Estate Auction

Former Bartlett-Burdette-Cox Funeral Home/Office
513 Tennessee Avenue
Urban Renewal District
West Side of Charleston, WV

This is a two story brick building with approx. 10,000sf +/- on 0.36 +/- acres. Zoned C-10. Great office location with elevator, and is easily adaptable for multiple uses.

Thursday, November 1, 2018
at 11:05am
Auction Held Onsite
5% Buyer's Premium Applies

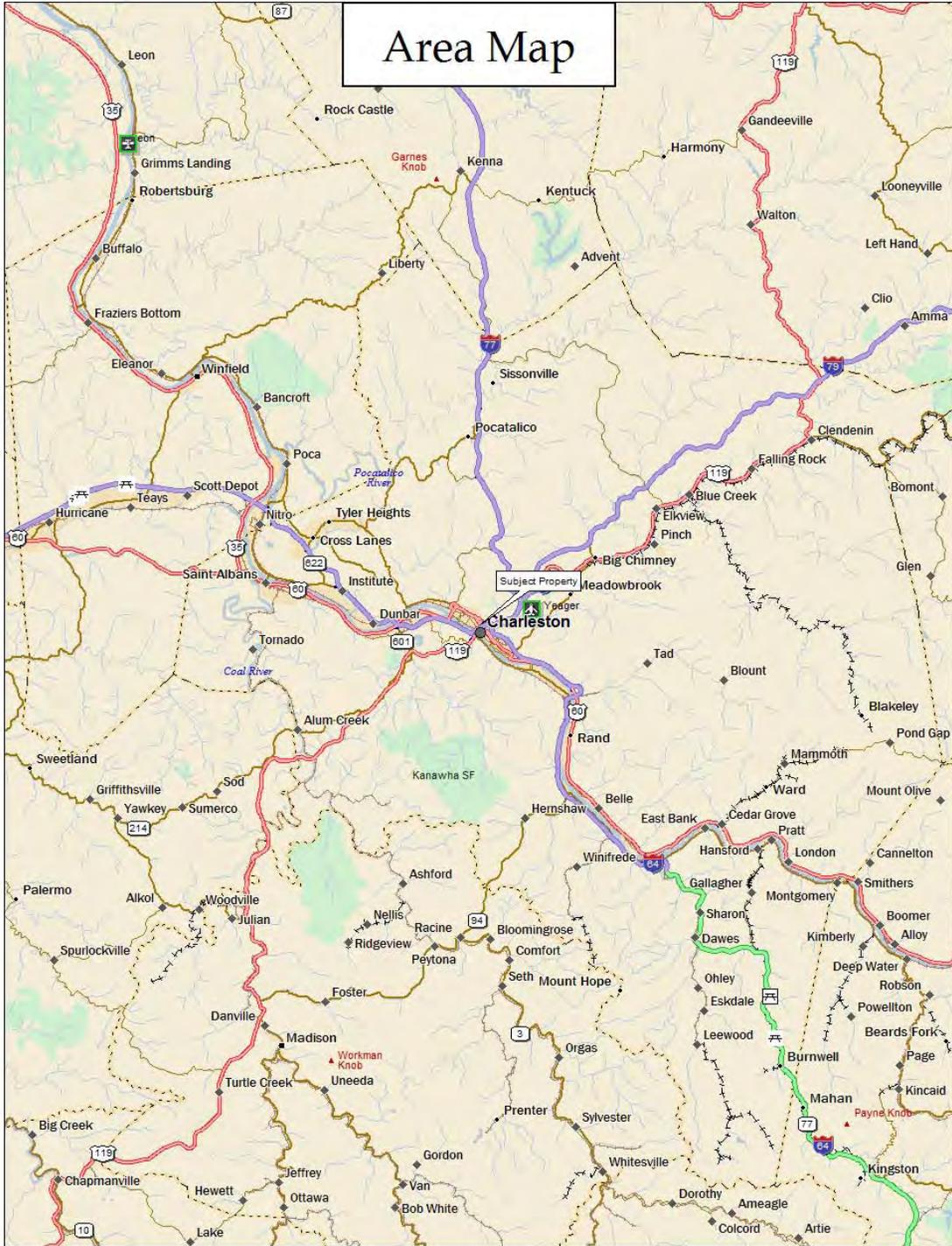
Jay Goldman, Auctioneer #1291/Broker
Mary Staples, Auctioneer #1756
304-343-5695 | www.goldmanassociates.org
1014 Bridge Road, Charleston, WV 25314



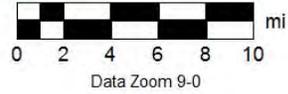
AREA MAP

DeLORME

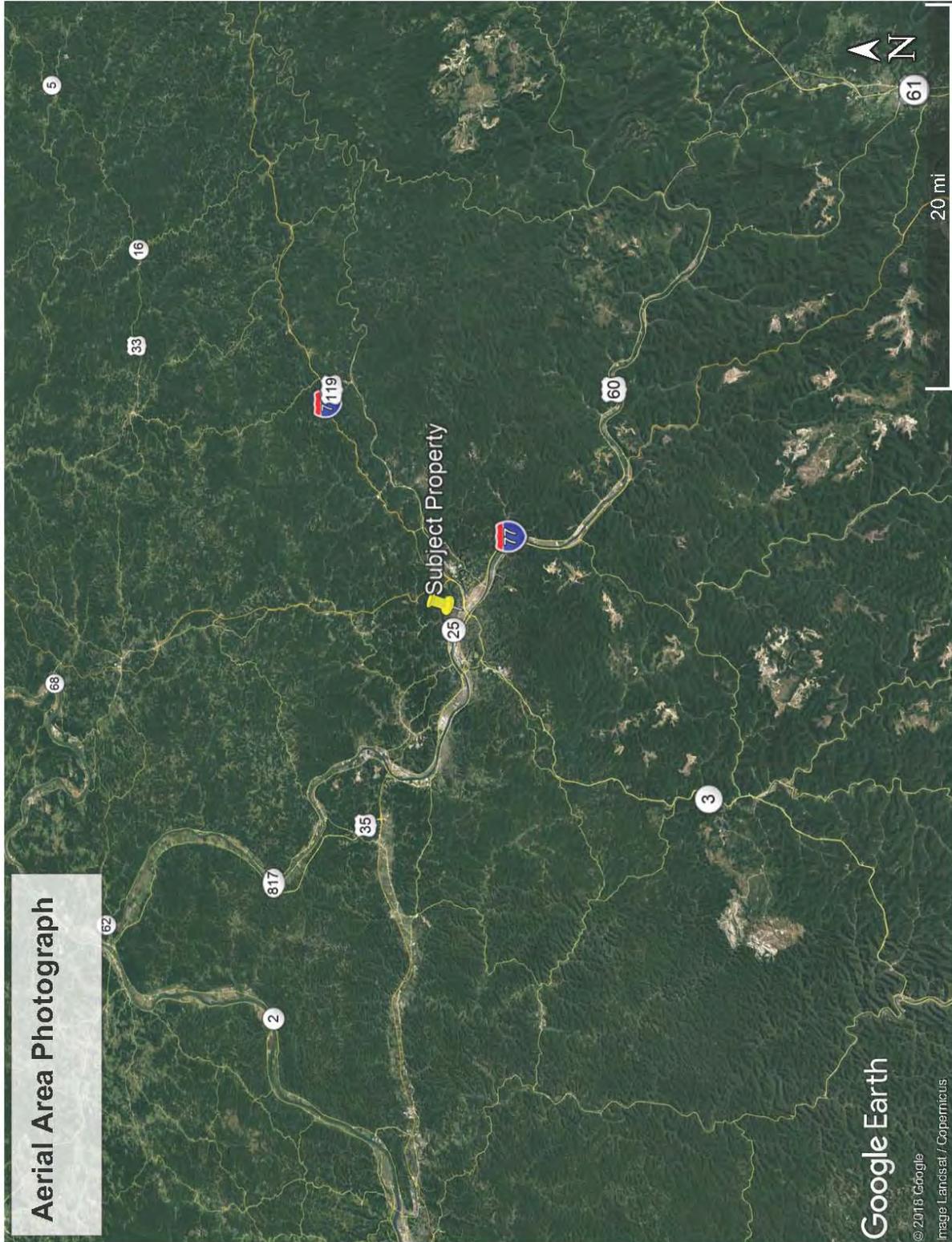
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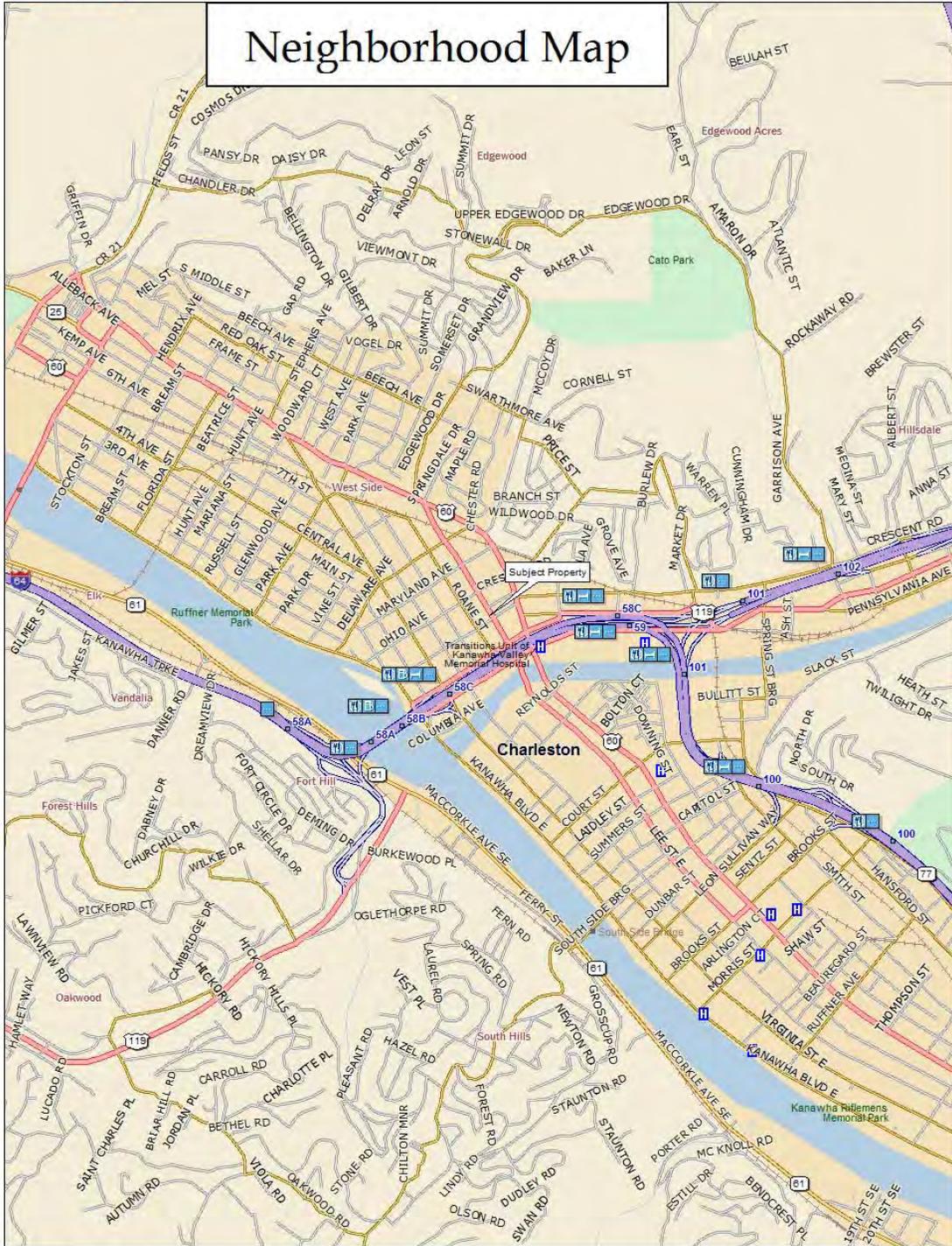
GOOGLE EARTH AERIAL AREA PHOTOGRAPH



