

**NOTICE OF SALE OF REAL PROPERTY BY THE  
SOUTHERN WEST VIRGINIA COMMUNITY AND TECHNICAL COLLEGE  
BOARD OF GOVERNORS**

NOTICE IS HEREBY GIVEN that, in accordance with W. Va. Code § 18B-19-10, Southern West Virginia Community and Technical College Board of Governors plans to sell all of its right, title and interest in and to the following described real estate, together with the buildings and improvements located thereon, the rights-of-way, easements, and appurtenances thereunto belonging, situate, lying and being in SAULSVILLE, COUNTY OF WYOMING, STATE OF WEST VIRGINIA (the "Real Property"), and being more particularly bounded and described as follows:

A. All of Lot No. 54.1 Beginning at roof bolt, a common corner to Tracts Nos. One and Two this day conveyed by Dick Cook and Edna Mae Cook, his wife, to the party of the second part; thence N 15 21 W 586.91 feet to a roof bolt at the roots of a 14" popular upon a common corner to the above-referenced to tracts; thence 48 07 39 E 103.65 feet to a roof bolt; thence N 75 50 08 E 40.04 feet to a roof bolt; thence S 33 16 03 E 107.37 feet to a roof bolt; thence S 33 12 02 E 35.00 feet to a roof bolt; thence S 24 34 44 E 91.87 feet to a roof bolt; thence S 47 06 35 E 104.06 feet to a roof bolt; thence S 29 40 34 E 121.48 feet to a roof bolt; thence S 20 35 38 E 139.35 feet to a roof bolt; thence S 64 42 53 W 227.85 feet to a roof bolt; thence S 55 49 39 W 68.04 feet to the beginning, containing 132,500 square feet, or 3.04 acres.

And being the same property conveyed to the West Virginia Board of Regents, a statutory corporation, by the deed dated September 16, 1986, from James Richard Cook and Tammy Cook, which deed is of record in the Office for the Clerk of the County Commission of Wyoming County, West Virginia, in Deed Book 353, at Page 392.

And being the same property conveyed to Southern West Virginia Community and Technical College Board of Governors by deed dated the 27th day of May, 2008, recorded in the Office Clerk of the County Commission of Wyoming County, West Virginia, on June 23, 2009, in Deed Book 445, at Page 827. The Real Property has an address of 128 College Drive, Saulsville, West Virginia 25856.

B. All of Lot 54.2: TRACT NO. One: Beginning at a 5/8" rebar with cap set on the edge of the Bowers Ridge road; thence with the eastern right of way of State Route 97, 642 feet, more or less, a chord bearing N 13 14 04 W 641.06 feet to a 5/8" rebar with cap set; thence N 77 00 36 E 407.72 feet to a 5/8" rebar with cap; thence N 48 45 59 E 107.37 feet to a roof bolt at the roots of a 14" dead popular; thence S 13 55 E 78.29 feet to a stake; thence S 13 55 E 132.31 feet to a stake; thence S 01 27 W 163.81 feet to a stake; thence S 29 36 E 134.47 feet to a stake;

thence S 25 38 E 65.40 feet to a stake; thence S 33 01 E 26.10 feet to a roof bolt; thence S 59 02 16 W 156.97 feet to a 5/8" rebar with cap set; thence S 67 22 47 W 243.27 feet to a 5/8" rebar with cap set; thence S 70 05 39 W 135.58 feet to the beginning, containing 300,373 square feet, or 6.90 acres.

C. All of Lot 54.3. TRACT NO. TWO. Beginning at roof bolt at the southeast corner of Tract No. One; thence N 33 01 W 26.10 feet to a stake; thence N 25 38 W 65.40 feet to a stake; thence N 29 36 W 134.47 feet to a stake; thence N 01 27 E 163.81 feet to a stake; thence N 13 55 W 132.31 feet to a stake; thence N 13 55 W 78.29 feet to a roof bolt at the roots of the 14" dead popular mentioned in Tract One; thence S 15 21 E 586.91 feet to the beginning, containing 10,770 square feet, or 0.25 acres.

And being the same property conveyed to the West Virginia Board of Regents, a statutory corporation, by the deed dated September 16, 1986, from Dick Cook and Edna Mae Cook, which deed is of record in the Office for the Clerk of the County Commission of Wyoming County, West Virginia, in Deed Book 353, at Page 395.

And being the same property conveyed to Southern West Virginia Community and Technical College Board of Governors by deed dated the 27th day of May, 2008, recorded in the Office Clerk of the County Commission of Wyoming County, West Virginia, on June 23, 2009, in Deed Book 445, at Page 829. The Real Property has an address of 128 College Drive, Saulsville, West Virginia 25856.

The Real Property to be sold at a price equal to or greater than, \$1,092,500, the average of two appraisals of said Real Property.

There is excepted from, and not included in the sale, the modular building located at 130 College Drive, Saulsville, West Virginia 25876, which is owned by Mountain Heart Community Services, Inc., but the land it resides on is part of the sale.

A public hearing regarding the proposed sale will be held on June 11, 2024, at 1:00 p.m. at 128 College Drive, Saulsville, West Virginia 25876. A Zoom Meeting Link is available by request from Velva Pennington, Chief Financial Officer, [velva.pennington@southernwv.edu](mailto:velva.pennington@southernwv.edu).

Written offers are to be placed in a sealed envelope with the Buyer's name, address, and phone number. Sealed offers can be delivered in person to Room 211, Building B on the Logan Campus of the Southern West Virginia Community and Technical College located at 100 College Drive, Logan, West Virginia 25601 or mailed to the address below and must be received by July 1, 2024, at 1:00 p.m.

Mail offers to: Southern West Virginia Community and Technical College, Attn: Velva Pennington, Chief Finance Officer, 100 College Drive, Logan, West Virginia 25601.

The Real Property (including the improvements) will be sold “AS IS” and “WITH ALL FAULTS” and will be conveyed by quitclaim deed, without any warranty whatsoever, and subject to any and all validly continuing and existing exceptions, reservations, conveyances, covenants, restrictions, easements, rights of way, agreements, encumbrances, and other matters affecting title to the Real Property.

The sale will further be made subject to the purchaser assuming and the quitclaim deed shall provide that the purchaser assumes all responsibility and liability for hazards associated with the Real Property (whether past, present, future, known or unknown), including but not limited to, environmental and those associated with or pertaining to asbestos.

Southern West Virginia Community and Technical College Board of Governors reserves the right to refuse any and all bids and to adjourn the sale from time to time or discontinue the sale. The sale shall be to the highest responsible bidder, but all bids are conditioned upon the acceptance thereof by the West Virginia Community and Technical College Board of Governors, which acceptance by the West Virginia Community and Technical College Board of Governors may be withheld for any reason or no reason whatsoever. The sale is also conditioned upon the West Virginia Community and Technical College Board of Governors obtaining all necessary governmental approvals regarding the sale. The sale shall be made upon the following additional terms: the sales price shall be paid in cash and shall be due and paid simultaneously with the tender of the quitclaim deed by the West Virginia Community and Technical College Board of Governors.