



HOUSE LOT

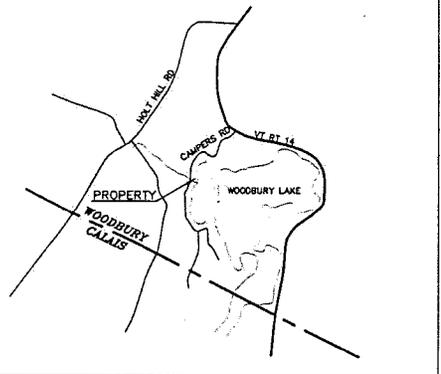
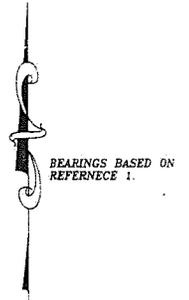
SABIN POND - 148 SQUARE ACRES

SHARED DEEP WATER ACCESS

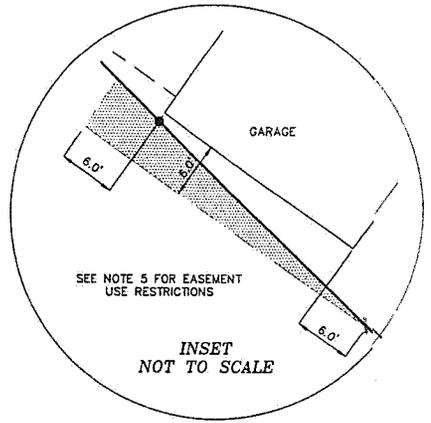
VACANT LOT



Map 187



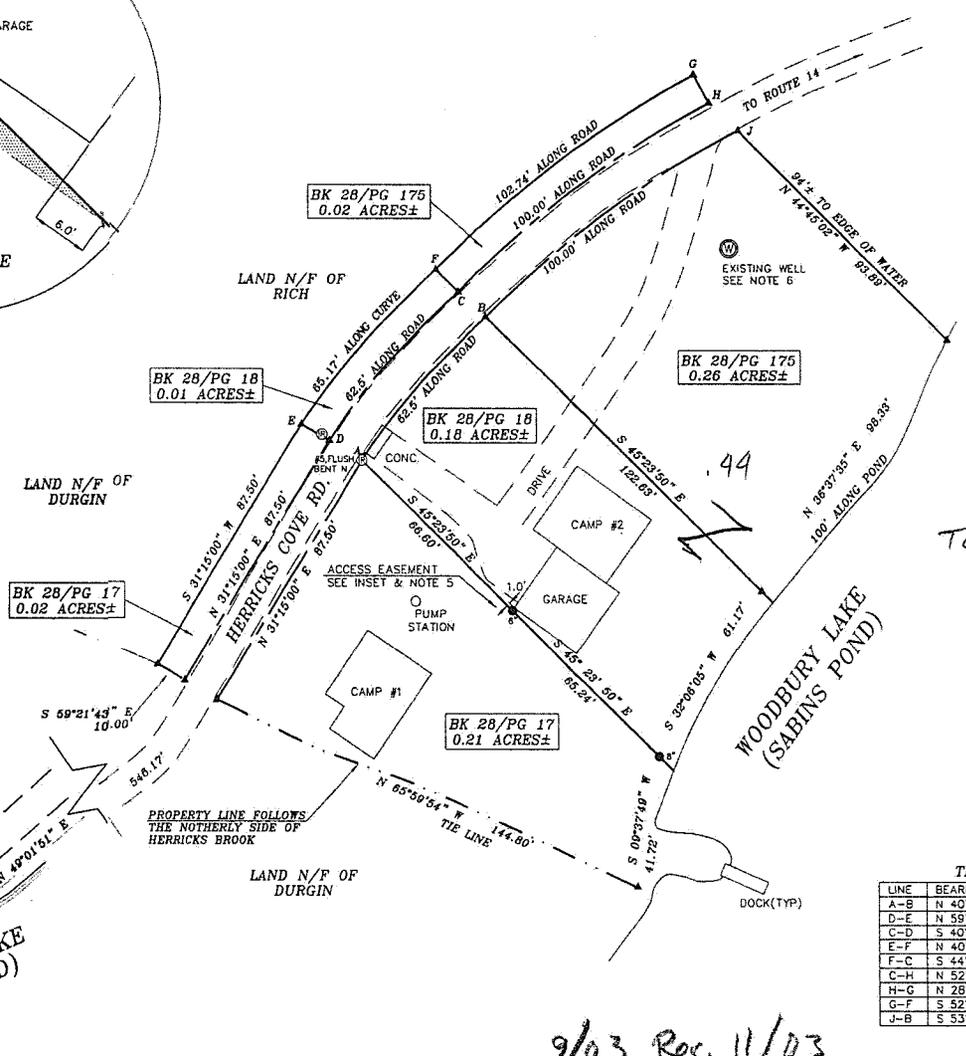
LOCATION MAP NOT TO SCALE



Reduce to 1:2500

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. THE ACCESS EASEMENT ON THE CAMP #1 LOT IN FAVOR OF THE CAMP #2 LOT IS EXCLUSIVELY FOR THE REPAIR AND MAINTENANCE OF THE CAMP #2 GARAGE. SAID EASEMENT SHALL NOT BE OBSTRUCTED EXCEPT TEMPORARILY AS REQUIRED FOR SAID REPAIR AND MAINTENANCE OF THE GARAGE.
6. ALTHOUGH BOTH CAMP #1 AND CAMP #2 ARE SERVED BY THE EXISTING WELL ON OTHER LANDS OF ROGERS, NO EASEMENT EXISTS TO ALLOW EITHER CAMP ACCESS OR USE OF SAID WELL.
7. THE LOT AREAS INDICATED ARE TO THE WATERLINE OF WOODBURY LAKE AS SURVEYED SEPTEMBER, 1993.



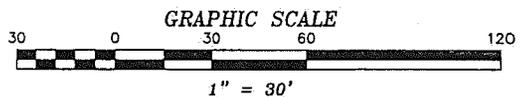
Total .65 Ac.