NEIGHBORHOOD MAP



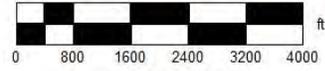
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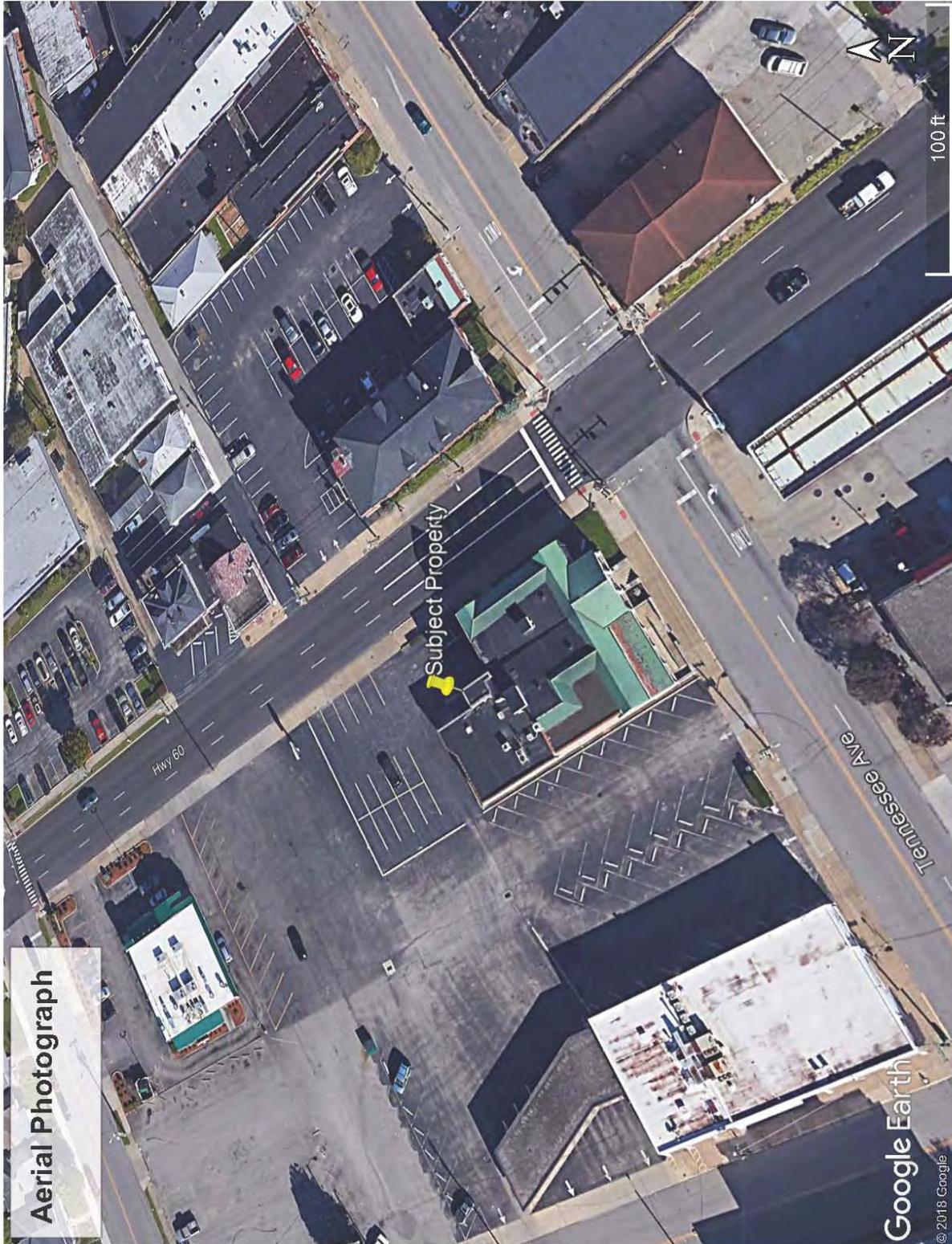


Data Zoom 13-0

GOOGLE EARTH AERIAL NEIGHBORHOOD PHOTOGRAPH



GOOGLE EARTH AERIAL PHOTOGRAPH



KANAWHA COUNTY ASSESSOR'S WEB MAP

10/2/2018

Kanawha County Assessor WebMap

Kanawha Parcel: District 12, Map 27, Parcel 59

This map was prepared from data provided by the Kanawha County Assessors Office. Kanawha County assumes no legal responsibility for the information contained on the map. Users noting errors or omissions are encouraged to contact the Kanawha County Tax Map Department.



<p>Acres: 0.2200 Deed Book/Page: 1977/0287</p>	<p>No Structure Data</p>	<p>Parcel #: 12 27005900000000 Tax Year: 2018 Tax District: 12 Map: 27 PID: 59 Legal Description: Lts 5-6 Bk 9 85x120 Tenn & Fayette Cox Funeral Home Assessed Bldg: \$ 466,970 Assessed Land: \$ 54,540 Assessed Total: \$ 521,510</p>	<p>Owner: Cox John P & Address: 1900 Massey Cir South Charleston WV 25309 Location: 513 Tenn Ave</p> <div style="text-align: center;">  </div>
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KANAWHA COUNTY 2018 TAX TICKETS

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2018 Account Number: 07396711
 Ticket #: 0000037931 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA LEA 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	PT LT 8 BK 9 WALKER ADN PAVING 16X60 <hr/> Map/Parcel: 27 / 0057 0001 0000 Lot Size: Acreage: Book: 1977 Page: 0287

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	12420	12420	
Building	1500	1500	
Total	13920	13920	198.78

AMOUNTS DUE: **First Half: 200.27** **Second Half: 193.81** **Total Due: 394.08**
 If paid by: **If paid by:** **If paid by:**
 10/31/2018 **03/01/2019** **10/31/2018**

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 Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2018 Account Number: 07520812
 Ticket #: 0000037933 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA L 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	PT LTS 7 & 8 16.47 X 26 BK 9. J B WALKER ADN BETWN ROANE & W LEE STS 23.5460 <hr/> Map/Parcel: 27 / 0058 0002 0000 Lot Size: Acreage: Book: 2313 Page: 0248

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	7440	7440	
Building	900	900	
Total	8340	8340	119.10

AMOUNTS DUE: **First Half: 119.99** **Second Half: 116.12** **Total Due: 236.11**
 If paid by: 10/31/2018 **If paid by: 03/01/2019** **If paid by: 10/31/2018**

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 Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2018 Account Number: 06543902
 Ticket #: 0000037932 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA LEA 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	PT LT 7 BK 9 J B WALKER ADN FAYETTE 207 PAVING <hr/> Map/Parcel: 27 / 0058 0000 0000 Lot Size: Acreage: Book: 1977 Page: 0287

