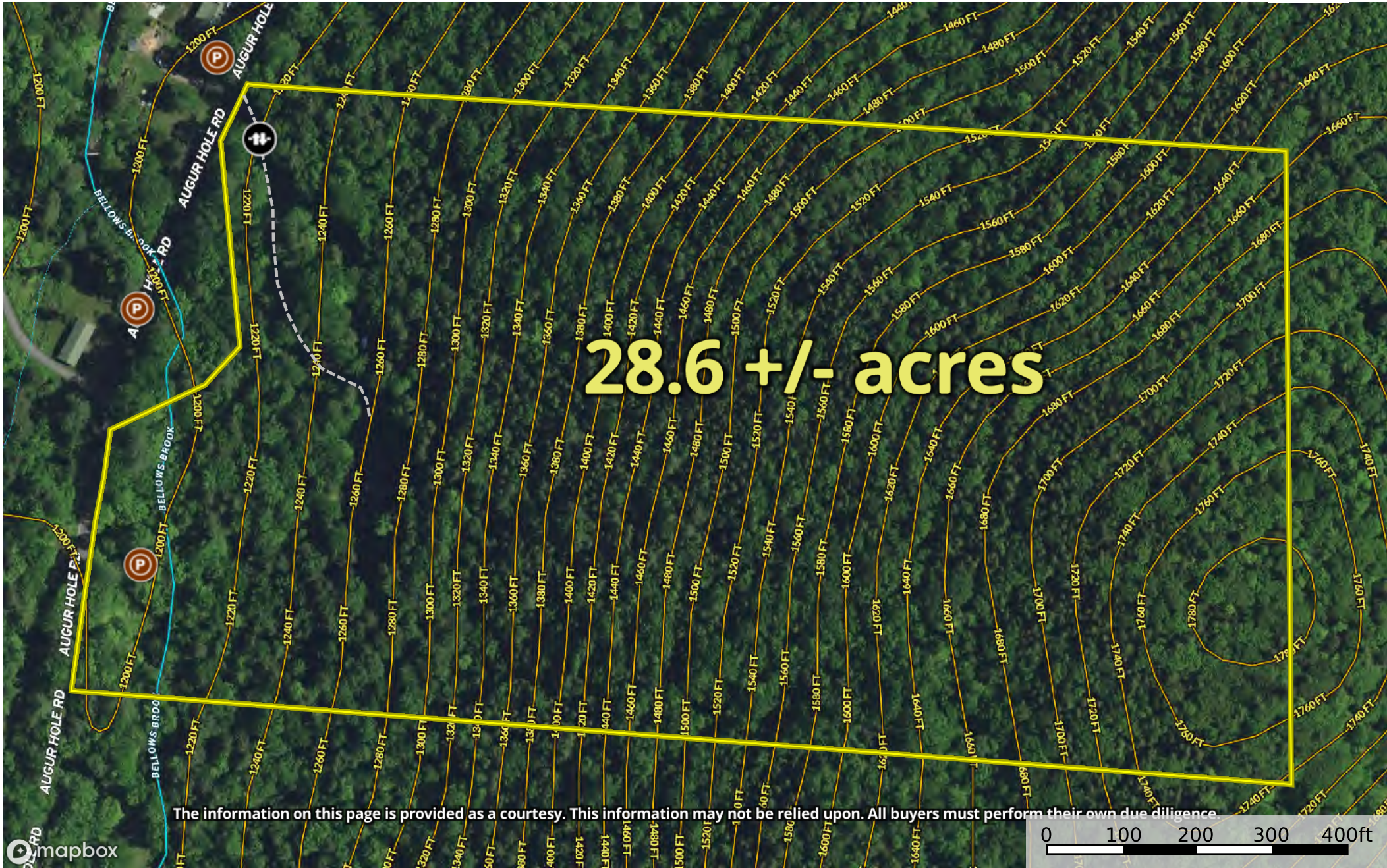
