

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
(304) 799-7119
FACSIMILE
(304) 799-7118

Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 1 – 3 Bedroom Home
Lots 11-15 Part of Lots 16-19 Block 41
Marlinton Corporation
Pocahontas County, West Virginia
Title Opinion

Dear Ms. Gonzalez:

Subject #1 Part I – Tax Map 5 Parcel 26

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, regarding title to the above-referenced 1-acre tract of real estate. Based upon my search and examination, I am of the opinion that good and marketable title to the said real estate is vested in Roger Trusler, by the provisions of a Deed of Conveyance from Teresa W. Barb and Delmos Barb, husband and wife, said Deed bearing date the 6th day of April, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 308, at page 316. The said Roger Trusler also known as Roger L. Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

Subject # 1 Part II – Tax Map 5 Parcel 27

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, regarding title to the above-referenced 1-acre tract of real estate. Based upon my search and examination, I am of the opinion that good and marketable title to the said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from Frank L. Colasonti, said Deed bearing date the 14th day of February, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 307, at page 685. The said Roger Trusler also known as Roger L. Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

- 1.) The real estate is subject to an Electrical Easement as given by Roger L. Trusler, unto Allegheny Power, said Easement bearing date the 10th day of September, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 311, at page 610.

- 2.) The real estate is subject to a 20' Easement upon Lots 11-19 as given by Frank Colson, unto the Town of Marlinton, said Easement bearing date the 10th day of July, 1996, and of record in the aforesaid Clerks Office, in Deed Book 245, at page 373.

LIENS

- | | |
|--------------------------|------|
| 1.) Deeds of Trust: | NONE |
| 2.) Judgments: | NONE |
| 3.) Mechanics Liens: | NONE |
| 4.) Miscellaneous Liens: | NONE |
| 5.) Lis Pendens: | NONE |
| 6.) Tax Liens: | NONE |
| 7.) Execution Liens: | NONE |

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Town of Marlinton of Pocahontas County, West Virginia, for the tax year 2024, as follows:

Roger Trusler
Part of Lots 16-19 Block 41
Tax Map 5 Parcel 26
Assessors Account Number 16728 (2024)
Taxes per half \$7.28
Please be advised that the 2024 property taxes have been paid.

Roger Trusler
Lots 11-15 and Part of Lots 16-19 Block 41
Tax Map 5 Parcel 27
Assessors Account Number 16729 (2024)
Taxes per half \$362.08
Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contractor or laborer for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or omissions in the indices, records or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the

Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;

- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and;
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 18th day of February, 1943, until the 20th day of May, 2025, at 3:27 p.m.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Michael C. Doss", is written over the typed name.

Michael C. Doss

MCD/tmd

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
(304) 799-7119
FACSIMILE
(304) 799-7118

Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 2 – 2 Bedroom Home
911 5th Avenue
Lots 20-21 Block 41
Marlinton Corporation
Pocahontas County, West Virginia
Title Report

Dear Ms. Gonzalez:

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, regarding title to the above-referenced 1-acre tract of real estate. Based upon my search and examination, I am of the opinion that good and marketable title to the said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from Darren Jackson, said Deed bearing date the 16th day of July, 2013, and of record in the aforesaid Clerk's Office, in Deed Book 343, at page 412. The said Roger L. Trusler also known as Roger Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

NONE

LIENS

1.) Deeds of Trust:	NONE
2.) Judgments:	NONE
3.) Mechanics Liens:	NONE
4.) Miscellaneous Liens:	NONE
5.) Lis Pendens:	NONE
6.) Tax Liens:	NONE
7.) Execution Liens:	NONE

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Town of Marlinton, Pocahontas County, West Virginia, for the 2024 tax year, as follows:

Roger L. Trusler
Lots 20-21 Block 41
Tax Map 5 Parcel 19
Assessors Account Number 16732 (2024)
Taxes per half \$131.98

Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contract or labor for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or admissions in the indices, records or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;
- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 23rd day of August, 1948, until the 20th day of May, 2025, at 3:55 p.m.