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	12420	12420	
Building	1500	1500	
Total	13920	13920	198.78

AMOUNTS DUE: **First Half: 200.27** **Second Half: 193.81** **Total Due: 394.08**
 If paid by: 10/31/2018 **If paid by: 03/01/2019** **If paid by: 10/31/2018**

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 Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2018 Account Number: 06543895
 Ticket #: 0000037934 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA LEA 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	LTS 5-6 BK 9 85X120 TENN & FAYETTE COX FUNERAL HOME <hr/> Map/Parcel: 27 / 0059 0000 0000 Lot Size: Acreage: Book: 1977 Page: 0287

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	54540	54540	
Building	466970	466970	
Total	521510	521510	7447.17

AMOUNTS DUE: **First Half: 7503.02** **Second Half: 7260.99** **Total Due: 14764.01**
 If paid by: 10/31/2018 **If paid by: 03/01/2019** **If paid by: 10/31/2018**

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 Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2018 Account Number: 07519189
 Ticket #: 0000037935 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA L 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	PT ABANDONED ALLEY BTWN ROANE ST & LEE ST 10X85 TR C <hr/> Map/Parcel: 27 / 0411 0000 0000 Lot Size: Acreage: Book: 2301 Page: 0478

Tax Class: 4
 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	35.13

AMOUNTS DUE: **First Half:** 35.39
If paid by: 10/31/2018 **Second Half:** 34.25
If paid by: 03/01/2019 **Total Due:** 69.64
If paid by: 10/31/2018

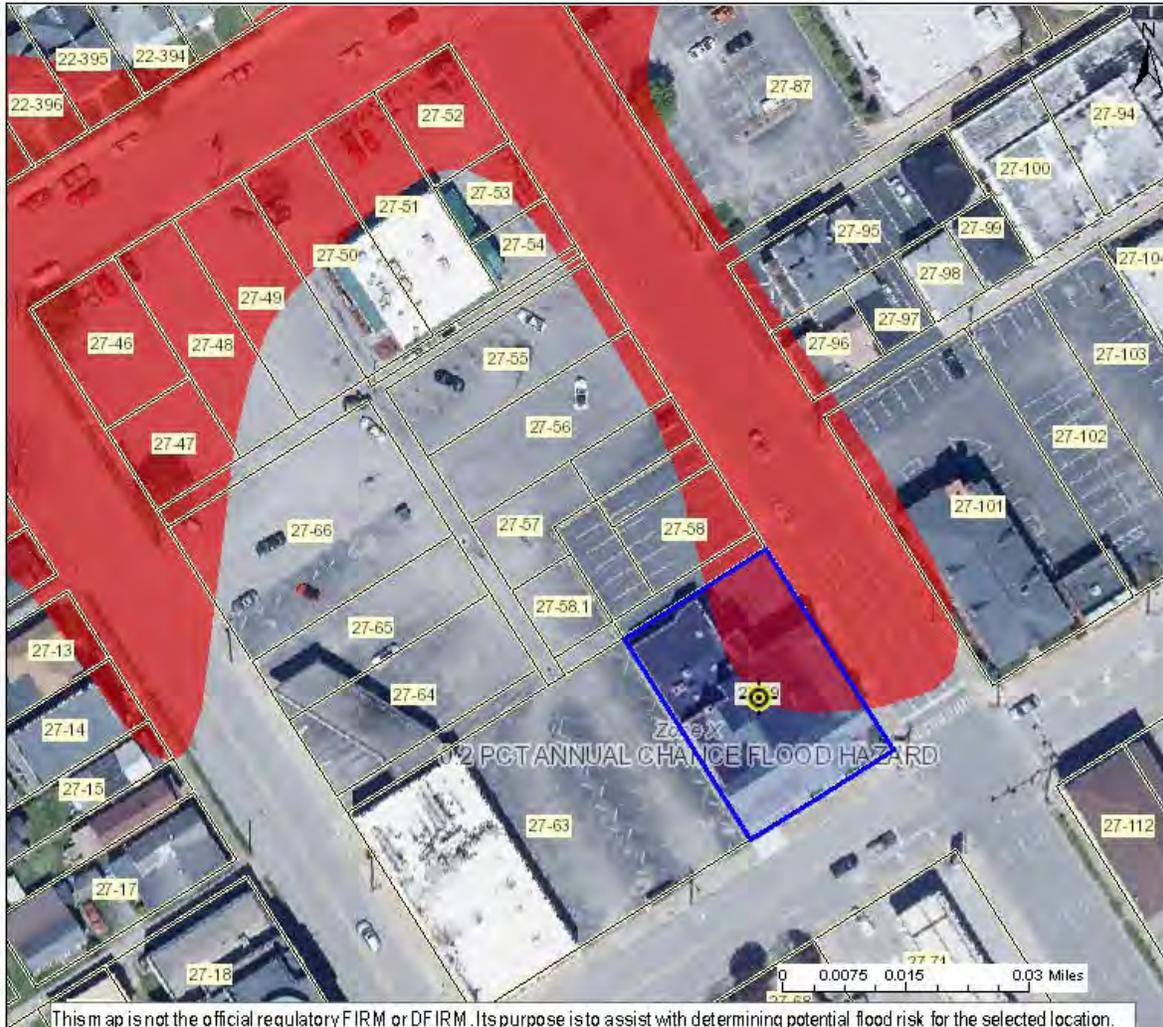
PAYMENTS RECEIVED:

	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.

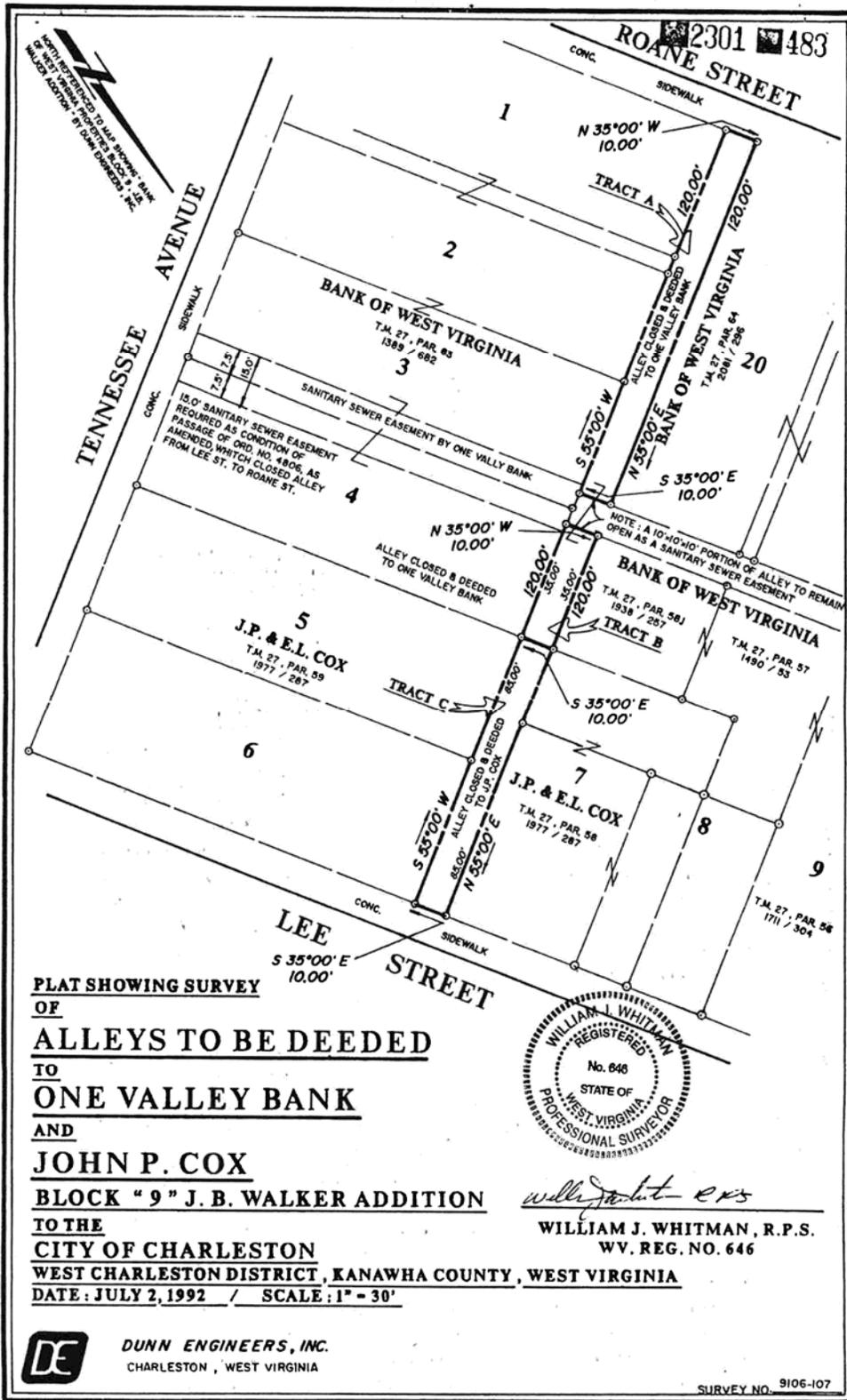
WV FLOOD TOOL MAP

WV Flood Map



<p> Flood Info Location</p> <p>FEMA Effective Floodplain</p> <ul style="list-style-type: none"> Floodway Flood Hazard Zone Advisory Zone A or Updated Zone AE <p>Disclaimer:</p> <p>The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.MapWV.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.</p>	<p style="text-align: right;"><i>Map created on 10/2/2018</i></p> <p>User Notes:</p> <p>Flood Hazard Area: Location is WITHIN the FEMA 100-year floodplain.</p> <p>Flood Hazard Zone: AE Stream: Kanawha River Watershed (HUC8): Lower Kanawha (5050008) FEMA Flood Map: 54039C0407E EFF: 2/6/2008 Elevation: About 596 ft (Source: WVDEP 2010-13) Community Name: City of Charleston Community ID: 540073 Location (long, lat): (-81.642833, 38.360479) Parcel ID: 20-12-0027-0059-0000 Address: 513 TENNESSEE AVE, CHARLESTON, WV, 25302</p>
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SURVEYS