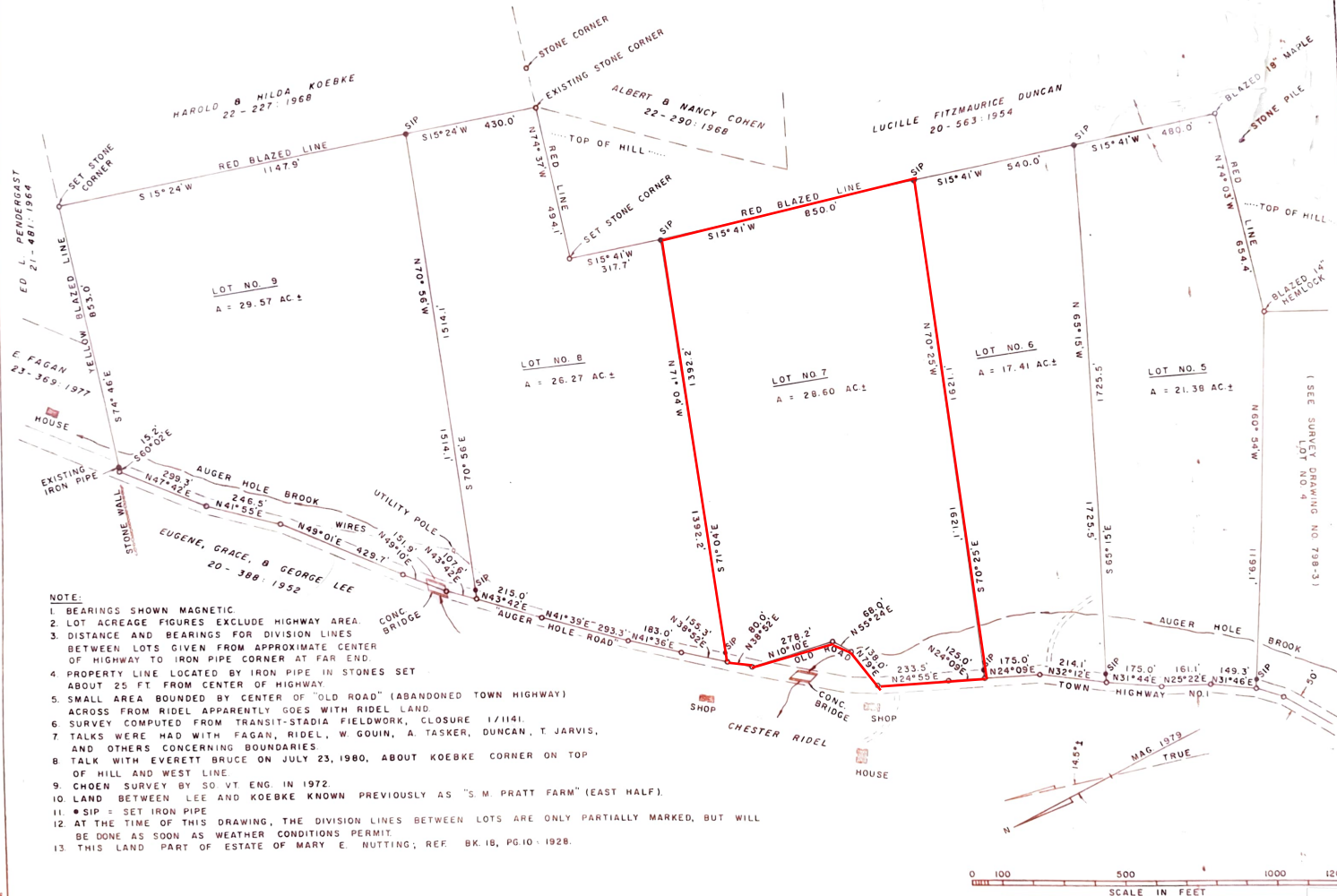