Sincerely yours,



Michael C. Doss

MCD/tmd

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
(304) 799-7119
FACSIMILE
(304) 799-7118

Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 3 2 Bedroom Home
509 9th Street
Lot 8 Block 41
Marlinton Corporation
Pocahontas County, West Virginia
Title Report

Dear Ms. Gonzalez:

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, regarding title to the above-referenced 1-acre tract of real estate. Based upon my search and examination, I am of the opinion that good and marketable title to the said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from Eugene M. Simmons, Special Commissioner, said Deed bearing date the 29th day of January, 2009, and of record in the aforesaid Clerk's Office, in Deed Book 319, at page 59. The said Roger L. Trusler also known as Roger Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

NONE

LIENS

- | | |
|--------------------------|------|
| 1.) Deeds of Trust: | NONE |
| 2.) Judgments: | NONE |
| 3.) Mechanics Liens: | NONE |
| 4.) Miscellaneous Liens: | NONE |
| 5.) Lis Pendens: | NONE |
| 6.) Tax Liens: | NONE |

7.) Execution Liens:

NONE

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Town of Marlinton, Pocahontas County, West Virginia, for the 2024 tax year, as follows:

Roger L. Trusler
Lot 8 Block 41
Tax Map 5 Parcel 17
Assessors Account Number 16731 (2024)
Taxes per half \$132.50

Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contract or labor for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or admissions in the indices, records or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;
- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 10th day of June, 1968, until the 21st day of May, 2025, at 10:40 a.m.

Sincerely yours,



Michael C. Doss

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
(304) 799-7119
FACSIMILE
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Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 4 Vacant Building Lot 9th Street
Lots 6-7 Block 41
Marlinton Corporation
Pocahontas County, West Virginia
Title Opinion

Dear Ms. Gonzalez:

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, regarding title to the above-referenced 1-acre tract of real estate. Based upon my search and examination, I am of the opinion that good and marketable title to the said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from Frank L. Colasonti, said Deed bearing date the 14th day of February, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 307, at page 685. The said Roger Trusler also known as Roger L. Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

- 1.) The real estate is subject to an Electrical Easement as given by Roger L. Trusler, unto Allegheny Power, said Easement bearing date the 10th day of September, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 311, at page 610.

LIENS

- | | |
|--------------------------|------|
| 1.) Deeds of Trust: | NONE |
| 2.) Judgments: | NONE |
| 3.) Mechanics Liens: | NONE |
| 4.) Miscellaneous Liens: | NONE |
| 5.) Lis Pendens: | NONE |
| 6.) Tax Liens: | NONE |

7.) Execution Liens:

NONE

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Town of Marlinton of Pocahontas County, West Virginia, for the tax year 2024, as follows:

Roger Trusler
Lots 6-7 Blk 41 48X120
Tax Map 5 Parcel 18
Assessors Account Number 16727 (2024)
Taxes per half \$ 9.62


Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contractor or laborer for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or omissions in the indices, records or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;
- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and;
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 18th day of February, 1943, until the 20th day of May, 2025, at 5:40 p.m.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Michael C. Doss", written in a cursive style.

Michael C. Doss

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
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Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 5 Vacant Building Lot 9th Street
Lots 4-5 Block 41
Marlinton Corporation
Pocahontas County, West Virginia
Title Opinion

Dear Ms. Gonzalez:

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, regarding title to the above-referenced 1-acre tract of real estate. Based upon my search and examination, I am of the opinion that good and marketable title to the said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from Frank L. Colasonti, said Deed bearing date the 14th day of February, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 307, at page 685. The said Roger Trusler also known as Roger L. Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

- 1.) The real estate is subject to an Electrical Easement as given by Roger L. Trusler, unto Allegheny Power, said Easement bearing date the 10th day of September, 2007, and of record in the aforesaid Clerk's Office, in Deed Book 311, at page 610.

LIENS

- | | |
|--------------------------|------|
| 1.) Deeds of Trust: | NONE |
| 2.) Judgments: | NONE |
| 3.) Mechanics Liens: | NONE |
| 4.) Miscellaneous Liens: | NONE |
| 5.) Lis Pendens: | NONE |
| 6.) Tax Liens: | NONE |

7.) Execution Liens: NONE

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Town of Marlinton of Pocahontas County, West Virginia, for the tax year 2024, as follows:

Roger Trusler
Lots 4-5 Blk 41 48X120
Tax Map 5 Parcel 28
Assessors Account Number 16730 (2024)
Taxes per half \$ 9.62

Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contractor or laborer for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or omissions in the indices, records or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;
- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and;
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 18th day of February, 1943, until the 21st day of May, 2025, at 2:40 p.m.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Michael C. Doss", written in a cursive style.

Michael C. Doss

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
(304) 799-7119
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(304) 799-7118

Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 6 Wooded Land Marketable Timber
Marlin Mountain 8.61 Acres Fee
Marlinton Corporation
Pocahontas County, West Virginia
Title Report

Dear Ms. Gonzalez:

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in regards to the above-referenced real estate. Based upon my search and examination, I am of the opinion that good and marketable title to said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from John B. Snyder and Katherine Farley Snyder, said Deed bearing date the 30th day of September, 1988, and of record in the aforesaid Clerk's Office, in Deed Book 200, at page 31. The said Roger Trusler also known as Roger L. Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

- 1.) The real estate is subject to the right of way agreement as described in Deed Book 200, at page 31, which includes sharing ordinary expenses to maintain the shared right of way.
- 2.) The real estate is subject to the restrictive covenant that there will be no mobile homes placed on the premises.