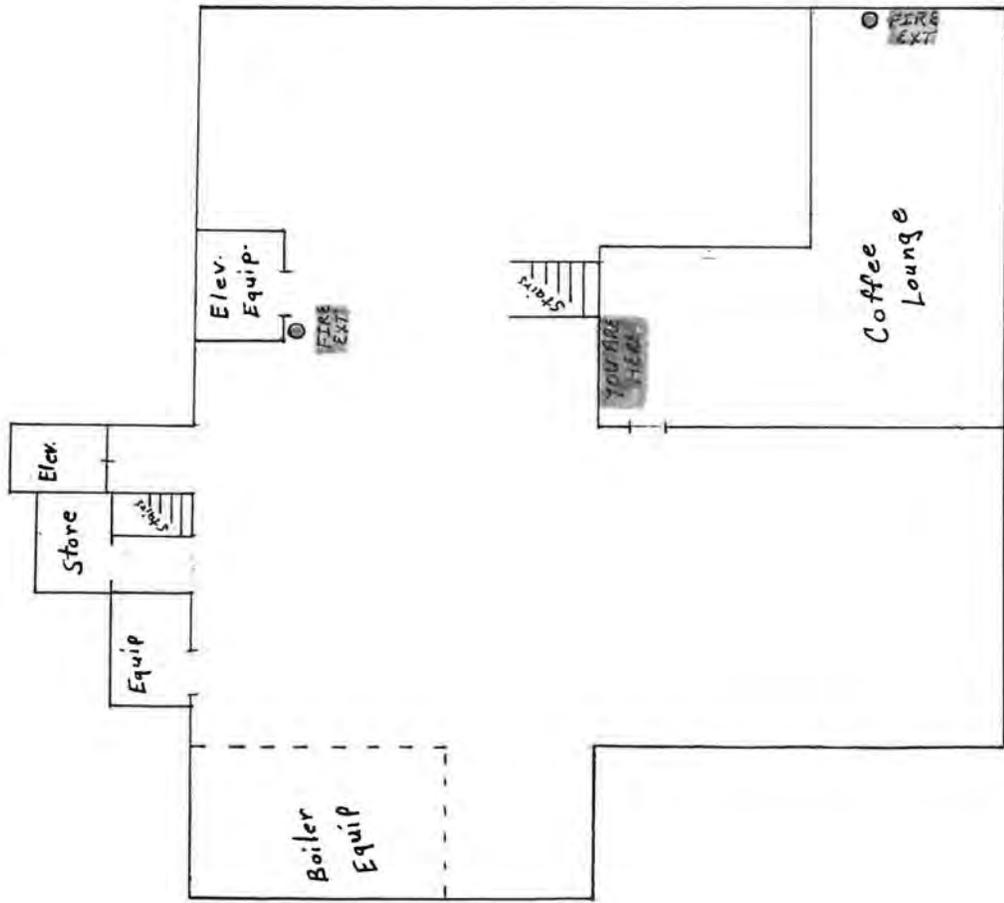
**PLAT SHOWING SURVEY
OF
ALLEYS TO BE DEEDED
TO
ONE VALLEY BANK
AND
JOHN P. COX
BLOCK "9" J. B. WALKER ADDITION
TO THE
CITY OF CHARLESTON
WEST CHARLESTON DISTRICT, KANAWHA COUNTY, WEST VIRGINIA
DATE: JULY 2, 1992 / SCALE: 1" = 30'**


William J. Whitman
**WILLIAM J. WHITMAN, R.P.S.
WV. REG. NO. 646**

 **DUNN ENGINEERS, INC.**
CHARLESTON, WEST VIRGINIA

SURVEY NO. 9106-107

Basement Floor Plan



Lee St. side

DEED

B

BOOK 1977 PAGE 287

THIS DEED, made this 22nd day of May, 1981, by and between BANK OF WEST VIRGINIA, a state banking corporation, in its capacity as TRUSTEE UNDER THE WILL OF BRUCE E. BARTLETT, DECEASED, party of the first part, and JOHN P. COX and EMMA LEA COX, his wife, parties of the second part.

W I T N E S S E T H:

#3133 Mail: John D Smallridge
Security Bldg Chas WV

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, and the further consideration of the execution by the said parties of the second part and by Bartlett-Burdette-Cox Funeral Home, Inc., a West Virginia corporation, as co-makers, of a negotiable promissory note in the original principal sum of Two Hundred Ninety Thousand and No/100 Dollars (\$290,000.00), of even date herewith, payable to the order of Bank of West Virginia, Trustee Under the Will of Bruce E. Bartlett, as therein provided, and secured by a purchase money first deed of trust made and executed by the said parties of the second part, conveying the hereinafter described property unto John D. Smallridge and Philip G. Terrie, Trustees, and to be recorded simultaneously herewith, the said party of the first part does hereby GRANT and CONVEY unto the said John P. Cox and Emma Lea Cox, his wife, as joint tenants with right of survivorship and not as tenants in common, all of the three (3) following described parcels of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in the J. Brisben Walker Addition to the City of Charleston (West), Kanawha County, West Virginia, as the same are shown and laid down upon the map thereof entitled "Map of West Charleston, Scale 1" = 100 feet, J. B. Walker, Trustee, 1874," of record in the Office of the Clerk of the County Commission of said Kanawha County, West Virginia, in Map Book 1, at page 1, and being more particularly bounded and described as follows:

PARCEL ONE: All of Lots Nos. Five (5) and Six (6) of Block Nine (9) of the J. B. Walker Addition, said Lot No. Five (5) having a frontage of forty (40) feet and said Lot No. Six (6) having a frontage of forty-five (45) feet on Tennessee Avenue and extending back therefrom between parallel lines a distance of one hundred twenty (120) feet to a ten (10) foot alley, being all of the same property conveyed unto O. J. Bartlett and B. E. Bartlett, the latter being one and the same person as Bruce E. Bartlett, by Fannie Higginbotham and A. G. Higginbotham, her husband, by deed

dated September 17, 1928, and recorded in said Clerk's Office in Deed Book 332, at page 589, the said O. J. Bartlett, together with Dulcie A. Bartlett, his wife, having conveyed his undivided one-half (1/2) interest therein unto B. E. Bartlett by deed dated August 1, 1935, and recorded in said Clerk's Office in Deed Book 405, at page 106.

PARCEL TWO: All of the front one-half (1/2) of Lot No. Seven (7) of Block Nine (9) of the J. Brisben Walker Addition, said parcel having a frontage of forty (40) feet on the southerly side of Lee Street, West, and extending back therefrom in a southwesterly direction between parallel lines a distance of sixty (60) feet, and being more particularly bounded and described as follows:

BEGINNING at a railroad spike set at the intersection of the common division line between Lots Nos. Seven (7) and Eight (8), Block Nine (9) of said J. Brisben Walker Addition, with the southerly line of Lee Street, West, and at a point in same one hundred seventy (170) feet distant from the southwesterly corner of the intersection of Tennessee Avenue and Lee Street, West; thence running with the said southerly line of Lee Street, West, S. 35° 00' E. 40 feet to its point of intersection with the westerly line of a ten (10) foot alley; thence with said westerly line of said ten (10) foot alley, S. 55° 00' W. 60 feet to a point in said line; thence running at right angles across and through said Lot No. Seven (7), N. 35° 00' W. 40 feet to a point in the common division line between said Lots Nos. Seven (7) and Eight (8); thence with said common division line, N. 55° 00' E. 60 feet to the place of beginning;

being a portion of the same property heretofore conveyed unto Bruce E. Bartlett by R. D. Vandale and Margaret M. Vandale, his wife, by deed dated August 9, 1943, and recorded in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, in Deed Book 649, at page 321;

the said Bruce E. Bartlett having departed this life testate, and by his Last Will and Testament having devised unto the said party of the first part all of Lots Nos. Five (5), Six (6) and Seven (7) of Block Nine (9) of said J. Brisben Walker Addition.