TIE LINES

LINE	BEARING	DISTANCE
A-B	N 40°44'02" E	59.86
D-E	N 59°21'06" W	10.00
C-D	S 40°33'08" W	62.37
E-F	N 40°28'45" E	65.02
F-C	S 44°05'59" E	10.00
C-H	N 52°57'02" E	39.62
H-G	N 28°24'17" W	10.00
G-F	S 52°58'19" W	102.35
J-B	S 53°19'45" W	99.59

9/03 Rec. 11/03

REVISED: 9/10/2003 ADD 0.26 AC., AREA'S EACH PARCEL, REMOVE REFERENCE PLAT



- LEGEND:**
- BROOK
 - ROAD RIGHT OF WAY LINE
 - EDGE OF GRAVEL
 - ⊙ IRON ROD FOUND (DIA. . HT.)
 - #5 REBAR SET W/ I.D. CAP
 - ⊙ IRON PIPE FOUND (DIA. . HT.)
 - ▲ UNMONUMENTED POINT
 - PROPERTY LINE
 - TIE LINE
 - EASEMENT EDGE

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY METHODS ALSO NOTED ELSEWHERE HEREON, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.

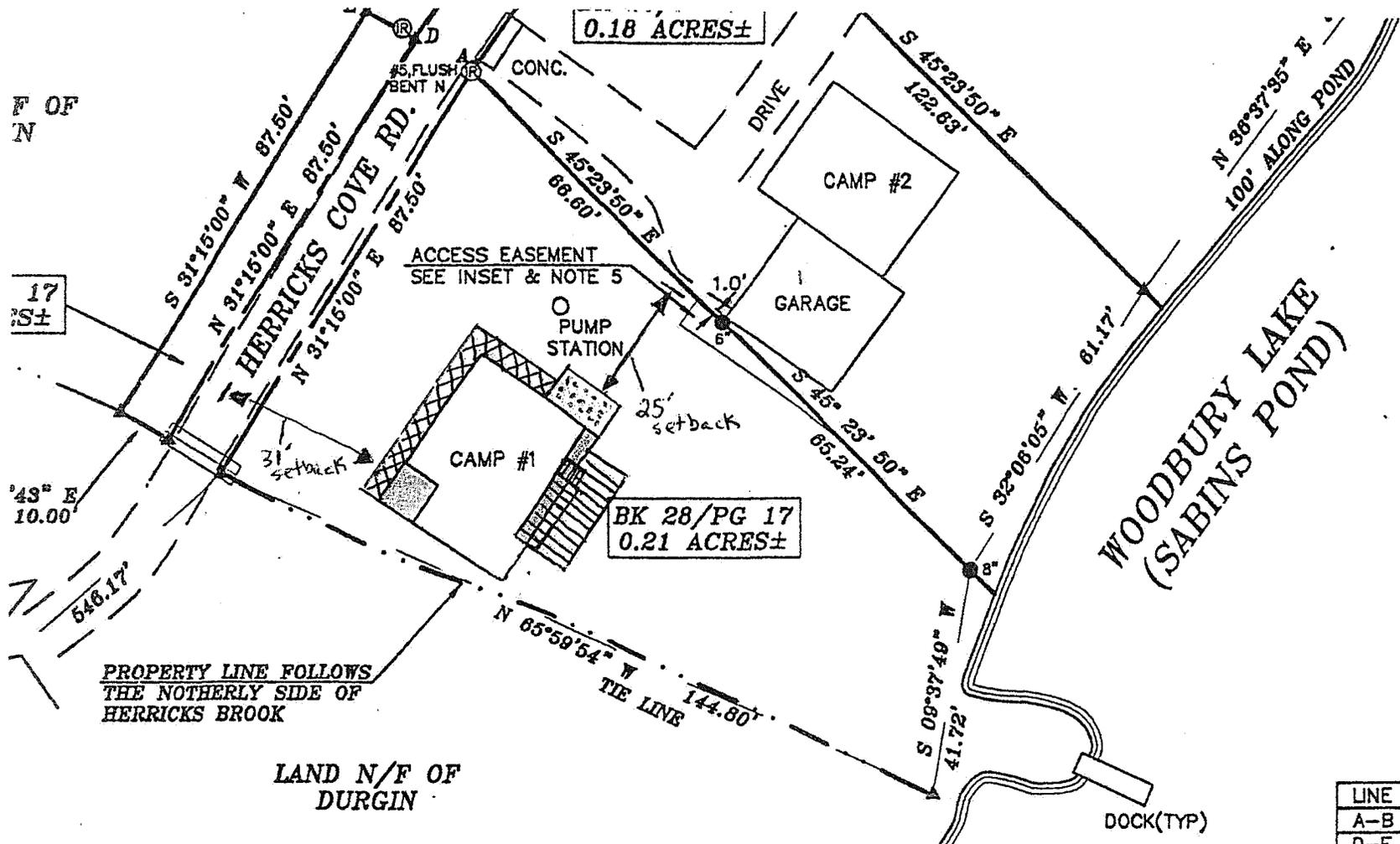
DATED: 9/10/03
 WILLIAM R. CHASE RLS. #542 VERMONT

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

BOUNDARY SURVEY OF THREE PARCELS OF LAND OWNED BY DAVID & DOROTHY ROGERS WOODBURY LAKE(SABINS POND) WOODBURY, VERMONT

SCALE: 1" = 30' DATE: 9/2/03 PROJ.# 2003-78/DWG.# 78-01
 F.B.N/A PG. DRAWN BY:KKJ CHECKED BY:WRC SHEET 05

CHASE & CHASE
 SURVEYING - SEPTIC DESIGN
 PARTNERING WITH ENGINEERS & ARCHITECTS
 301 N. MAIN ST. - BARRE, VT. 05641
 (802)-479-9636



F OF N

17 16±

49° E 10.00'

PROPERTY LINE FOLLOWS THE NORTHERLY SIDE OF HERRICKS BROOK

LAND N/F OF DURGIN

-  square off footprint
-  10' x 20' deck
-  8' x 12' shed
-  4' porch

SCALE - 1" = 30'

REVISED: 9/10/2003 ADD 0.26 AC., AREA'S EACH PARCEL, REMOVE REFERENCE PLAT

WOODBURY LAKE (SABINS POND)

TIE LINES

LINE	BEARING	DISTANCE
A-B	N 40°44'02" E	59
D-E	N 59°21'06" W	10
C-D	S 40°33'08" W	62
E-F	N 40°28'45" E	65
F-C	S 44°05'59" E	10
C-H	N 52°57'02" E	99
H-G	N 28°24'17" W	10
G-F	S 52°58'19" W	102
J-B	S 53°19'45" W	99

CERTIFICATION

BOUNDARY SURVEY OF THREE OF LAND OWNED BY DAVID & DOROTHY R.C.



