



A Guide To Agency Relationships

I. TYPES OF AGENCY

Seller/Lessor Agency: As a seller/lessor agent, the licensee and all licensees of the brokerage work exclusively for the seller/lessor and must act in the seller's/lessor's best interest. All confidential information relayed by the seller/lessor must be kept confidential except that a licensee must reveal known material defects about the property.

Buyer/Lessee Agency: As a buyer/lessee agent, the licensee and the licensee's brokerage work exclusively for the buyer/lessee and must act in the buyer's/lessee's best interest. All confidential information relayed by the buyer/lessee must be kept confidential except that a licensee must reveal known material defects about the property.

Dual Agency: Dual Agency arises when the same brokerage represents the Seller and the Buyer in the same transaction.

- a. **Disclosed Limited Dual Agency** - licensees acting as a disclosed limited dual agent requires that the licensee of the clients may not advocate for either or both clients but must remain neutral.
- b. **Disclosed Designated Dual Agency** - licensees acting as disclosed designated dual agents are designated by the Broker, one to represent only the interests of the Seller and one to represent only the interests of the Buyer. The broker is a disclosed dual agent.

Unrepresented Party (customer): From time to time in a real estate transaction a party will not be represented by a licensee, but will otherwise interact with a licensee. This party is known as an unrepresented party (customer) and a licensee owes an unrepresented party (customer) the duties of good faith and fair dealing. An unrepresented party (customer) is not a client or prospective client. If you elect to be an unrepresented party (customer) to a listing contract or purchase transaction, take the steps necessary to protect your best interests. If the other party is represented by a licensee, you may be at a disadvantage in the transaction due to the skill and experience of that licensee.

II. WORKING WITH REAL ESTATE TEAMS

Real Estate Teams: Teams are defined as a group of more than one licensee working together who are affiliated with the same principal broker, led by a team leader, and representing themselves to the public utilizing the same authorized alternate or assumed name to brand, advertise, and broker real estate. A team does not operate independently of the principal broker or agency law and must not represent themselves as a separate brokerage providing real estate brokerage services. Make sure you understand who specifically is representing you as a licensee if you choose to work with a team.



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III. EXPECTATIONS OF SERVICE

Customer level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform necessary and customary acts to assist you in the purchase or sale of property.
- Perform these acts with honesty, good faith, reasonable skill, and care.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Disclose all material facts of which the licensee has knowledge.

Client level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform the terms of the written agreement.
- Exercise reasonable skill and care.
- Promote your best interests in good faith, honesty, and fair dealing.
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Assist you in negotiating an acceptable price and other terms and conditions for the transaction.
- Disclose all material facts of which the licensee has knowledge.
- Be available to receive and present written offers and counter-offers to you or from you.

Nicholas Wilson 08/21/2026, 09:37:04 AM EDT
Consumer Signature

Katie Main 08/22/2026, 09:09:09 PM EDT
Date

Ryan Main 08/22/2026, 09:11:48 PM EDT
Consumer Signature

Karen M D Wilson 08/21/2026, 09:32:08 AM EDT
Date

Jonathan Adam Shively
Licensee Signature

08/21/2026, 08:51:05 AM EDT
Date

___ Check here if team names are attached.

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

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

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee 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 licensee, the licensee can provide more information upon your request.

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

Jonathan Adam Shively (printed name of licensee), affiliated with
Samson Properties (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent. ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

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.

Nicholas Wilson

Seller/Lessor

08/21/2026

Date

Buyer/Lessee

Date

Ryan Main

Seller/Lessor

08/22/2026

Date

Buyer/Lessee

Date

Katie Main

Seller/Lessor

08/22/2026

Date

Buyer/Lessee

Date

Karen M D Wilson

08/21/2026, 09:32:08 AM EDT

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature Jonathan Adam Shively

Date 08/21/2026, 08:51:05 AM EDT

Licensee's Signature _____

Date _____



West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

REVISED OCT 17th 2024

West Virginia

VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT

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

Seller Nicholas Wilson, Ryan Main, Katie Main, Karen Wilson

Property Address 640 War Admiral Blvd, Charles Town, WV 25414

Legal Description _____

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

SELLER: How long have you owned the property? _____

Property Systems:

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

1. Sewage System:

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

Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ N/A

When was the system last pumped? Date: _____ ☐ Unknown

Comments: public sewer available

2. Water System:

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

Comments: public water within 700 ft

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

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any treatments or repairs? ☐ Yes ☒ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Initials Seller: NW / RM Purchaser: _____/_____

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

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please describe _____

5. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

6. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office?