PARCEL THREE: All of the front one-half (1/2) of Lot No. Eight (8) of the J. Brisben Walker Addition, said parcel having a frontage of forty (40) feet on the southerly side of Lee Street, West, and extending back therefrom in a southwesterly direction between parallel lines a distance of sixty (60) feet, and being more particularly bounded and described as follows:

BEGINNING at a railroad spike set at the intersection of the common division line between Lots Nos. 7 and 8, of Block 9, of said J. B. Walker Addition, with the southerly line of Lee Street, West, and at a point in same 170 feet distant from the southwesterly corner of the intersection of Tennessee Avenue and Lee Street, West; thence running with the said common division line, S. 55° 00' W. 60 feet to a point in said line; thence running at right angles across and through said Lot No. 8, N. 35° 00' W. 40 feet to a point in the common division line of Lots Nos. 8 and 9 of said Block 9; thence with said common division line, N. 55° 00' E. 60 feet to a pin in the southerly line of Lee Street, West; thence with said line S. 35° 00' E. 40 feet to the place of beginning;

and being all of the same property heretofore granted unto the said party of the first part by Bank of West Virginia, a state banking corporation, by deed of exchange dated December 11, 1978, and recorded in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, in Deed Book 1938, at page 257, wherein Bank of West Virginia, a state banking corporation, conveyed unto the said party of the first part the above-described front one-half (1/2) of Lot No. Eight (8) in exchange for the rear one-half (1/2) of Lot No. Seven (7) of said Block Nine (9).

Reference is here made to the above-described deeds, map and will for a more particular description of the property hereby conveyed.

The party of the first part does hereby WARRANT SPECIALLY the property hereby conveyed, subject only to real property taxes levied against the same for the year 1981, which shall be pro-rated between the parties hereto as of the date of delivery hereof, the obligation of payment of all of which is expressly assumed by the parties of the second part by acceptance of delivery hereof.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law the grantor does hereby declare the total consideration for the property transferred by this document is Three Hundred Thirty Thousand and No/100 Dollars (\$330,000.00).

IN WITNESS WHEREOF, BANK OF WEST VIRGINIA, a state banking corporation, as TRUSTEE UNDER THE WILL OF BRUCE E. BARTLETT, DECEASED, has caused its name to be hereunto signed and its corporate seal to be hereto affixed by STAFFORD W. BURROUGHS, its Senior Vice President and Trust Officer thereunto duly authorized, and WITNESS the signatures and seals of JAMES BRUCE BARTLETT, ALICE JANE BARTLETT POTTER and JAMES COLE POTTER, being a majority of the living adult beneficiaries under the will of Bruce E. Bartlett, deceased, who have hereunto affixed their signatures and seals for the purpose of affirming the compliance by the said party of the first part with the testator's request contained in PARAGRAPH EIGHT (d) of the said will of Bruce E. Bartlett, deceased.



BANK OF WEST VIRGINIA, a state banking corporation, as TRUSTEE UNDER THE WILL OF BRUCE E. BARTLETT, DECEASED

By Stafford W. Burroughs
Its Senior Vice President
and Trust Officer

James Bruce Bartlett (SEAL)
James Bruce Bartlett

Alice Jane Bartlett Potter (SEAL)
Alice Jane Bartlett Potter

James Cole Potter (SEAL)
James Cole Potter

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, TO-WIT:

I, Gregory A. Morrison, a Notary Public in and for the State and County aforesaid, do hereby certify that STAFFORD W. BURROUGHS, who signed the writing hereto annexed, bearing date the 22nd day of May, 1981, for BANK OF WEST VIRGINIA, a state banking corporation, as TRUSTEE UNDER THE WILL OF BRUCE E. BARTLETT, DECEASED, has this day, in my said County, before me, acknowledged the said writing to be the act and deed of said corporation.

Given under my hand this 3 day of June, 1981.
My commission expires the 30 day of June, 1981.

RECORDED
JUN -3 PM 2:13
NOTARY PUBLIC
GREGORY A. MORRISON

Gregory A. Morrison
Notary Public

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, TO-WIT:

I, Gregory A. Morrison, a Notary Public in and for the State and County aforesaid, do hereby certify that JAMES BRUCE BARTLETT, ALICE JANE BARTLETT POTTER and JAMES COLE POTTER, whose names are signed to the writing hereto annexed, bearing date the 22nd day of May, 1981, have this day acknowledged the same before me in my said County.

Given under my hand this 3 day of June, 1981.
My commission expires the 30 day of June, 1981.

Gregory A. Morrison
Notary Public

This instrument was prepared by
John D. Smallridge, Attorney-
at-Law.

This instrument was presented to the Clerk of the County
Commission of Kanawha County, West Virginia, on JUN 3 1981
and the same is admitted to record.

Teste: Margaret S. Miller Clerk
Kanawha County Commission

2301 478

THIS DEED, Made this 14th day of AUGUST, 1992, by and between THE CITY OF CHARLESTON, a West Virginia municipal corporation, party of the first part, and ONE VALLEY BANK, NATIONAL ASSOCIATION, a national banking association, party of the second part, and JOHN P. COX and EMMA L. COX, his wife, parties of the third part.

WHEREAS, Ordinance Number 4806, as amended, duly passed by the City Council of the City of Charleston, West Virginia, on May 18, 1992, closed abandoned and discontinued as a public street that alleyway connecting Roane and Lee Streets and lying to the west of and parallel to Tennessee Avenue being located in Block 9 of the J.B. Walker Addition to the City of Charleston, West Virginia, and reserving sewer easements for the City of Charleston, West Virginia, all as shown on that certain map entitled "PLAT SHOWING SURVEY OF ALLEYS TO BE DEEDED TO ONE VALLEY BANK AND JOHN P. COX BLOCK "9" J.B. WALKER ADDITION TO THE CITY OF CHARLESTON WEST CHARLESTON DISTRICT, KANAWHA COUNTY, WEST VIRGINIA DATE: JULY 2, 1992/SCALE: 1"=30'", and prepared by Dunn Engineers, Inc., a copy of which attached hereto and made a part hereof; and

WHEREAS, the said Ordinance Number 4806, as amended, authorized and directed the Mayor of the City of Charleston to execute, acknowledge and deliver a proper deed conveying to One Valley Bank, National Association, and John P. Cox and Emma L. Cox, his wife, as their interests appear, all right, title and interest in a portion of said alleyway, upon the total payment of Six Hundred Dollars (\$600.00) to be paid to the City of Charleston, with the said One Valley Bank, N.A. paying Three

*171 from W. Johnston
498 Washington St W
Charleston W. Va 25302*

Recorded 01
Book/Page 2301 - 478
KANAWHA COUNTY, WEST VIRGINIA
Date/Time Recorded 08/22/1992 15:32:48:00
Inst. # 24463 (Type) DEED
CLERK OF THE COUNTY COMMISSION
Totl. Recd/Dues 6.50 .00

Hundred Dollars (\$300.00) and John P. Cox and Emma L. Cox, his wife, paying the sum of Three Hundred Dollars (\$300.00).

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Six Hundred Dollars (\$600.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part does hereby GRANT, CONVEY, REMISE RELEASE AND FOREVER QUITCLAIM unto One Valley Bank, National Association, all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Charleston West Tax District, Kanawha County, West Virginia, and being more particularly bounded and described as follows:

TRACT "A"

Beginning at the northwest corner of Lot 1, Block 9, of the J.B. Walker Addition to Charleston being at the intersection of the easterly right-of-way of Roane Street and the southerly right-of-way of a 10 foot Alley; thence with the right-of-way of said Roane Street N. 35° 00' W. a distance of 10.00 feet to the southwest corner of Lot 20 of said Walker Addition; thence leaving right-of-way of said Alley and said Lot 20, N. 55° 00' E., a distance of 120.00 feet to the intersection of two separate 10 foot Alleys; thence crossing first mentioned Alley S. 35° 00' E., a distance of 10.00' to a point in the northerly line of Lot 3 of said Walker Addition; thence S. 55° 00' W. a distance of 120.00 to the place of beginning and as shown as Tract A on a plat of survey by Dunn Engineers, Inc. of Charleston, WV, said plat dated, July 2, 1992, attached hereto and made a part of this description.

That for the consideration aforesaid, the party of the first part does further hereby GRANT, CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM unto One Valley Bank, National Association, all that certain lot, tract or parcel of land, together

2301 180

with the improvements thereon and the appurtenances thereunto belonging, situate in Charleston West Tax District, Kanawha County, West Virginia, and being more particularly bounded and described as follows:

TRACT "B"

Beginning at the northeast corner of Lot 4 and the northwest corner of Lot 5 of the J.B. Walker Addition to the City of Charleston and being in the southerly right-of-way of a 10 foot Alley; thence with line of said Lot 4 and right-of-way of said Alley. S. 55° 00' W. a distance of 35.00 feet to a point; thence crossing said Alley N. 35° 00' E., a distance of 10.00 feet; thence with northerly line of said Alley N. 55° 00' E., a distance of 35.00 feet to a point; thence crossing said Alley S. 35° 00' E., a distance of 10.00 feet to the place of beginning and as shown as Tract B on a plat of survey by Dunn Engineers, Inc., said plat dated July 2, 1992 and attached hereto and made part of this description;

That for the consideration aforesaid, the party of the first part does further hereby GRANT, CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM unto John P. Cox and Emma Cox, his wife, as joint tenants with right of survivorship and not as tenants in common, all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Charleston West Tax District, Kanawha County, West Virginia, and being more particularly bounded and described as follows:

TRACT "C"

Beginning at the northeast corner of Lot 6 of the J.B. Walker Addition to the City of Charleston and being at the intersection of the westerly right-of-way of Lee Street and the southerly right-of-way of a 10 foot Alley; thence leaving right-of-way of said Lee Street and with the southerly line of

said Alley S. 55° 00' W., a distance of 85.00 feet; thence with the northerly line of said Alley N. 55° 00' E., a distance of 35.00 feet to the right-of-way of said Lee Street; thence with the right-of-way of said Lee Street S. 35° 00' E., a distance of 10.00 feet to the place of beginning and as shown as Tract C on a plat of survey by Dunn Engineers, Inc., said plat dated July 2, 1992 and attached hereto and made part of this description;

That for the consideration aforesaid, the said One Valley Bank, National Association, party of the second part does hereby GRANT, CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM unto the said City of Charleston, party of the first part, a fifteen (15) foot storm and/or sanitary sewer easement for the maintenance of the sanitary sewer running the entire depth of and along the common lot lines of Lots 3 and 4, Block 9, J.B. Walker Addition as shown upon the map attached hereto.