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 07/15/2024

Seller's Name(s): Wendy Rivera - Executor

Property Address: 321 Herricks Cove + Vacant Lot Woodbury, VT
Street City/Town

Type of Property: Single Family Residence Multi-Family Residence (duplex, triplex, etc.)
 Condominium/Townhouse Land Only Commercial

Use of Property: Primary Residence Vacation Property Rental Property Other: _____

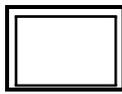
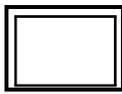
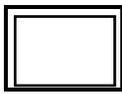
INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

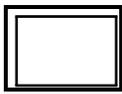
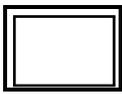
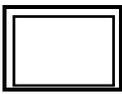
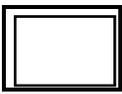
INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input checked="" type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): <u>\$100 for part time residents</u> Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials    

Purchaser's Initials    

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW <input checked="" type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Stream, two wooden stakes	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 9/2/03 By whom? Chase & Chase	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
Further explanation of any of the above: Please see the provided Easements & Rights located in the town land records. Neighbor currently has wood stacked just over the boundary line.				

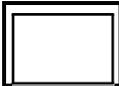
2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

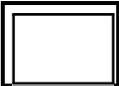
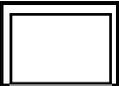
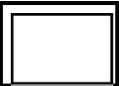
HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input checked="" type="checkbox"/> Other (explain): None Age of Furnace/Boiler: _____ <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): Seller assumes all mechanicals require replacement and should not be used. Annual Fuel Usage: _____ Gallons (or other measure) Provider: _____ Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	Air Conditioning: <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: Unknown <input type="checkbox"/> Don't Know All mechanical systems are considered unusable Fuel Type: <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned _____ or Leased _____
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ was \$74 p/m Electric utility provider: Hardwick Electric Department Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: Unknown Amps <input type="checkbox"/> Don't Know Purchasers should assume all wiring requires replacement
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," explain in detail: The structure is a simply a shell at this point. Seller assumes all mechanicals and electric requires replacement and should not be used.

TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes", current provider: Consolidated On Road If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes", current provider: Consolidated On Road If "Yes," source is: <input type="checkbox"/> Antenna <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL

Seller's Initials    

Purchaser's Initials    

(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**
 Check the items that will be included in the sale of the Property:
 Electric Garage Door Opener - Number of Transmitters _____ Security Alarm System Owned Leased Humidifier
 Dehumidifier Lawn Sprinklers Automatic Timer Smoke Detectors - How Many? _____ Whirlpool Bath
 Swimming Pool Pool Heater Spa/Hot Tub Pool/Spa Equipment (list): _____
 Refrigerator Stove Hood/Fan Microwave Oven Dishwasher Garbage Disposal Trash Compactor
 Washer Dryer Central Vacuum Freezer Intercom Ceiling Fans Woodstove Sump Pump Well Pump
 Satellite Dish Indoor/Outdoor Grill Attic Fan(s) Window A/C
 Wood/Gas/Pellet/Other Stove (describe): _____
 OTHER: The structure is a simply a shell at this point. Seller assumes all mechanicals and electric requires replacement and should not be used.
Are any of the items that will be included in the sale of the Property in need of repair or replacement? YES NO
If "yes", explain in detail: _____

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:
 Foundation Slab Chimney Fireplace Interior Walls Ceilings Floors Roof
 Windows Doors Storms/Screens Exterior Walls Driveway Sidewalks Pool Roof
 Outside Retaining Walls Other Structures/Components: _____
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:
 All Structural components are being sold As Is

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
 YES NO DON'T KNOW If "Yes," explain in detail, including any repairs: Flooding

BASEMENT/CELLAR/CRAWL SPACE:
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?
 YES NO If "Yes," explain in detail: Crawl space is currently open to the elements

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
 YES NO DON'T KNOW If "Yes," explain in detail, including any repairs:

Are any of the above recurring problems? YES NO If "Yes," what are the problems and how often have they recurred?
 All Structural components are being sold As Is

Has paint containing lead been used on the Property? YES NO DON'T KNOW

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know
 Approximate age of roof? _____
 Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW
 If "Yes," explain: All Structural components are being sold As Is
 Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW
 If "Yes," when? All Structural components are being sold As Is
 Are there any current problems with the roof? YES NO DON'T KNOW
 If "Yes," explain: All Structural components are being sold As Is

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required*

Seller's Initials 

Purchaser's Initials

by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
 Public or Municipal Community Private Shared **Refer to well sharing agreement**
 On-site Off-site Drilled Well Dug Well Spring Lake/Pond Lake Well None Don't Know
 Water System Features : Cistern/Reservoir/Holding Tank Water Softener/Conditioner Reverse Osmosis Infrared Light
 Ultraviolet Other: _____ None Don't Know
 Water Pipes are: Copper Galvanized Metal Lead PVC (Plastic) Combination Don't Know
 If Drilled Well: Drilled by: Unknown Tag #: _____ Depth: _____
 Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

CONDITION OF WATER AND WATER SYSTEM **Condition Unknown. Line current cut to home.**
 Has the water been tested for coliform bacteria? YES NO DON'T KNOW
 If "Yes," when? _____ By whom? _____ Results: _____
 Has any other water quality or water chemistry testing been done? YES NO DON'T KNOW
 If "Yes," when? _____ By whom? _____ Results: _____
 Water softener YES NO If "Yes," Own Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____
 Are you aware of low pressure in your water system? YES NO
 Has your water supply ever run out or run low? YES NO If "Yes," describe: _____