LIENS

- | | |
|--------------------------|------|
| 1.) Deeds of Trust: | NONE |
| 2.) Judgments: | NONE |
| 3.) Mechanics Liens: | NONE |
| 4.) Miscellaneous Liens: | NONE |
| 5.) Lis Pendens: | NONE |

6.) Tax Liens: NONE

7.) Execution Liens: NONE

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Marlinton Corporation, Pocahontas County, West Virginia, for the 2024 tax year, as follows:

Roger L. Trusler
Marlin Mtn. 8.61 Acres Fee
Tax Map 16 Parcel 3
Assessors Account Number 16733 (2024)
Taxes per half \$182.90

Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contract or labor for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or admissions in the indices, records, or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;
- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard, or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 16th day of February, 1968, until the 21st day of May, 2025, at 3:12 p.m.

Sincerely yours,



Michael C. Doss

MCD/tmd

MICHAEL C. DOSS

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

May 21, 2025

TELEPHONE
(304) 799-7119
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Kaufman Realty & Auctions
Hilary Gonzalez
399 W Main Street
Bridgeport, WV 26330
VIA E-MAIL: hilary.gonzalez@kaufmanrealty.com

RE: Roger L. Trusler
Subject 7 – Building or Recreation Lot
Recreation Lot Smith Addition 244.7x84.1 Fee
Marlinton Corporation
Pocahontas County, West Virginia
Title Report

Dear Ms. Gonzalez:

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in regards to the above-referenced real estate. Based upon my search and examination, I am of the opinion that good and marketable title to said real estate is vested in Roger L. Trusler, by the provisions of a Deed of Conveyance from B. Stephen Smith, Administrator, CTA, DBN of the Estate of Peggy Smith also known as Mattie McNeil Smith, said Deed bearing date the 2nd day of May, 1998, and of record in the aforesaid Clerk's Office, in Deed Book 253, at page 241. The said Roger Trusler also known as Roger L. Trusler, and Roger Lee Trusler departed this lifetime intestate on the 8th day of August, 2024, leaving Arthur Gordon Trusler as his sole heir at law.

ADVERSE ITEMS

- 1.) The real estate is shown on plats of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in Deed Book 104, at page 342 and Deed Book 114, at page 470A. The real estate is designated as "Recreation Lot". No representations are made or intended as to what uses may be made of the said real estate.

LIENS

- | | |
|--------------------------|------|
| 1.) Deeds of Trust: | NONE |
| 2.) Judgments: | NONE |
| 3.) Mechanics Liens: | NONE |
| 4.) Miscellaneous Liens: | NONE |
| 5.) Lis Pendens: | NONE |

6.) Tax Liens: NONE

7.) Execution Liens: NONE

LAND BOOK INFORMATION

The above-referenced real estate is assessed on the Land Books for the Marlinton Corporation, Pocahontas County, West Virginia, for the 2024 tax year, as follows:

Roger L. Trusler
Recreation Lot Smith Addition 244.7x84.1 Fee
Tax Map 17 Parcel 16
Assessors Account Number 16734 (2024)
Taxes per half \$10.39

Please be advised that the 2024 property taxes have been paid.

EXCEPTIONS

- 1.) The rights, if any, of any contract or labor for work or labor performed or for any material furnished in or about the construction or erection of any improvement on the above-referenced real estate which could mature into a valid Mechanics Lien against the above-referenced real estate;
- 2.) Any state of facts ascertainable by physical inspection or a current survey of the above-referenced real estate;
- 3.) Any errors or admissions in the indices, records, or documents of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in the Office of the Assessor of Pocahontas County, West Virginia, or in the Office of the Sheriff of Pocahontas County, West Virginia;
- 4.) Any matters that are not of record;
- 5.) We have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard, or liability, if any, that may be associated with the above-referenced real estate;
- 6.) We have not undertaken to ascertain and do not render any opinion as to the ownership of coal, oil and gas or other minerals underlying the above-referenced real estate, or any mining rights associated with such mineral ownership;
- 7.) We have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above-referenced real estate, including, but not limited to, any flood plain determination; and
- 8.) To the satisfaction of any matters identified as adverse items or liens.

This title examination covers the period from the 16th day of February, 1968, until the 21st day of May, 2025, at 3:12 p.m.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Michael C. Doss", written in a cursive style.

Michael C. Doss

MCD/tmd