DECLARATION OF CONSIDERATION OF VALUE: The party of the first part herein declares that this conveyance is not subject to West Virginia State Excise tax on the privilege of transferring real estate for the reason that this is a conveyance from a political subdivision of the State of West Virginia.

WITNESS the following signatures:

ATTEST:

THE CITY OF CHARLESTON

James C. Hudby
City Clerk

By Kent Strange Hall
Kent Strange Hall, Its Mayor

ONE VALLEY BANK, NATIONAL ASSOCIATION

By Ken Sawyer
Its SENIOR VICE PRESIDENT



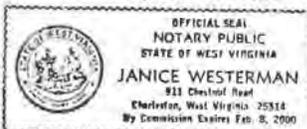
2301 482

STATE OF WEST VIRGINIA
COUNTY OF KANAWHA, To-Wit:

I, Janice Westerman, a Notary Public in and for the County and State aforesaid, do hereby certify that Kent Strange Hall, who signed the foregoing writing bearing date the 14th day of August, 1992, as Mayor for the City of Charleston, a West Virginia municipal corporation, has this day in my said County, before me, acknowledged the said writing to be the act and deed of said corporation.

Given under my hand and seal this 28th day of August, 1992.

My commission expires February 8, 2000



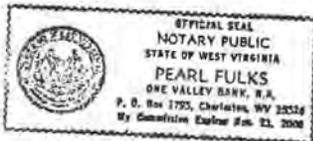
Janice Westerman
Notary Public

STATE OF WEST VIRGINIA
COUNTY OF KANAWHA, To-Wit:

I, Pearl Fulks, a Notary Public in and for the County and State aforesaid, do hereby certify that Roger Mooney, who signed the foregoing writing bearing date the 14th day of August, 1992, for One Valley Bank National Association, a national banking association, has this day in my said County, before me, acknowledged the said writing to be the act and deed of said corporation.

Given under my hand and seal this 14th day of August, 1992.

My commission expires Nov. 21, 2000



Pearl Fulks
Notary Public

This instrument was prepared by:

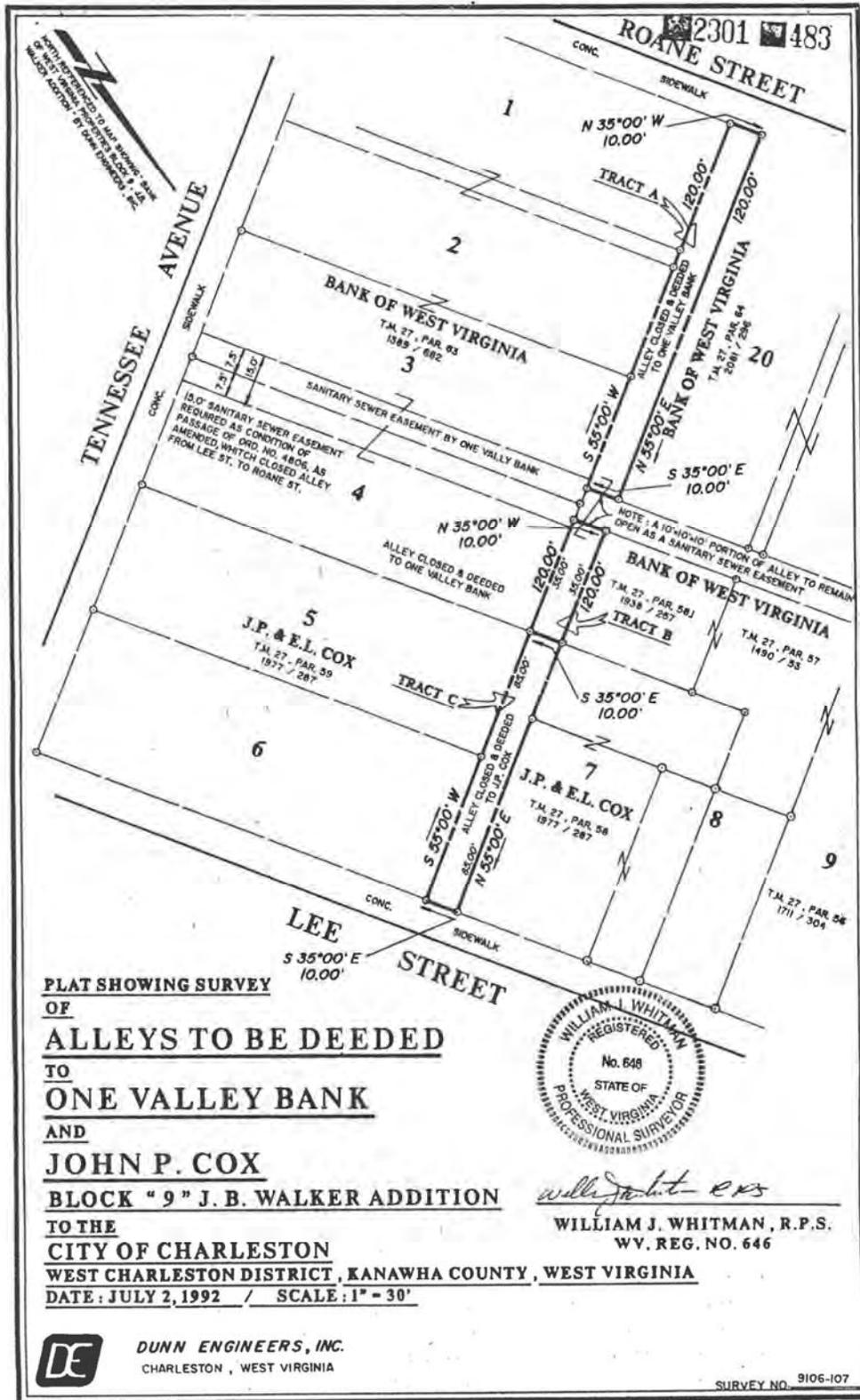
William W. Smith, Attorney-at-Law
408 W. Washington Street
Charleston, West Virginia 25302

-5-

S04583A0082

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on SEP 22 1992 and the same is admitted to record.

Teste: Alma H. King Clerk
Kanawha County Commission



2313 248

THIS DEED made this 22nd day of March, 1993 by and between DEBORAH L. PRICE, single, party of the first part, and JOHN P. COX and EMMA L. COX, his wife, parties of the second part.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable considerations, the party of the first part does hereby GRANT and CONVEY unto the parties of the second part as tenants in common and not as joint tenants with right of survivorship, a part of Lots 7 and 8, Block 9, J. B. Walker Addition to the City of Charleston, Charleston West Tax District, Kanawha County, West Virginia, being more particularly bounded and described as follows:

BEGINNING at a one-half inch rebar with yellow cap found on the north right-of-way line of a 10 foot alley, in line of Lot 7, Block 9, of the J. B. Walker Addition, from which rebar the southeast corner to Lot 7, and its intersection with the north right-of-way line of said 10 foot alley and the west right-of-way line of Lee Street bears 55° 00' E. a distance of 60 feet; thence with said north right-of-way line of said 10 foot alley, S. 55° 00' W. a distance of 25 feet to a one-half inch rebar with yellow cap set; thence through Lot 7 and Lot 8, from which this tract is a part, N. 35° 00' W. for a distance of 40 feet to a point in the division line between Lots 7 and 8; thence continuing on the same line through Lot 8 for a distance of 16.47 feet for a total distance of 56.47 feet to a one-half inch rebar with yellow cap set; thence toward Lee Street N. 55° 00' E. a distance of 25 feet to a one-half inch rebar with yellow cap set; thence toward the 10 foot alley S. 35° 00' E. 16.47 feet to a point in the division line between Lots 7 and 8 and continuing on the same line through Lot 7 40 feet for a total distance of 56.47 feet to the place of beginning containing 1411.8 square feet more or less, as surveyed by Dunn Engineers, Inc., and shown and designated as Lot "A" on that certain map entitled "Plat Showing Survey of Proposed Exchange of

m/ John Cox
961 Greendale Drive
Charleston, WV 25302

RECORDED
Book/Page : 2313 / 248
KANAWHA COUNTY, WEST VIRGINIA
Date/Time Recorded: 04/01/1993 15:18:53
Inst #: 268879 Type: DEED
CLERK OF THE COUNTY COMMISSION
TOTAL RECD/DUE: 6.50 .00

Properties Between One Valley Bank and John P. Cox, Block "9", J. B. Walker Addition to the City of Charleston, West Charleston District, Kanawha Co., W.V." dated December 20, 1991 which map is of record in the office of the Clerk of the County Commission, Kanawha County, West Virginia, and a reduced facsimile copy of which is attached hereto;

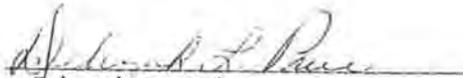
2313 249

and being the same property conveyed to the party of the first part from John P. Cox and Emma L. Cox, his wife, by deed of even date and to be recorded concurrently herewith.