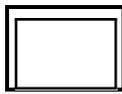
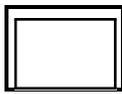
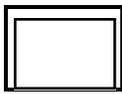
 Describe in detail any other problems you have had with your water system, including water quality or quantity:
The neighbors were doing some repairs and cut the waterline. It will be buyers responsibility to repair.
 Does the water have any odor, bad taste, cloudiness or discoloration? YES NO If "Yes," describe in detail:

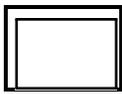
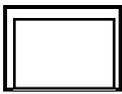
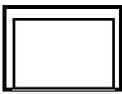
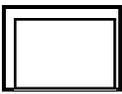
5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. ***Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.***

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
 Public or Municipal Sewer System On-site septic/wastewater system Off-site septic/wastewater system Septic Tank
 New or Alternate Technology (explain technology) _____ Holding Tanks
 Cesspool Sewage Pump Dry Well Conventional disposal area Mound System disposal area At Grade
 Other Don't Know If other, please explain: We have no info on the system, purchases will have to investigate

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
 Date system installed: _____ Is the system entirely on your Property? YES NO DON'T KNOW
 If "No," where is it? _____
 Has the system been repaired since you have owned the Property? YES NO If "Yes," when? _____
 What was done? _____ By whom? _____
 Type of septic tank: Concrete Metal Fiberglass Other (describe) _____ Don't Know
 Septic tank capacity (in gallons) _____ Don't Know
 Date Septic Tank Last Inspected? _____ Don't Know Reports of last inspection/pumping attached: YES NO
 Date Septic Tank Last Pumped? _____ Don't Know By whom? _____
 To your knowledge, is any portion of the system in need of repair or replacement? YES NO If "Yes," describe in detail:
Before the home was gutted, the property was used as a residential year round rental and was occupied as a residence before 2007 for many years.

Seller's Initials    

Purchaser's Initials    

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>1962</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: <u>Estate</u>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: Property being sold As Is			

7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

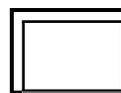
(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials






Purchaser's Initials






(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

Further explanation of any of the above:

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
 YES NO DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

Please read all deeds, surveys, easements and rights agreements. Please read Property and Utility document in Real Estate Listing

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: *Wendy Rivera - Executor* dotloop verified
07/10/24 7:32 PM EDT
YATN-P19L-XYU9-MJXM
 (Signature) Date

Purchaser: _____
 (Signature) Date

Seller: _____
 (Signature) Date

Purchaser: _____
 (Signature) Date

Seller: _____
 (Signature) Date

Purchaser: _____
 (Signature) Date

Seller: _____
 (Signature) Date

Purchaser: _____
 (Signature) Date

494.

WATER RIGHTS QUIT-CLAIM DEED AND EXTINGUISHMENT

KNOW ALL PERSONS BY THESE PRESENTS that David E. Rogers, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto Lisa M. Middleton, GRANTEE, also known as Lisa M. Neil, and her heirs, successors and assigns, a quitclaim of certain water rights as described below.

Whereas: Lisa M. Middleton is the owner of land and premises as conveyed to Lisa M. Middleton by Warranty Deed of David E. Rogers dated November ,2019 and recorded at Book Page of the Town of Woodbury Land Records, and further depicted as 319 Herricks Cove Road, Woodbury, Vermont on a "Boundary Survey of Three Parcels of Land Owned by David and Dorothy Rogers, Woodbury Lake (Sabins Pond) Woodbury, Vermont" Chase and Chase, Surveying dated 9/10/2003 and recorded at Map 187 in the Town of Woodbury Land Records.

Whereas: David E. Rogers is the owner of the retained lot at 321 Herricks Cove Road, Woodbury, Vermont on said survey.

I, David E. Rogers, hereby extinguish water rights as reserved in the Warranty Deed from David E. Rogers to Laurent P. Couture and Claire M. Couture dated January 16, 1986 and recorded January 24, 1986 in Book 34 at Page 306, specifically including the right to use the spring, the right to run a water line across the premises, and the right to use the then existing pump or to place a new pump in the spring.

Said reserved water rights are hereby extinguished.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of November, 2019.

David E. Rogers

David E. Rogers, by James Jamele, as attorney in fact

STATE OF VERMONT

COUNTY of WASHINGTON

AT Barre, in said County on this 14th day of November, 2019, before me personally appeared James Jamele and he acknowledged this instrument by him sealed and subscribed to be his free act and deed and the free act and deed of David E. Rogers.

Before me *[Signature]*
Notary Public
Commission Expires:



WOODBURY, VT., TOWN CLERK'S OFFICE

Date: 11/27/19 at 9 o'clock
12 minutes A M. Received for record *Water Right*

OC Deed of which the foregoing is a true copy.
Attest: *Tonia Pedigo* Town Clerk

Vermont Property Transfer
Return Received

Town Number 2019-63
Date 11/27/19

495.

RIGHT-OF-WAY QUITCLAIM

And

EASEMENT DEED EXTINGUISHMENT

KNOW ALL PERSONS BY THESE PRESENTS that David E. Rogers, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto Lisa M. Middleton, GRANTEE, also known as Lisa M. Neil, and her heirs, successors and assigns, a quitclaim of easement and right of way and a certain extinguishment of easement as described below on land located in the Town of Woodbury, in the County of Washington, and State of Vermont, described as follows, viz:

Whereas: Lisa M. Middleton is the owner of land and premises as conveyed to Lisa M. Middleton by Warranty Deed of David E. Rogers dated November ,2019 and recorded at Book Page of the Town of Woodbury Land Records, and further depicted as 319 Herricks Cove Road, Woodbury, Vermont on a "Boundary Survey of Three Parcels of Land Owned by David and Dorothy Rogers, Woodbury Lake (Sabins Pond) Woodbury, Vermont" Chase and Chase, Surveying dated 9/10/2003 and recorded at Map 187 in the Town of Woodbury Land Records.

Whereas: David E. Rogers is the owner of the retained lot at 321 Herricks Cove Road, Woodbury, Vermont on said survey.

I, David E. Rogers, hereby extinguish that easement as described on said Survey as "The access Easement on the Camp #1 Lot in Favor of the Camp #2 Lot is exclusively for the repair and maintenance of the camp #2 garage. Said Easement shall not be obstructed except temporarily as required for said repair and maintenance of the garage."

This easement is hereby extinguished.