Marlboro 28.6 acres - 1784 Augur Hole Road - Land Only  
Windham County, Vermont, 28.6 AC +/-



- Utility Pole
- Gate
- Driveway
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



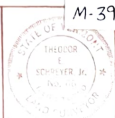


I HEREBY CERTIFY THIS DRAWING BASED ON A PREVIOUS SURVEY FOR MARY E. NUTTING NO. 798R, BY THIS SURVEYOR, DATED JULY 29, 1980, AND FIELDWORK IN DEC. 1984, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

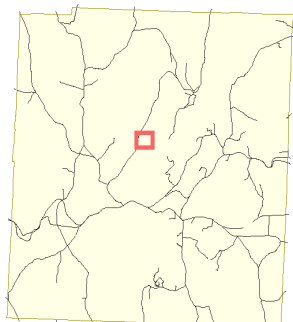
*T. E. Schreyer Jr.*  
R.L.S. VT. NO. 66 MASS. 19769

# MARY NUTTING ESTATE LOTS

IN: MARLBORO, VERMONT -  
FOR: PROPS OF AMERICA, INC.  
DATE: DEC. 7, 1984  
SCALE: 1" = 200'  
BY: T. E. SCHREYER JR.  
NEWFANE, VT.



Town of  
Marlboro



07-02-37.4

1784 Augur Hole Road

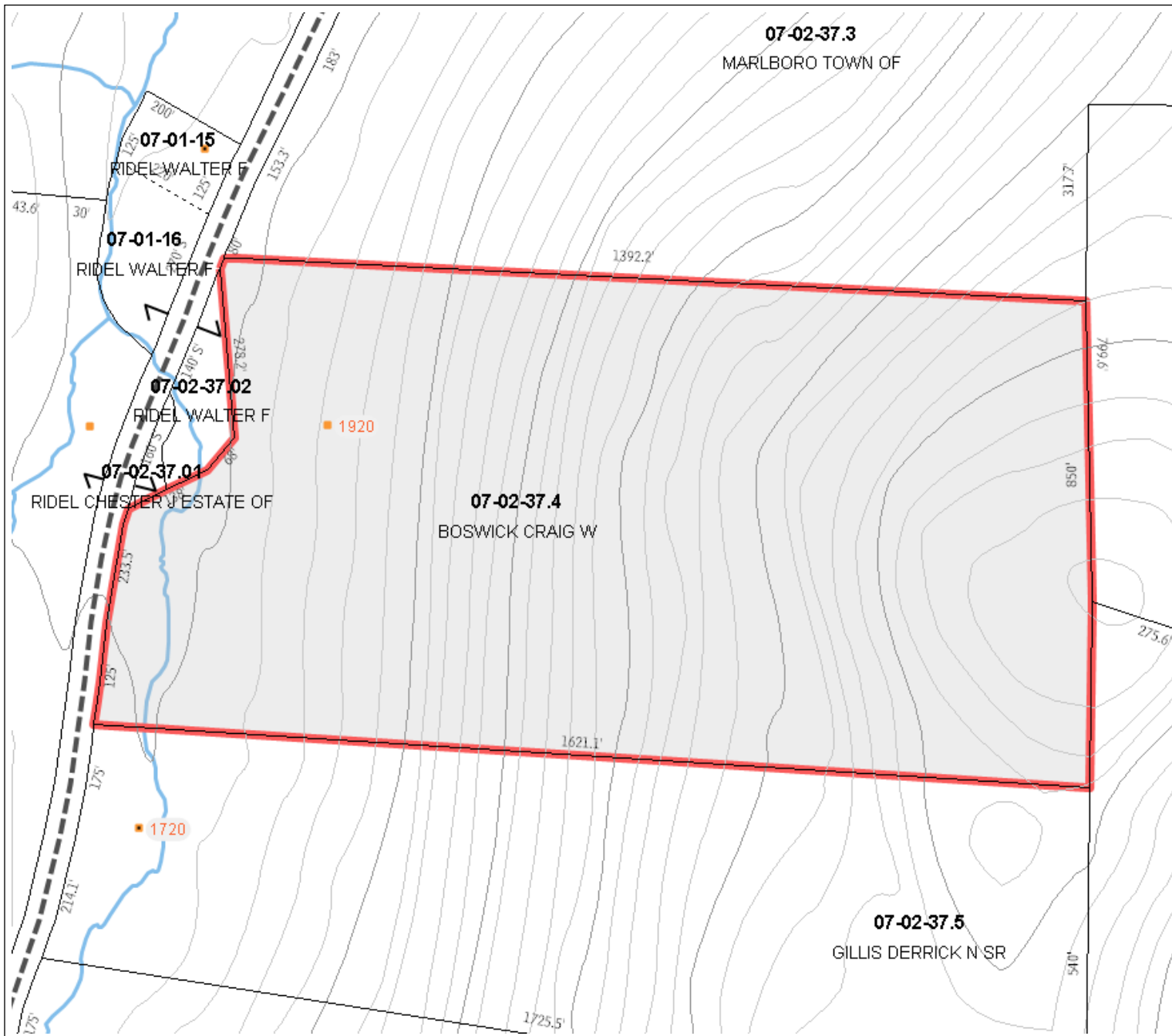
Boswick Craig W  
894 Twin Willow Road  
Smyrna, DE 19977  
28.6 acres Grand List  
26.9 acres GIS

Map Features:

Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds  
20' Contours

*The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated herein. Current to April 1, 2022*