Subject to any and all easements or restrictions of record, the party of the first part does hereby WARRANT GENERALLY the title to the property hereby conveyed.

The undersigned party of the first part hereby declares that this transfer is exempt from the excise tax on the privilege of transferring real property, because it is a transfer of real estate from a straw party.

WITNESS the following signature and seal:


Deborah L. Price

611 18

2313 250

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, TO-WIT:

I, William W. Smith, a Notary Public in and for
the County and State aforesaid, do hereby certify that DEBORAH L.
PRICE, single, whose name is signed to the foregoing writing
bearing date the 26th day of March, 1993, has this day acknow-
ledged the same before me in my said County.

Given under my hand and seal this 26th day of March,
1993.

My commission expires August 3, 1996.

William W. Smith
Notary Public



This instrument was prepared by:

William W. Smith, Attorney at Law
408 Washington Street West
Charleston, WV 25302

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

APR 01 1993
Teste: Alma King Clerk
Kanawha County Commission

TITLE REPORT DATED MAY 30, 2018

ROBERT P. HOWELL
ATTORNEY AT LAW
SUITE 400, UNION BUILDING
CHARLESTON, WEST VIRGINIA 25301

(304) 343-4441
FAX (304) 343-3808

May 30, 2018

Mr. John P. Cox
Charleston, West Virginia

RE: Title Examination - Charleston West District, Kanawha Co., WV

Dear Mr. Cox:

Pursuant to your request, I have made an examination of the title to real estate situate in Charleston West District, Kanawha County, West Virginia briefly described as follows, to-wit:

All those certain lots or parcels of land, together with the improvements thereon and the appurtenances thereunto belonging, in the J. Brisben Walker Addition to the City of Charleston (West), Kanawha County, West Virginia, and being more particularly described as follows:

TRACT ONE: All of the three (3) following described parcels of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in the J. Brisben Walker Addition to the City of Charleston (West), Kanawha County, West Virginia, as the same are shown and laid down upon the map thereof entitled "Map of West Charleston Scale 1" = 100 feet, J. B. Walker, Trustee, 1874," of record in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, in Map Book 1, at page 1, and being more particularly bounded and described as follows:

PARCEL ONE: All of Lots Nos. Five (5) and Six (6) of Block Nine (9) of the J. B. Walker Addition, said Lot No. Five (5) having a frontage of forty (40) feet and said Lot No. Six (6) having a frontage of forty-five (45) feet on Tennessee Avenue and extending back therefrom between parallel lines a distance of one hundred twenty (120) feet to a ten (10) foot alley;

PARCEL TWO: All of the front one-half (½) of Lot No. Seven (7) of Block Nine (9) of the J. Brisben Walker Addition, said parcel having a frontage of forty (40) feet on the southerly side of Lee Street, West, and extending back therefrom in a southwesterly direction between parallel lines a distance of sixty (60) feet, and being more particularly bounded and described as follows:

BEGINNING at a railroad spike set at the intersection of the common division line between Lots Nos. Seven (7) and Eight (8), Block Nine (9) of said J. Brisben Walker Addition, with the southerly line of Lee Street, West, and at a point in same one hundred seventy (170) feet

Mr. John P. Cox
May 30, 2018
Page 2

distant from the southwesterly corner of the intersection of Tennessee Avenue and Lee Street, West; thence running with the said southerly line of Lee Street, West, S. 35° 00' E. 40 feet to its point of intersection with the westerly line of a ten (10) foot alley; thence with said westerly line of said ten (10) foot alley, S. 55° 00' W. 60 feet to a point in said line; thence running at right angles across and through said Lot No. Seven (7), N. 35° 00' W. 40 feet to a point in the common division line between said Lots Nos. Seven (7) and Eight (8); thence with said common division line, N. 55° 00' E. 60 feet to the place of beginning.

PARCEL THREE: All of the front one-half (½) of Lot No. Eight (8) of the J. Brisben Walker Addition, said parcel having a frontage of forty (40) feet on the southerly side of Lee Street, West, and extending back therefrom in a southwesterly direction between parallel lines a distance of sixty (60) feet, and being more particularly bounded and described as follows:

BEGINNING at a railroad spike set at the intersection of the common division line between Lots Nos. 7 and 8, of Block 9, of said J. B. Walker Addition, with the southerly line of Lee Street, West, and at a point in same 170 feet distant from the southwesterly corner of the intersection of Tennessee Avenue and Lee Street, West; thence running with the said common division line, S. 55° 00' W. 60 feet to a point in said line; thence running at right angles across and through said Lot No. 8, N. 35° 00' W. 40 feet to a point in the common division line of Lots Nos. 8 and 9 of said Block 9; thence with said common division line, N. 55° 00' E. 60 feet to a pin in the southerly line of Lee Street, West; thence with said line S. 35° 00' E. 30 feet to the place of beginning.

There is excepted and reserved from this conveyance that portion thereof previously conveyed unto One Valley Bank, National Association, by John P. Cox and Emma L. Cox, his wife, dated May 15, 1992, of record in the aforesaid Clerk's Office in Deed Book 2299, at page 683, which said out-conveyance is more particularly bounded and described as follows:

BEGINNING at a one-half inch rebar with yellow cap set in the west right of way line of Lee Street in the common corner of Lots 8 and 9 of Block 9 of the J. B. Walker Addition; thence with the west right of way line of said Lee Street S. 35° 00' E. a distance of 25.23 feet to a one-half inch rebar with yellow cap set; thence leaving the right-of-way line of Lee Street and through Lot 8 from which this tract is a part S. 55° 00' W. a distance of 60 feet to a one-half inch rebar with yellow cap set; thence N. 35° 0' W. a distance of 23.53 feet to a one-half rebar with yellow cap set in the division line between Lots 8 and 9; thence continuing with the division line of Lots 8 and 9 and toward Lee Street N. 55° 00' E. a distance of 60.00 feet to the place of beginning, containing 1411.8 square feet, more or less, as surveyed by Dunn Engineers, Inc., and shown and designated as Lot "B" on that certain map entitled "Plat Showing Survey of Proposed Exchange of Properties Between One Valley Bank and John

Mr. John P. Cox
May 30, 2018
Page 3

P. Cox, Block "9", J. B. Walker Addition to the City of Charleston, West Charleston District, Kanawha Co. W. Va." dated December 20, 1991, which map is of record in the aforesaid Clerk's Office.

TRACT NO. TWO: A part of Lots 7 and 8, Block 9, J. B. Walker Addition to the City of Charleston, Charleston West Tax District, Kanawha County, West Virginia, being more particularly bounded and described as follows:

BEGINNING at a one-half inch rebar with yellow cap found on the north right of way line of a 10 foot alley, in line of Lot 7, Block 9, of the J. B. Walker Addition, from which rebar the southeast corner to Lot 7, and its intersection with the north right of way line of said 10 foot alley and the west right of way line of Lee Street bears $55^{\circ} 00' E.$ a distance of 60 feet; thence with said north right of way line of said 10 foot alley, $S. 55^{\circ} 00' W.$ a distance of 25 feet to a one-half inch rebar with yellow cap set; thence through Lot 7 and Lot 8, from which this tract is a part, $N. 35^{\circ} 00' W.$ for a distance of 40 feet to a point in the division line between Lots 7 and 8; thence continuing on the same line through Lot 8 for a distance of 16.47 feet for a total distance of 56.47 feet to a one-half inch rebar with yellow cap set; thence toward Lee Street $N. 55^{\circ} 00' E.$ a distance of 25 feet to a one-half inch rebar with yellow cap set; thence toward the 10 foot alley $S. 35^{\circ} 00' E.$ 16.47 feet to a point in the division line between Lots 7 and 8 and continuing on the same line through Lot 7 40 feet for a total distance of 56.47 feet to the place of beginning, containing 1411.8 square feet, more or less, as surveyed by Dunn Engineers, Inc., and shown and designated as Lot "A" on that certain map entitled "Plat Showing Survey of Proposed Exchange of Properties Between One Valley Bank and John P. Cox, Block "9", J. B. Walker Addition to the City of Charleston, West Charleston District, Kanawha Co., W. V.," dated December 20, 1991, which map is of record in the aforesaid Clerk's Office.

TRACT NO. THREE: All that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Charleston West Tax District, Kanawha County, West Virginia, and being more particularly bounded and described as follows:

"TRACT C": BEGINNING at the northeast corner of Lot 6 and the J. B. Walker Addition to the City of Charleston and being at the intersection of the westerly right of way of Lee Street and the southerly right of way of a 10 foot alley; thence leaving right of way of said Lee Street and with the southerly line of said alley, $S. 55^{\circ} 00' W.$, a distance of 85.00 feet; thence with the northerly line of said alley $N. 55^{\circ} 00' E.$, a distance of 35.00 feet to the right of way of said Lee Street; thence with the right of way of said Lee Street $S. 35^{\circ} 00' E.$, a distance of 10.00 feet to the place of beginning and as shown as Tract C on a plat of survey by Dunn Engineers, Inc., said plat dated July 2, 1992, same being of record in the aforesaid Clerk's Office.