Furthermore I, David E. Rogers, hereby quitclaim any right-of-way I may own under Quit-Claim Deed from David Rogers and Dorothy Rogers to John Rogers and Rena Rogers, dated August 3, 1962 and recorded on August 9, 1962 in Book 27 at Page 200 of the Town of Woodbury Land Records.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of November, 2019.

David E. Rogers

David E. Rogers, by James Jamele as attorney in fact

STATE OF VERMONT

COUNTY of WASHINGTON

AT Barre, in said County on this 14 day of November, 2019, before me personally appeared James Jamele and he acknowledged this instrument by him sealed and subscribed to be his free act and deed, and the free act and deed of David E. Rogers.



Before me *[Signature]*
Notary Public
Commission Expires: 1/31/2021

WOODBURY, VT., TOWN CLERK'S OFFICE

Date: 11/27/19 at 9 o'clock

20 minutes A M. Received for record K-O-W & C

+ Easement Extinguished which the foregoing is a true copy.

Attest: *[Signature]* Town Clerk

Vermont Property Transfer
Return Received

Town Number 2019-64

Date 11/27/19

496.

EASEMENT and COVENANTS RELATING TO SHARED WELL

KNOW ALL PERSONS BY THESE PRESENTS that:

Lisa M. Middelton, GRANTOR, also known as Lisa M. Neil, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto David E. Rogers, GRANTEE, and his successors and assigns, a certain easement as described below for use of a well on land located in the Town of Woodbury, in the County of Washington, and State of Vermont.

AND

David E. Rogers, GRANTEE, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does freely COVENANT with Lisa M. Middelton, GRANTOR, and her successors and assigns to share equally in the costs related to said well located in the Town of Woodbury, in the County of Washington, and State of Vermont.

Whereas: Lisa M. Middelton is the owner of land and premises as conveyed to Lisa M. Middelton by Warranty Deed of David E. Rogers dated November ,2019 and recorded at Book __, Page of the Town of Woodbury Land Records, currently known under 911 address 319 Herricks Cove Road, Woodbury, Vermont;

Whereas: David E. Rogers is the owner of the retained lot, currently known under 911 address 321 Herricks Cove Road, Woodbury, Vermont;

Whereas: A "Boundary Survey of Three Parcels of Land Owned by David and Dorothy Rogers, Woodbury Lake (Sabins Pond) Woodbury, Vermont" Chase and Chase, Surveying dated 9/10/2003 and recorded at Map 187 in the Town of Woodbury Land Records depicts property at 319 Herricks Cove Road and 321 Herricks Cove Road.

Lisa M. Middelton, as owner of 319 Herricks Cove Road, conveys an easement to 321 Herricks Cove Road for use of the well on 319 Herricks Road for a single family, 1 bedroom and ½ bath residential use only, with the additional restrictions that there shall be no change in design flow and no additional use of the well, including accessory structures for short-term rental or temporary/seasonal use of any type, without prior written consent of Lisa M. Middelton, her heirs, successors and assigns.

David E. Rogers, as owner of 321 Herricks Cove Road and the within Grantee, covenants for himself and his heirs, successors, and assigns that the owners of 321 Herricks Cove Road will share in the maintenance, upkeep and replacement of said shared well on a 50/50 basis and will, within 30 days of being presented with evidence of expenses related to maintenance, upkeep, or replacement of said well, remit 50 percent of same to Grantor or Grantors successors, heirs, and assigns.

The within Grantee for himself and his heirs, successors, and assigns further covenants that, in the event the lands and premises subject to these easements are disturbed during the course of repair or in the exercise of the Grantee's rights hereunder, said lands and premises will be restored as quickly and nearly as reasonably possible to their original condition.

TO HAVE AND TO HOLD the above described easement, with all the privileges and appurtenances thereof, to the said GRANTEE, David E. Rogers, and his heirs, successors and assigns, to their own use and behoof forever, Lisa M. Middelton, for herself and her successors

497.

and assigns, does covenant with the GRANTEE, and his heirs, successors and assigns, that until the ensembling of these presents, she is the sole owner of the 319 Herricks Cove Road premises aforesaid, and has good right and title to convey the same in the manner aforesaid and that it is FREE FROM EVERY ENCUMBRANCE; and she hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14 day of November, 2019.

[Signature]
Lisa M. Middleton

STATE OF VERMONT

COUNTY OF WASHINGTON

AT Berlin in said County on this 14 day of November, 2019, before me personally appeared Lisa M. Middleton and she acknowledged this instrument by her sealed and subscribed to be her free act and deed.



Before me [Signature]
Notary Public
Commission Expires: 1/31/2021

TO HAVE AND TO HOLD the above described covenant, with all the privileges and appurtenances thereof, to the said GRANTOR, Lisa M. Middleton, and her heirs, successors and assigns, to their own use and behoof forever, the GRANTEE, David E. Rogers, the sole owner of 321 Herricks Cove Road, for himself and his successors and assigns, does covenant with the GRANTOR, and her heirs, successors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14 day of November, 2019.

[Signature]

David E. Rogers, by James Jamele as attorney in fact

STATE OF VERMONT

WASHINGTON COUNTY, SS.

At Barre, Vermont, this 14 day of November, 2019, James Jamele personally appeared, and acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of David E. Rogers.

[Signature]
Notary Public



Commission Expires: 1/31/2021

WOODBURY, VT., TOWN CLERK'S OFFICE
Date: 11/27/19 at 9 o'clock
20 minutes A M. Received for record Easement
Covenants of which the foregoing is a true copy.
Attest: [Signature] Town Clerk

Vermont Property Transfer
Return Received
Town Number 2019-105
Date: 11/27/19

498.

EASEMENT DEED and COVENANTS RELATING TO POND ACCESS

KNOW ALL PERSONS BY THESE PRESENTS that:

Lisa M. Middelton, GRANTOR, also known as Lisa M. Neil, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto David E. Rogers, GRANTEE, and his successors and assigns, a certain easement as described below on land located in the Town of Woodbury, in the County of Washington, and State of Vermont.

AND

David E. Rogers, GRANTEE, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does freely COVENANT with Lisa M. Middelton, GRANTOR, and her successors and assigns to share 50/50 in the property taxes related to a water access parcel located in the Town of Woodbury, in the County of Washington, and State of Vermont and described below.

