

Seller BDM Inc.  
Buyer \_\_\_\_\_  
Property 50590 National Rd, St Clairsville, OH 43950

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,  
TIMBER OR TIMBER RIGHTS**

**NOTICE TO BUYERS AND SELLERS OF REAL ESTATE**

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller’s knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners’ rights, you may find these websites informative:  
<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

Signed by: Mike Miller 9/10/2025  
Seller \_\_\_\_\_ Date Buyer \_\_\_\_\_ Date  
List ID: 0E083DE02E8446...

Signed by: Kimberly Smith 9/10/2025  
Seller \_\_\_\_\_ Date Buyer \_\_\_\_\_ Date  
List ID: 0E083DE02E8446...  
Selling Agent \_\_\_\_\_ Date