I further certify that my examination covers the period from 1958 through January 9, 2018, and that in my opinion:

Mr. John P. Cox
May 30, 2018
Page 4

1. Good and marketable title to such property is vested in John P. Cox.

2. The above property is assessed for taxes in Charleston West District, Kanawha County, West Virginia, for the year 2017, assessed in five (5) tax tickets as follows:

(1) COX, JOHN P & EMMA LEA - PT LT 8 BK 9 WALKER ADDN PAVING 16X60
Land \$12,420.00; Building \$1,500.00; Total \$13,920.00; Class 4; Taxes \$197.53 per half year; Map No. 27; Parcel No. 0057; Account No. 07396711; Ticket No. 37796.

Taxes have been paid thru first half of the year 2017 upon the subject property; taxes for the second half of the year 2017 are now due and payable; taxes for the year 2018 are not yet due nor payable.

(2) COX, JOHN P & EMMA LEA - PT LT 7 BK 9 J B WALKER ADDN FAYETTE 207 PAVING
Land \$12,420.00; Building \$1,500.00; Total \$13,920.00; Class 4; Taxes \$197.53 per half year; Map No. 27; Parcel No. 0058; Account No. 06543902; Ticket No. 37797.

Taxes have been paid thru first half of the year 2017 upon the subject property; taxes for the second half of the year 2017 are now due and payable; taxes for the year 2018 are not yet due nor payable.

(3) COX, JOHN P & EMMA LEA - PT LTS 7 & 8 16.47X26 BK 9 J B WALKER ADDN BTWN ROANE & W LEE STS 23.5460
Land \$7,440.00; Building \$900.00; Total \$8,340.00; Class 4; Taxes \$118.35 per half year; Map No. 27; Parcel No. 0058.0002; Account No. 07520612; Ticket No. 37798.

Taxes have been paid thru first half of the year 2017 upon the subject property; taxes for the second half of the year 2017 are now due and payable; taxes for the year 2018 are not yet due nor payable.

(4) COX, JOHN & EMMA - LTS 5-6 BK 9 85X120 TENN & FAYETTE COX FUNERAL HOME
Land \$54,540.00; Building \$466,970.00; Total \$521,510.00; Class 4; Taxes \$7,400.23 per half year; Map No. 27; Parcel No. 0059; Account No. 06543895; Ticket No. 37799.

Taxes have been paid thru first half of the year 2017 upon the subject property; taxes for the second half of the year 2017 are now due and payable; taxes for the year 2018 are not yet due nor payable.

(5) COX, JOHN & EMMA-PT ABANDONED ALLEY BTWN ROANE& LEE STS 10X85 TR C
Land \$2,460.00; Building \$0.00; Total \$2,460.00; Class 4; Taxes \$34.91 per half year; Map No. 27; Parcel No. 0411; Account No. 07519189; Ticket No. 37800.

Mr. John P. Cox
May 30, 2018
Page 5

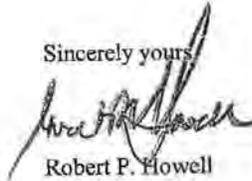
Taxes have been paid thru first half of the year 2017 upon the subject property; taxes for the second half of the year 2017 are now due and payable; taxes for the year 2018 are not yet due nor payable.

3. Deed of trust/Liens - None.

The above report is made subject only to the following, to wit:

- (a) Errors in the indexes and records contained in the Kanawha County Clerk's Office; and
- (b) Any state of facts that may be disclosed by an accurate survey or visual examination of the subject property; and
- (c) Applicable municipal ordinances and zoning regulations of the City of Charleston, West Virginia.

Sincerely yours,



Robert P. Howell

RPH/da

Kanawha County Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2017 Account Number: 07396711
 Ticket #: 0000037796 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA LEA 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	PT LT 8 BK 9 WALKER ADN PAVING 16X60 Map/Parcel: 27 / 0057 0001 0000 Lot Size: Acreage: Book: 1977 Page: 0287

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	12420	12420	
Building	1500	1500	
Total	13920	13920	197.53

AMOUNTS DUE: First Half: Second Paid Half: Must pay Total Due Total Due: 220.49
 If paid by: 05/30/2018

PAYMENTS RECEIVED:

	First Half	Second Half
Net	197.53	.00
Discount	4.94	.00
Interest	.00	.00
Total	192.59	.00
Date	08/29/2017	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 Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2017 Account Number: 06543895
 Ticket #: 0000037799 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA LEA 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	LTS 5-6 BK 9 85X120 TENN & FAYETTE COX FUNERAL HOME Map/Parcel: 27 / 0059 0000 0000 Lot Size: Acreage: Book: 1977 Page: 0287

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	54540	54540	
Building	466970	466970	
Total	521510	521510	7400.23

AMOUNTS DUE: First Half: Second Paid Half: Must pay Total Due Total Due: 7531.23
 If paid by: 05/30/2018

PAYMENTS RECEIVED:

	First Half	Second Half
Net	7400.23	.00
Discount	185.01	.00
Interest	.00	.00
Total	7215.22	.00
Date	08/29/2017	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 Sheriff's Tax Office

Kanawha County Real Property



Tax Year: 2017 Account Number: 07519189
 Ticket #: 0000037800 Taxpayer I.D.:
 District: 12 - CHAS W

Property Owner	Property Description
COX JOHN P & EMMA L 1900 MASSEY CIR SOUTH CHARLESTON, WV 25309 Lending Institution:	PT ABANDONED ALLEY BTWN ROANE ST & LEE ST 10X85 TR C Map/Parcel: 27 / 0411 0000 0000 Lot Size: Acreage: Book: 2301 Page: 0478

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: Delinquent

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	2460	2460	
Building	0	0	
Total	2460	2460	34.91

AMOUNTS DUE: First Half: Second Paid Half: Must pay Total Due Total Due: 55.43
 If paid by: 05/30/2018

PAYMENTS RECEIVED:

	First Half	Second Half
Net	34.91	.00
Discount	.87	.00
Interest	.00	.00
Total	34.04	.00
Date	08/29/2017	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.

MANNER OF SALE

The subject property will be offered in its entirety, at public auction to be held on Thursday, November 1, 2018 at 11:05 a.m. The auction will be held onsite at 513 Tennessee Avenue, Charleston, Kanawha County, West Virginia 25302. **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, December 3, 2018. 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 five percent (5%) 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 “513 Tennessee Avenue Auction” and it must be faxed no later than Tuesday, October 30, 2018.
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. Tuesday, October 30, 2018 **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 Thursday, November 1, 2018 Auction of the property
located at 513 Tennessee Avenue, Charleston, Kanawha County, West Virginia 25302 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) TUESDAY, OCTOBER 30, 2018.

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. Tuesday, October 30, 2018.

ABSENTEE BID FORM

I/we _____ hereby submit a bid of \$_____ for the property located at 513 Tennessee Avenue, Charleston, Kanawha County, West Virginia 25302, to be auctioned by Goldman Associates, Inc., on Thursday, November 1, 2018 at 11:05 a.m.

Goldman Associates, Inc. is hereby authorized to place bids on my/our behalf to the aforestated 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.

Witness

Signature (Seal)

Witness

Signature (Seal)

CONTRACT OF SALE

This Contract of Sale, made this 30th day of October, 2018, by and between the following parties: John P. Cox, as Seller and _____, as Buyer.

That for and in consideration of Buyer's offer in the amount of _____ Dollars (\$_____), including a Buyer's Premium of five percent (5%), made to Goldman Associates, Inc., ("Broker"), on November 1, 2018, 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 located at 513 Tennessee Avenue, Charleston, Kanawha County, West Virginia 25302, as described in Deed Book 1977 at Page 186, Deed Book 2301 at Page 478, and Deed Book 2313 at Page 248 and recorded in the Kanawha County Clerk's Office. The property is identified in the Kanawha County Assessor's Office in the Charleston West Tax District on Map 27 as Parcels 57.1, 58, 58.2, 59 and 411. The Title Report (prepared by Robert P. Howell, Esquire, dated May 30, 2018) and Deeds are part of the Property Information Package 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, December 3, 2018, time being of the essence. Closing shall be complete when the

General Warranty Deed conveying title to Buyer is executed, delivered and recorded. Closing is to be made at a location designated by Seller, or such location as the parties may mutually agree.

- 1.2 Purchaser's Costs - Buyer shall pay for its Title Commitment, Owner's Policy and for Buyer's engineering, survey, and other professional fees, costs and expenses. Any and all costs incident to closing, including transfer taxes, recordation fees, documentary stamps and any other related costs, to be paid solely by Buyer.
 - 1.3 Possession - Buyer shall have exclusive possession of the Property as of the Closing.
 - 1.4 Conveyance - Seller, upon tender by Buyer of the full amount of the purchase price, shall convey the Property to Buyer by a Special Warranty Deed, subject to:
 - (a) Any lien for real property taxes for the 2018 tax year (lien dated July 1, 2017), which Seller and Buyer shall prorate on a calendar year basis as of the date of closing. All annualized charges including but not limited to taxes, water charges, fire fees, if any, shall be adjusted to date of Closing;
 - (b) Any matter ascertainable by an on the ground survey or physical inspection of the property; and
 - (c) All easements, restrictions, covenants, and agreements of record as of November 1, 2018.
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:

JOHN P. COX

By: _____
John P. Cox, Owner

STATE OF _____,
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by

_____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF _____,
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by

_____.

My Commission expires _____.

Notary Public

[SEAL]

NOTICE OF AGENCY RELATIONSHIP

NOTICE OF AGENCY RELATIONSHIP

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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>John P. Cox</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 9/19/2018

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

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



Untitled