Whereas: Lisa M. Middelton is the owner of land and premises as conveyed to Lisa M. Middelton by Warranty Deed of David E. Rogers dated November , 2019 and recorded at Book Page of the Town of Woodbury Land Records, currently known under 911 address 489 Herricks Cove Road.

Whereas: David E. Rogers desires, for himself and his heirs, successors and assigns, to retain access to the pond via said 489 Herricks Cove Road property, in exchange for which David E. Rogers and his heirs, successors, and assigns, will split the property taxes for said 489 Herricks Cove Road property.

Lisa M. Middelton, as owner of 489 Herricks Cove Road, conveys an easement for use of the deep-water access lot, i.e. 489 Herricks Cove Road, to David E. Rogers, his heirs, successors and assigns, for the benefit of Lot #2, i.e. 321 Herricks Cove Road, on A "Boundary Survey of Three Parcels of Land Owned by David and Dorothy Rogers, Woodbury Lake (Sabins Pond) Woodbury, Vermont" Chase and Chase, Surveying dated 9/10/2003 and recorded at Map 187 in the Town of Woodbury Land Records. Note that the deep water access lot at 489 Herricks Cove Road does not abut 321 Herricks Cove Road.

David E. Rogers, as owner of 321 Herricks Cove Road and the within Grantee, covenants for himself and his heirs, successors, and assigns that the owners of 321 Herricks Cove Road will split the property taxes for 489 Herricks Cove Road, i.e. the "deep water access" lot on a 50/50 basis and will, within 30 days of being presented with evidence of said taxes due, remit 50 percent of same to Grantor or Grantors successors, heirs, and assigns.

TO HAVE AND TO HOLD the above described easement, with all the privileges and appurtenances thereof, to the said GRANTEE, David E. Rogers, and his heirs, successors and assigns, to their own use and behoof forever, the GRANTOR, Lisa M. Middelton, for herself and her heirs, successors and assigns, does covenant with the GRANTEE, and his heirs, successors and assigns, that until the ensealing of these presents, she is the sole owner of the premises aforesaid, and has good right and title to convey the same in the manner aforesaid and that it is FREE FROM EVERY ENCUMBRANCE; and she hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14 day of November, 2019.

499.

[Signature]

Lisa M. Middleton

STATE OF VERMONT

COUNTY OF WASHINGTON

AT Barre in said County on this 14 day of November, 2019, before me personally appeared Lisa M. Middleton and she acknowledged this instrument by her sealed and subscribed to be her free act and deed.



Before me *[Signature]*
Notary Public
Commission Expires: 1/31/2021

TO HAVE AND TO HOLD the above described covenant, with all the privileges and appurtenances thereof, to the said GRANTOR, Lisa M. Middleton, and her heirs, successors and assigns, to their own use and behoof forever, the GRANTEE, David E. Rogers, the sole owner of 321 Herricks Cove Road, for himself and his successors and assigns, does covenant with the GRANTOR, and her heirs, successors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14 day of November, 2019.

[Signature]

David E. Rogers, by James Jamele as attorney in fact

STATE OF VERMONT

WASHINGTON COUNTY, SS.

At Barre, in said County, this 14 day of November, 2019, James Jamele personally appeared, and acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of David E. Rogers.

[Signature]

Notary Public

Commission Expires: 1/31/2021



WOODBURY, VT., TOWN CLERK'S OFFICE

Date: 11/27/19 at 9 o'clock
00 minutes A M. Received for record Covenant Deed

No Pond access of which the foregoing is a true copy.
Attest: *[Signature]* Town Clerk

Vermont Property Transfer
Return Received

Town Number 2019-66
Date: 11/27/19

ARMAND & LEDA LAJEUNESSE TO DAVID & MARY ROGERS.

KNOW ALL MEN BY THESE PRESENTS

THAT WE, Armand Lajeunesse and Leda Lajeunesse, husband and wife, of City of Barre in the County of Washington and State of Vermont Grantors, in the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS - - - - - paid to our full satisfaction by David E. Rogers and Mary C. Rogers, husband and wife, of Woodbury in the County of Washington and State of Vermont Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees David E. Rogers and Mary C. Rogers, husband and wife, and their heirs and assigns forever, a certain piece of land in Woodbury in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Armand and Leda Lajeunesse by warranty deed of John Rogers and Rena Rogers, dated August 3, 1962 and recorded in Book 28, page 153 of the Land Records of the Town of Woodbury, therein described as follows:

"It being a part of all and the same land and premises conveyed to John Rogers and Rena Rogers by David Kauffman and Ruby Kauffman by deed of warranty dated the 26th day of May, A.D., 1960, and recorded in Book 28, page 17 of the land records of the Town of Woodbury. The land and premises herein conveyed being more particularly described as follows:

"Commencing at a point in the general easterly side of a certain camp road leading from Route 12 to Herrick's Cove, so called, said point also being the center line of the easterly edge of an iron culvert spanning the road across Herrick's Brook so called, said point also being marked by an iron pin set in the center line of said brook; thence running in an easterly direction in a straight line a distance of 120' 1/4" to an iron stake set in the ground near the general westerly edge of Herrick's Cove, so called; thence running and continuing in said easterly direction along the line which would be an extension of the first mentioned line, to the high water mark of said Herrick's Cove. The first 10', more or less, of said boundary line as it runs from said iron culvert, runs in the center of that portion of Herrick's Brook so called, as the same now exists; thence turning an angle to the left and running in a general northerly direction along the general westerly edge of said Herrick's Cove a distance of 71' more or less, to an iron pin set in the ground in the general westerly edge of said Herrick's Cove; Thence turning an angle to the left and running in a general westerly direction to an iron pin set in the ground in the general easterly edge of said camp road; thence turning an angle to the left and running in a general southerly direction along the general easterly edge of said camp road a distance of 87' more or less to the point of beginning. Meaning hereby to convey the land and premises within the above described bounds together with the buildings thereon standing.