*This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of legal title.*



Map Scale 1:2,900  
1 inch = 240 feet

0 200 400 600 800 1000  
Feet

Map Printed on  
April 11, 2023

55/608

<u>Grantor</u>	Joseph P. Gillis et al.
<u>Grantee</u>	Craig W. Boswick
<u>Address</u>	1720 Augur Hole Rd., Marlboro VT
<u>GL Parcel</u>	642.000

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that we, JOSEPH P. GILLIS, DERRICK N. GILLIS and JOSEPH M. SOUTHWELL of Plymouth, in the County of Plymouth and Commonwealth of Massachusetts, Grantors, in the consideration of One and more dollars paid to their full satisfaction by CRAIG W. BOSWICK of Middletown in the County of New Castle and State of Delaware, Grantee, by these presents, do freely Give, Grant, Sell, Convey and Confirm unto the said Grantee CRAIG W. BOSWICK, and his heirs and assigns forever, a certain piece of land in Marlboro in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Joseph P. Gillis, Derrick N. Gillis and Joseph M. Southwell, by Warranty Deed of Dorothy A. Richards dated January 18, 2000 and recorded January 24, 2000 in Book 41, Page 54 of the Marlboro Land Records, and described therein as follows, viz:

“Being all and the same land and premises conveyed to Gerald A. Richards and Dorothy A. Richards, husband and wife, by Warranty Deed of Wooding Construction, Inc. dated January 16, 1992 and recorded February 10, 1992 in Book 32, Page 448 of the Marlboro Land Records, which premises are more particularly described on Schedule A attached hereto and incorporated herein by reference.”

**See Schedule A, attached**

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, CRAIG W. BOSWICK, and his heirs, executors, administrators and assigns, to his own use and behoof forever; And we the said Grantors, JOSEPH P. GILLIS, DERRICK N. GILLIS and JOSEPH M. SOUTHWELL, for ourselves and our successors, heirs, executors, administrators and assigns, do covenant with the said Grantee, CRAIG W. BOSWICK, and his heirs, executors, administrators and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 24<sup>th</sup> day of February 2012.

*Joseph P. Gillis by James Maxwell*  
*his attorney in fact*  
\_\_\_\_\_  
JOSEPH P. GILLIS, by James Maxwell Esq.

His attorney-in-fact  
*Derrick N. Gillis by James Maxwell*  
*his attorney in fact*  
\_\_\_\_\_  
DERRICK N. GILLIS, by James Maxwell, Esq.

His attorney-in fact  
*Joseph M. Southwell by James Maxwell*  
*his attorney in fact*  
\_\_\_\_\_  
JOSEPH M. SOUTHWELL, by James Maxwell, Esq.

His attorney-in fact

STATE OF VERMONT     )  
COUNTY OF WINDHAM   ) ss.:

At Brattleboro, in said county on the 24<sup>th</sup> day of February 2012, James Maxwell, Esq., duly authorized attorney-in-fact for Joseph P. Gillis, Derrick N. Gillis and Joseph M. Southwell personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Joseph P. Gillis, Derrick N. Gillis and Joseph M. Southwell.

Before me *[Signature]*  
\_\_\_\_\_  
Notary Public  
My commission expires 2/10/15

55/609

**SCHEDULE A**

Being all and the same land and premises conveyed to Gerald A. Richards and Dorothy A. Richards, husband and wife, by Warranty Deed of Wooding Construction, Inc. dated January 16, 1992 and recorded February 10, 1992 in Book 32, Page 448 of the Marlboro Land Records.

"Being all and the same land and premises conveyed to Wooding Construction, Inc. by Warranty Deed of Howards O. Stone and Carol M. Stoner dated October 3, 1988 and recorded October 7, 1988 in Book 29, Page 427 of the Marlboro Land Record and in said deed described as follows:

"Being all and the same lands and premises conveyed to the Grantors herein by warranty deed from Properties of America, Inc., said deed dated 12 January 1985 and recorded on 22 January 1985 at Book 26, Page 528 of the Marlboro Land Records and therein described as follows:


"Being Lot No. 7, consisting of 28.60 acres as shown on plan entitle, "Mary Nutting Estate Lots in Marlboro, Vermont for Properties of America, Inc." dated December 7, 1984, Scale: 1" = 200', and prepared by T. E. Schreyer, Jr., Newfane, Vermont, which plan is to be filed herewith in the Marlboro Land Records.

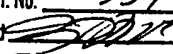
"The premises are conveyed subject to utility easements and rights of way of record or existing in fact.