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

7. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

10. Please provide the following?

Plat of the property

☒ Yes ☐ No

Copy of the Deed

☒ Yes ☐ No

Copy of septic permits

☐ Yes ☐ No ☒ N/A

Covenants and Restrictions

☐ Yes ☐ No ☒ N/A

Comments: _____

11. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Initials Seller: NW / RM Purchaser: _____ / _____

Nicholas Wilson

Seller

08/21/2026

Date

Ryan Main

Seller

08/22/2026

Date

Purchaser

Date

Purchaser

Date

DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

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

Katie Main

08/22/2026, 09:09:09 PM EDT

Nicholas Wilson

Seller

08/21/2026

Date

Ryan Main

Seller

08/22/2026

Date

Karen M D Wilson

08/21/2026, 09:32:08 AM EDT

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

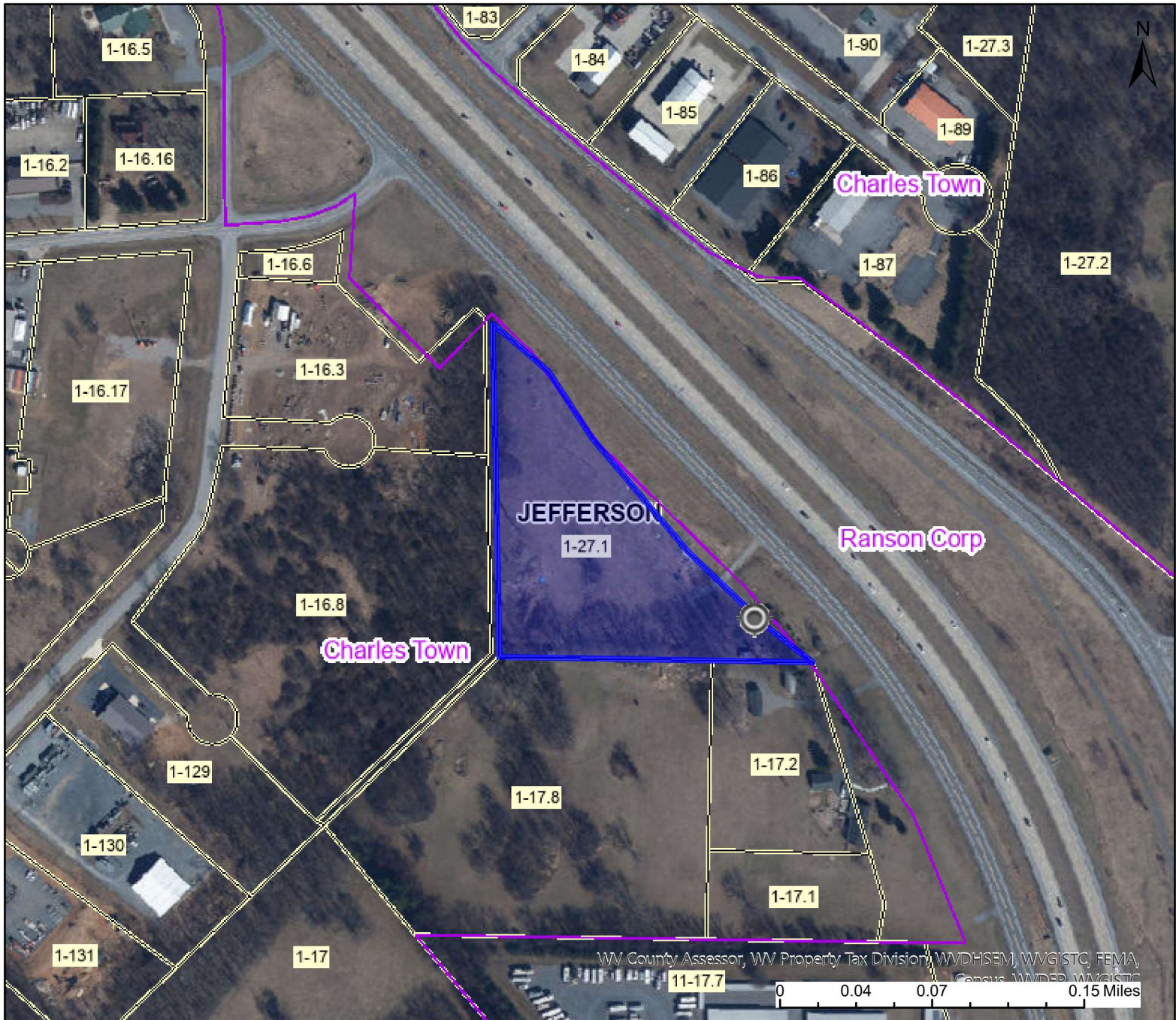
Purchaser

Date

Purchaser

Date

PARCEL ID: 19-02-0001-0027-0001



Legend

WV Parcels

Districts

WV Parcels

WVParcels

User Notes:

Map created on August 17, 2026

Owner(s):

WILSON NICHOLAS E ET AL

Address:

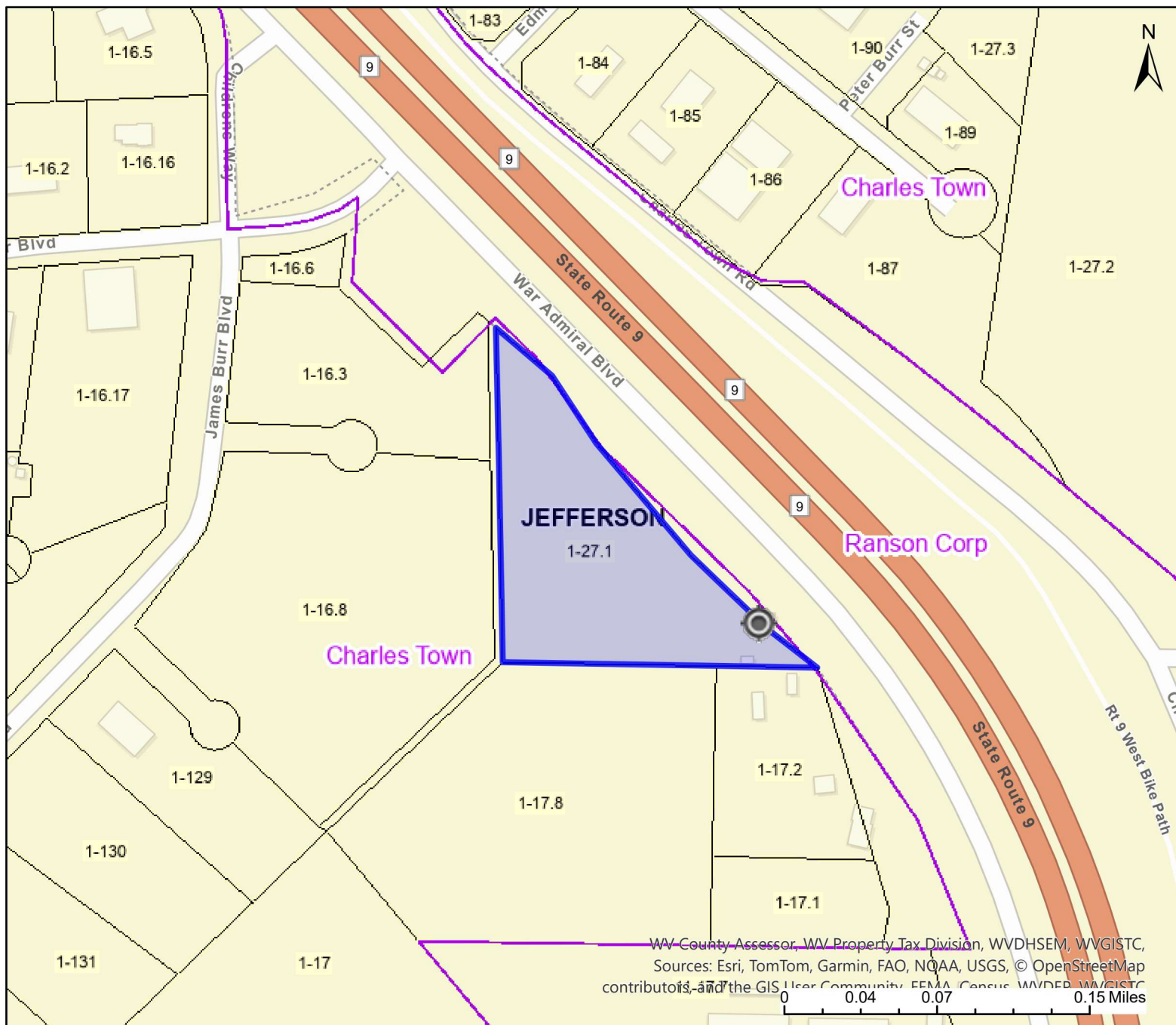
640 WAR ADMIRAL BLVD

Class Type:

Residential

Legal Description:

4.70 AC MCGARRY

PARCEL ID: 19-02-0001-0027-0001**Legend****WV Parcels**

Districts

WV Parcels

WVParcels

User Notes:

Map created on August 17, 2026

Owner(s):

WILSON NICHOLAS E ET AL

Address:

640 WAR ADMIRAL BLVD

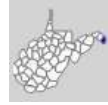
Class Type:

Residential

Legal Description:

4.70 AC MCGARRY

WV Real Estate Assessment Data


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

Parcel ID 19-02-0001-0027-0001 Tax 2026 County Jefferson Date 8/17/2026
Year

Root PID 19020001002700010000

Property Owner and Mailing Address

Owner(s) WILSON NICHOLAS E ET AL
Mailing Address 74 THATCHER CT, SHEPHERDSTOWN, WV 25443

Property Location

Physical Address 640 WAR ADMIRAL BLVD
E-911 Address 640 WAR ADMIRAL BLVD Charles Town WV 25414
Parcel ID 19-02-0001-0027-0001
County 19 - Jefferson
District 2 - Charles Town District
Map [0001](#) (Click for PDF tax map)
Parcel No. 0027
Parcel Suffix 0001
Map View Link <http://mapwv.gov/parcel?pid=19-02-0001-0027-0001>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	1318 / 255	4.700	4.60	4.70 AC MCGARRY

Cost Value

Dwelling Value \$0
Other Bldg/Yard Values \$6,470
Commercial Value ---

Appraisal Value

Land Appraisal \$211,800
Building Appraisal \$6,500
Total Appraisal \$218,300

Building Information

Property Class R - Residential
Land Use 109 - Auxiliary Improvement
Sum of Structure Areas 0
of Buildings (Cards) 0

Other Buiding and Yard Improvements

Bldg/Card	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Prefabricated Steel Building	1976	22	1	24 x 40	960	\$9,080	\$6,470
		Prefabricated Steel Building							

Flood Zone Information

Lean more at [WV Flood Tool](#)

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

Sales History

[Lean more](#)

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
2/23/2024	\$325,000	Land and Buildings	4	0	1318	255
8/19/2019	\$0				1228	568
8/16/2019	\$0				1228	566
3/29/2019	\$165,000	Land and Buildings	4	0	1220	479
9/1/1986	\$125,000	Land and Buildings	4	0		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book / Page	Legal Description	Land	Building	Total
2026	3	WILSON NICHOLAS E ET AL	74 THATCHER CT, SHEPHERDSTOWN, WV 25443	1318 / 255	4.70 AC MCGARRY	\$211,833	\$6,500	\$218,333
2025	3	WILSON NICHOLAS E ET AL	74 THATCHER CT, SHEPHERDSTOWN, WV 25443	1318 / 255	4.70 AC MCGARRY	\$194,500	\$6,500	\$201,000
2024	3	KROP PROPERTIES LLC	544 CLOVERDALE RD, CHARLES TOWN, WV 25414	1228 / 568	4.70 AC MCGARRY	\$149,833	\$5,833	\$155,667
2023	3	KROP PROPERTIES LLC	544 CLOVERDALE RD, CHARLES TOWN, WV 25414	1228 / 568	4.70 AC MCGARRY	\$149,833	\$5,833	\$155,667
2022	3	KROP PROPERTIES LLC	544 CLOVERDALE RD, CHARLES TOWN, WV 25414	1228 / 568	4.70 AC MCGARRY	\$140,167	\$5,167	\$145,333
2021	3	KROP PROPERTIES LLC	544 CLOVERDALE RD , CHARLES TOWN , WV 25414	1228 / 568	4.70 AC MCGARRY	\$130,500	\$4,500	\$135,000
2020	3	KROP STEVEN W P & TINA M L	PO BOX 220, KEARNEYSVILLE, WV 25430	1220 / 479	4.70 AC MCGARRY	\$125,667	\$4,500	\$130,167
2019	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$104,500	\$4,167	\$108,667
2018	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$100,333	\$4,000	\$104,333
2017	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$91,833	\$4,000	\$95,833
2016	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$100,000	\$4,000	\$104,000
2015	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$100,000	\$3,667	\$103,667

Tax Year	Tax Class	Owner	Owner Address	Book / Page	Legal Description	Land	Building	Total
2014	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$76,833	\$3,667	\$80,500
2013	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$61,500	\$3,667	\$65,167
2012	3	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$61,500	\$3,500	\$65,000
2011	2	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$71,500	\$13,333	\$84,833
2010	2	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$80,500	\$13,833	\$94,333
2009	2	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$107,333	\$22,167	\$129,500
2008	2	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$107,333	\$22,167	\$129,500
2007	2	LONGERBEAM MILTON G & NANCY D	PO BOX 282, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$107,333	\$22,167	\$129,500
2006	2	LONGERBEAM MILTON G & NANCY D	P O BOX 1009, INWOOD, WV 25428	563 / 584	4.94 A MCGARRY	\$40,167	\$2,500	\$42,667
2005	2	LONGERBEAM MILTON G & NANCY D	60 CHARLES TOWN ROAD, KEARNEYSVILLE, WV 25430	563 / 584	16.12A MCGARRY	\$56,500	\$87,400	\$143,900