"Also conveying herewith a strip of land 10' in width situated on the general westerly edge of said camp road and being more particularly described as follows:

"Commencing at a point located directly across said road from the beginning point of the first above described lot of land and being the same point as described in the deed from Haskells and Burnhams to said Kauffmans; thence running northerly along the westerly side of said camp road a distance of eighty-seven and one half (87 1/2) feet to a point for a corner; thence turning an angle to the left and running at about a right angle to the line of the camp road a distance of ten feet to a point for a corner; thence turning an angle to the left and running southerly to the northerly bank of said Herrick Brook; this being along the line of the lot of Sidney and Mildred Morse); thence turning an angle to the left and following the northerly bank of said brook to the point of beginning. EXCEPTING AND RESERVING, unto the herein grantors and their heirs and assigns the right of ingress and egress across said last mentioned 10' strip of land for the purpose of ingress and egress to the land and premises now or formerly owned by Sidney and Mildred Morse.

"Also conveying herewith all and the same right of way conveyed to John & Rena Rogers by David Rogers by quit-claim deed of even date herewith and recorded in Book 27, page 200 of the land records of the Town of Woodbury."

Also conveying herewith all and the same rights, of record, in common with others to the use of the aforesaid camp road."

Reference is here made to the above mentioned deeds and records and the deeds and records therein cited for a further and more particular description of the premises.

TO HAVE AND TO HOLD said granted premises, with all the priviledges and appurtenances thereof, to the said Grantees, David E. Rogers and Mary C. Rogers, husband and wife, and their heirs and assigns, to their own use and behoof forever; And we the said Grantors, Armand Lajeunesse and Leda Lajeunesse for ourselves and our heirs, executors and administrators, do covenant with the said Grantees David E. Rogers and Mary C. Rogers, and their heirs and assigns, that until the en sealing 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 do 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 second day of October A.D. 1967

IN PRESENCE OF
Almo P. Puntelli
Dorothy S. Clogston

Armand Lajeunesse L. S.
Leda Lajeunesse L. S.

STATE OF VERMONT)
Washington County) SS. At City of Barre this 2nd day of October A. D. 1967
Armand Lajeunesse and Leda Lajeunesse
personally appeared, and they acknowledged this instrument, by them sealed and subscribed,
to be their free act and deed.

Before me Almo P. Puntelli
Notary Public

Woodbury, Vt., Town Clerk's Office, October 10, A.D. 1967 at 10 o'clock 25 minutes A.M. received for record the instrument of which the foregoing is a true copy.

Attest J. A. Thorp
Town Clerk

I hereby certify that United States stamps to the amount of \$4.95 were affixed to the foregoing instrument and duly cancelled.

Attest J. A. Thorp
Town Clerk



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead-based paint hazards:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

<input checked="" type="checkbox"/> WR- <small>07/10/24 7:32 PM EDT dotloop verified</small>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

<input checked="" type="checkbox"/> WR- <small>07/10/24 7:32 PM EDT dotloop verified</small>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial applicable sections)

3. Purchaser has received copies of all information listed above.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials

<input checked="" type="checkbox"/> WR- <small>07/10/24 7:32 PM EDT dotloop verified</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------

Purchaser's Initials

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

***Agent's Acknowledgment
(initial)***



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: *Wendy Rivera - Executor* dotloop verified
07/10/24 7:32 PM EDT
TVZT-HCA2-IP6X-OM86
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Itemized Property Costs- Town of Woodbury

From Table: MAIN Section 1

Record # 321

Property ID: 06-69 **Location:** 0 **Tax Map #:**
Owner(s): ROGERS, DAVID
Description: 0.015 A, 45 FF **Last Inspected:** 04/26/2007
Sale Price: 0 **Sale Date:** / / **Book:** **Page:** **Validity:** No Data
Bldg Type: No Data **Quality:** 0.00 **Style:** No Data **Frame:** No Data
Yr Built: 0 **Eff Age:** 0 **Area:** 0 **# Rms:** 0 **Bedrms:** 0 **# Baths:** 0 **# 1/2 Baths:** 0

Item	Description	Percent	Quantity	Unit Cost	Total
------	-------------	---------	----------	-----------	-------

BASE COST

ADJUSTED BASE COST

Subtotal

REPLACEMENT COST NEW

REPLACEMENT COST NEW LESS DEPRECIATION

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	Total
FR Bldg Lot	45.00	0.50	0.40	15.00	19,200

TOTAL PROPERTY VALUE	19,200
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NOTES

0.02 ACRE. 45FF x 15D. Access: shared ROW, Herrick's Cove Road; Topo: level; View: of pond to SE; Other features: mucky beach, non-developable.

Itemized Property Costs			
From Table: MAIN Section 1	Town of Woodbury	Record # 884	
Property ID: 06-6010	Span #: 780-248-10956	Last Inspected: 02/13/2020	Cost Update: / /
Owner(s): ROGERS, MARY	Sale Price: 0	Book:	Validity: No Data
Address: 1925 MCGHEE ROAD	Sale Date: / /	Page:	
City/St/Zip: WOODLAWN VA 24381	Bldg Type: Single	Quality: 2.50 FAIR/AVG	
Location: 321 HERRICKS COVE EXT.	Style: 1 Story	Frame: Studded	
Description: .26 ACRES & CAMP 43 FF	Area: 632	Yr Built: 1962	Eff Age: 59
Tax Map #:	# Rms: 3	# Bedrm: 1	# Ktchns: 1
	# 1/2 Bath: 1	# Baths: 0	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Plywood / Ht=8	100.00		61.09	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00		-0.74	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.82	
Heat/cooling #1:	ForcAir	25.00			
Heat/cooling #2:	None	75.00		-2.05	
Energy Adjustment	Below Avg			-0.90	
Foundation Adjustment	SF 18-48"				
ADJUSTED BASE COST			632.00	59.22	37,428
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-2.00	762.50	-1,525
Roughins (beyond allowance of 1)			-1.00	320.00	-320
Porch #1:	WoodDck/Solid/Roof/No		72.00	43.40	3,125
Porch #2:	WoodDck/NoWall/Roof/C		24.00	38.05	913
Subtotal					39,621
Local multiplier		1.35			
Current multiplier		1.00			
REPLACEMENT COST NEW					53,488
Condition	Average	Percent			
Physical depreciation		36.00			-19,256
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					34,200
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
FR Bldg Lot	43.00	0.90	0.60	233.00	51,000
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Average		5,000
Sewer	n / n	< Typical	Below Avg		2,500
Landscape	n / n	< Typical	Below Avg		1,800
TOTAL PROPERTY VALUE					94,500

NOTES
 2019: subdivision of parcel 06-60
 Red camp, 43FF and .23 acres

PAYABLE TO:

MAIL TO:

TOWN of WOODBURY

PO Box 10

Woodbury, VT 05681

Town Treas. Brandy Smith

802-456-7051

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
06-83.	08/25/2023	2023

Office hours: Mon-Thurs 9-1, Tues. 6-8 PM. Payment must be received on or legibly postmarked by 10/27/2023. Delinquent taxes after 10/27/2023 ADD 6% penalty at 1/2% per month and interest at 1/2% per month.