"Meaning and intending to convey a portion of the premises conveyed to Properties of America, Inc. by deed of Shirley Rabideau and Mary T. age, Executrices of the Estate of Mary E. Nutting dated December 27, 1984 which deed is recorded in the Marlboro Land Records in Book 26, Page 482.

"No mobile homes, trailers or structures of a like nature, shall be used on any lot at any time as a residence either temporarily or permanently.

"EXCEPTING AND RESERVING to the Grantor herein, the right and privilege of granting a utility easement for electrical and telephone purposes, over and across so much of that portion of the above described lot as is necessary for the installation and maintenance of same."

**TOWN CLERK'S OFFICE**  
**MARLBORO, VT**  
**RECEIVED & RECORDED**  
 February 27, 2012 10:23 AM  
**BOOK 55 PAGE 608**  
**ATTEST**   
 Asst TOWN CLERK

**Vermont Property Transfer Tax**  
 32 V.S.A. Chap. 231  
**-- ACKNOWLEDGMENT --**  
 Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-  
 Vt. Land Use & Development Plans Act Cert. Rec'd.  
 Return. No. 55/610  
 Signed  Asst. Clerk  
 Date February 27, 2012

# PROPERTY DISCLOSURE - LAND ONLY



## TO BE COMPLETED BY SELLER

- SELLER:** Craig W Boswick
- PROPERTY LOCATION:** 1784 Augur Hole Road, Marlboro, VT 05344
- The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

**4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

- WATER SUPPLY** (Please answer all questions regardless of type of water supply)
  - TYPE OF SYSTEM: ☒ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other \_\_\_\_\_
  - INSTALLATION: Location: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_ What is the source of your information? \_\_\_\_\_
  - USE: Number of Persons currently using the system: \_\_\_\_\_  
Does system supply water for more than one household? ☐ Yes ☐ No
  - MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No ☐ Unknown  
Quality: ☐ Yes ☐ No ☐ Unknown  
If YES to any question, please explain in Comments below or with attachment.
  - WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test: \_\_\_\_\_  
If YES to any question, please explain in Comments below or with attachment.  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No  
If YES, are test results available? ☐ Yes ☐ No  
What steps were taken to remedy the problem? \_\_\_\_\_
  - COMMENTS: \_\_\_\_\_

## 6. SEWAGE DISPOSAL SYSTEM

- TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No  
Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No  
None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No  
Septic Design Available? ☐ Yes ☐ No
- IF PUBLIC OR COMMUNITY/SHARED:  
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No  
What steps were taken to remedy the problem? \_\_\_\_\_
- IF PRIVATE:  
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other \_\_\_\_\_  
Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
Location: \_\_\_\_\_ ☐ Location Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No Comments: \_\_\_\_\_
- LEACH FIELD: ☐ Yes ☐ No ☐ Other \_\_\_\_\_  
IF YES: Size \_\_\_\_\_ Location: \_\_\_\_\_ ☐ Unknown  
Date of installation of leach field: \_\_\_\_\_ ☐ Installed By: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: \_\_\_\_\_
- IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" ☐ Yes ☐ No ☐ Unknown  
IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown  
SOURCE OF INFORMATION: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS

CW

05/15/23

7:56 AM CDT

dotloop verified

BUYER(S) INITIALS



PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1784 Augur Hole Road, Marlboro, VT 05344

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☒ NO ☐ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

IF NO: How long have tank(s) been out of service?

What materials are, or were, stored in the tank(s)?

Age of tank(s): Size of tank(s): Owner of tank(s):

Location:

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments:

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments:

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain:

If YES, what is your source of information?

b. Is this property located in a Federally Designated Flood Zone? ☐ YES ☒ NO ☐ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain:

d. What is your source of information?

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain:

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain:

g. How is the property zoned?

Source:

h. Has the property been surveyed? ☐ YES ☐ NO ☒ UNKNOWN

If YES, is the survey available? ☐ YES ☐ NO

i. Has the soil been tested? ☐ YES ☐ NO ☒ UNKNOWN

If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☐ NO ☒ UNKNOWN

If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☐ NO ☒ UNKNOWN

If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

Please explain:

m. Are there any local permits? ☐ YES ☐ NO ☒ UNKNOWN

n. Are there attachments explaining any of the above? ☐ YES ☐ NO ☒ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

☐ YES ☒ NO If YES, please explain:

9. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT.



PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

**ACKNOWLEDGEMENTS:**  
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

*Craig W Boswick*  
dotloop verified  
05/15/23 7:56 AM CDT  
PIPC-GB11-7RLC-AAWJ

SELLER

DATE

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE