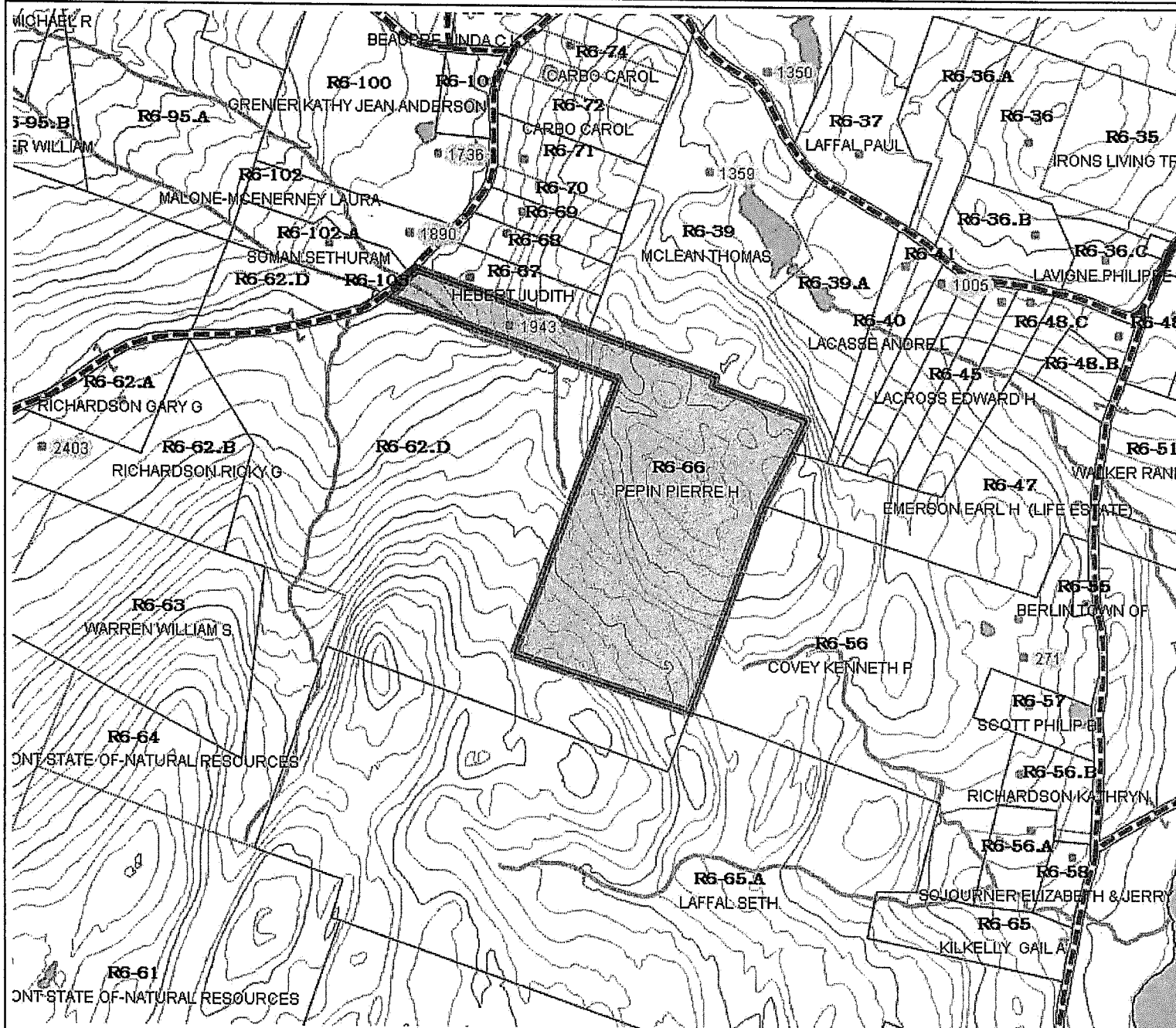


1943 Crosstown Rd

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

The Town of Berlin and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated herein. Current to April 1, 2020

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



Map Scale 1:10,500
1 inch = 860 feet



Map Printed on
October 1, 2021



-ACKNOWLEDGMENT-
 Return Rec'd.-Tax Paid.-Board of Health Cert. Rec'd.-
 Vt. Land Use & Development Plans Act Cert. Rec'd.
 622916

BONNIE JEAN FEWER to PIERRE R. PEPIN

Return No. _____
 Signed Dorothy B Hartman, Ass't Clerk

Date Dec. 23, 1983

Quitclaim deed

KNOW ALL MEN BY THESE PRESENTS

THAT I, Bonnie Jean Fewer of Montpelier in the County of Washington and Sta Vermont Grantor, in the consideration of One Dollar and Other Good and Valuable C Dollars paid to my full satisfaction by Pierre R. Pepin of Colchester in the Cou Chittenden and State of Vermont Grantee, have REMISED, RELEASED, AND FOREVER UNTO THE SAID Pierre R. Pepin all right and title which I, Bonnie Jean Fewer heirs have in, and to a certain piece of land in Town of Berlin in the County of Wa and State of Vermont, described as follows, viz:

PARCEL 1: Being all my right, title and interest in and to the land and premises c to Pierre R. Pepin and James E. and Bonnie Jean Fewer by warranty deed of James D. A dated March 30, 1976, and recorded in Book 42, Page 480 of the Town of Berlin Land R

It being my interest in the undivided four-sevenths (4/7) interest conveyed by mentioned deed in and to the following described land: Being a part of the land and conveyed to Green Mountain Estates, Inc. by warranty deed from Samuel Fruchter and I Fruchter, husband and wife, dated June 13, 1966 and recorded June 13, 1966 in Book 576-7 of the Land Records of said Town of Berlin, and being a part of the land and pr conveyed by Green Mountain Estates, Inc. to James D. Andrews, Gene Cesari and Mary A on May 24, 1972 and recorded in Book 41, Page 4 and Page 9 of said Land Records.

Reference is hereby made to the aforementioned deeds and their records and to deeds and records in the chain of title for a further and more particular description and premises hereby conveyed.

PARCEL 2: Being all my right, title and interest in and to the land and premises con Pierre R. Pepin and James E. and Bonnie Jean Fewer by warranty deed of Gene and Mary dated March 26, 1976, and recorded in Book 42, Page 479 of the Town of Berlin Land R

It being my interest in the undivided three-sevenths (3/7) interest conveyed above deed in and to the same parcels of land as described in Parcel 1 hereinabove.

Reference is hereby made to the aforementioned deeds and their records and deeds and records in the chain of title for a further and more particular description and premises hereby conveyed.

TO HAVE AND TO HOLD all my right and title in and to said quitclaimed premises, wit appurtenances thereof, to the said Pierre R. Pepin and his heirs and assigns forever

AND FURTHERMORE I the said Bonnie Jean Fewer do for myself and my heirs, executors ministrators, covenant with the said Pierre R. Pepin and his heirs and assigns, the and after the ensealing of these presents I the said Bonnie Jean Fewer will have and no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of December A.D. 1

In Presence of

Margaret P. LessardBonnie J. Fewer

LS

BONNIE JEAN FEWER

Sheryl A. Sancibrian

STATE OF VERMONT }
 WASHINGTON COUNTY }

ss,

At City of Barre this 22nd day of December A.D. 1983
 Bonnie Jean Fewer personally appeared, and she acknowledged this instrument, by he and subscribed, to be her free act and deed.

Before me Margaret P. Lessard

NOTARY PUBLIC

Received for record December 23 A.D. 1983 at 11 o'clock 25 minutes A.M.

Attest

Dorothy B Hartman, A
 Town Clerk

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

1. SELLER: _____
2. PROPERTY LOCATION: _____
3. 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.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: ☐ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____
 - b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation: _____ What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No
 - d. 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.
 - e. 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? _____
 - f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**
 - a. 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
 - b. 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? _____
 - c. 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: _____
 - d. 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: _____
 - e. 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

PPR

BUYER(S) INITIALS

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: _____

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? Upland Conservation 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

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

Please explain: _____

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

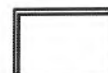
o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

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.

PRP



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.

Pierre R. Pepin 12-15-2024
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