Location: SABIN POND, OFF HERRICKS COVE RD.

Description: 0.07 ACRE

SPAN # 780-248-10342 SCL CODE: 248
TOTAL PARCEL ACRES 0.07

OWNER ROGERS, DAVID ESTATE OF
C/O WENDY RIVERA
1921 MCGHEE ROAD
WOODLAWN VA 24381

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	2,500	2,500
TOTAL TAXABLE VALUE	2,500	2,500
GRAND LIST VALUES	25.00	25.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.1511	x25.00=	3.78	NONHOMESTEAD EDUCATION	1.6365	x25.00=	40.91
HIGHWAY	0.5589	x25.00=	13.97	See reverse side for education tax rate calculation information.			
TOTAL MUNICIPAL TAX 17.75				TOTAL EDUCATION TAX 40.91			
MUNICIPAL STATE PAYMENT 0.00				EDUCATION STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 17.75				EDUCATION NET TAX DUE 40.91			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 58.66			
				TOTAL STATE PAYMENT 0.00			
				TOTAL NET TAX DUE 58.66			

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN of WOODBURY

PAYMENT DUE	TAX YEAR
10/27/2023	2023
OWNER NAME	
ROGERS, DAVID ESTATE OF	
PARCEL ID	
06-83-	
AMOUNT DUE	58.66
AMOUNT PAID	

FOR RECEIPT:
PLEASE INCLUDE
SASE

OFFICE USE ONLY:

Check []
Cash []

PAYABLE TO:

MAIL TO:

TOWN of WOODBURY

PO Box 10

Woodbury, VT 05681

Town Treas. Brandy Smith

802-456-7051

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TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
06-69.	08/25/2023	2023

Office hours: Mon-Thurs 9-1, Tues. 6-8 PM. Payment must be received on or legibly postmarked by 10/27/2023. Delinquent taxes after 10/27/2023 ADD 6% penalty at 1/2% per month and interest at 1/2% per month.

Location: SABIN POND, HERRICKS COVE
Description: 0.015 ACRE, 45 FF

SPAN # 780-248-10328 SCL CODE: 248
TOTAL PARCEL ACRES 0.02

FOR INCOME TAX PURPOSES

OWNER ROGERS, DAVID ESTATE OF
C/O WENDY RIVERA
1921 MCGHEE ROAD
WOODLAWN VA 24381

ASSESSED VALUE		NONHOMESTEAD
REAL	19,200	19,200
TOTAL TAXABLE VALUE	19,200	19,200
GRAND LIST VALUES	192.00	192.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.1511	x192.00=	29.01	NONHOMESTEAD EDUCATION	1.6365	x192.00=	314.21
HIGHWAY	0.5589	x192.00=	107.31	See reverse side for education tax rate calculation information.			
TOTAL MUNICIPAL TAX 136.32				TOTAL EDUCATION TAX 314.21			
MUNICIPAL STATE PAYMENT 0.00				EDUCATION STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 136.32				EDUCATION NET TAX DUE 314.21			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 450.53			
				TOTAL STATE PAYMENT 0.00			
				TOTAL NET TAX DUE 450.53			

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN of WOODBURY

PAYMENT DUE	TAX YEAR
10/27/2023	2023
OWNER NAME	
ROGERS, DAVID ESTATE OF	
PARCEL ID	
06-69-	
AMOUNT DUE	450.53
AMOUNT PAID	

FOR RECEIPT:
PLEASE INCLUDE
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OFFICE USE ONLY:

Check []
Cash []

PAYABLE TO: ✓

MAIL TO:

TOWN of WOODBURY

PO Box 10

Woodbury, VT 05681

Town Treas. Brandy Smith

802-456-7051

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
06-60.10	08/25/2023	2023

Office hours: Mon-Thurs 9-1, Tues. 6-8 PM. Payment must be received on or legibly postmarked by 10/27/2023. Delinquent taxes after 10/27/2023 ADD 6% penalty at 1/2% per month and interest at 1/2% per month.

Location: SABIN POND 321 HERRICKS COVE
Description: .23 ACRES & CAMP 43 FF

SPAN # 780-248-10956 SCL CODE: 248
TOTAL PARCEL ACRES 0.23

OWNER ROGERS, DAVID ESTATE OF
C/O WENDY RIVERA
1921 MCGHEE ROAD
WOODLAWN VA 24381

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	94,500	94,500
TOTAL TAXABLE VALUE	94,500	94,500
GRAND LIST VALUES	945.00	945.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.1511	x945.00=	142.79	NONHOMESTEAD EDUCATION	1.6365	x945.00=	1,546.49
HIGHWAY	0.5589	x945.00=	528.16	See reverse side for education tax rate calculation information.			
				TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX				670.95	TOTAL TAX		2,217.44
MUNICIPAL STATE PAYMENT				0.00	TOTAL STATE PAYMENT		0.00
MUNICIPAL NET TAX DUE				670.95	TOTAL NET TAX DUE		2,217.44

Payments	
1	10/27/2023
	2,217.44

TOTAL EDUCATION TAX	1,546.49
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	1,546.49

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN of WOODBURY

PAYMENT DUE		TAX YEAR
10/27/2023		2023
OWNER NAME		
ROGERS, DAVID ESTATE OF		
PARCEL ID		
06-60-10		
AMOUNT DUE	2217.44	
AMOUNT PAID		

FOR RECEIPT: PLEASE INCLUDE SASE

OFFICE USE ONLY:

Check []

Cash []