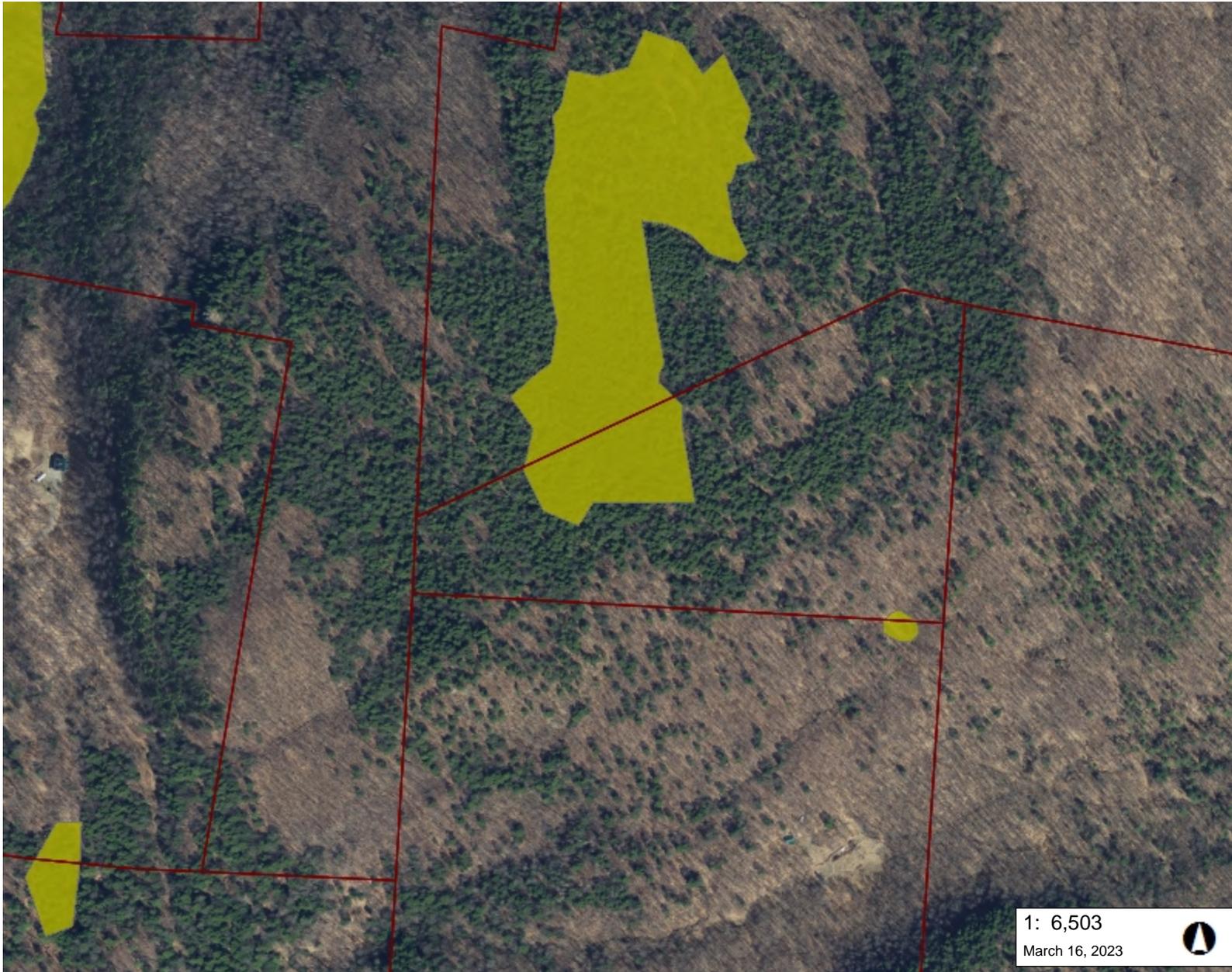


- Cabin
- Utility Pole
- ROW Access
- Highlands Zoning
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



1: 6,503
March 16, 2023

LEGEND

- ★ Wetland Projects
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
- Parcels (standardized)
- Roads
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

330.0 0 165.00 330.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 542 Ft. 1cm = 65 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that We, **JAMES M. ARSENAULT and BRENDA L. ARSENAULT**, husband and wife, of Uxbridge, Massachusetts, Grantors, in consideration of ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION paid to our full satisfaction by **JASON H. WILLIAMS**, of Brandon, Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **JASON H. WILLIAMS**, as sole tenant, and his heirs and assigns forever, certain lands and premises located in the Town of Hubbardton, County of Rutland, and State of Vermont, described as follows:

Being the same lands and premises conveyed by Warranty Deed of James Melvin Lawson and Kathryn Jean Lawson to James M. Arsenault and Brenda L. Arsenault dated September 20, 1995 and recorded in Book 34, Page 19 of the Hubbardton Land Records.

"Being all and the same lands and premises conveyed to James Melvin Lawson and Kathryn Jean Lawson, husband and wife, by Warranty Deed of Francis G. Stiles, dated December 2, 1983 and recorded in the Town of Hubbardton Land Records in Book 25, Page 365, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Charles A. Stiles (now deceased) and Francis G. Stiles by Warranty deed of Henry F. Murphy, dated October 8, 1948 and recorded October 30, 1948 in Volume 15 at Page 202 of the Town of Hubbardton Land Records, and therein described as follows:

Beginning at a stake and stones in the south west corner of lands formerly owned by George Wier, and now owned by one Mallett (said point was formerly designated as "a white birch stump in the south west corner of lot 66"); thence south 68 degrees West 108 rods to a stake and stones in the south west corner of lands supposed to be owned by Hugh Burns (said point being in the east line of lands known as the "Ganson Hill Lot"); thence south 10 degrees west fifteen (15) rods in the east line of said Gansen Hill lot east line to a stake and stones (said point being in the northwest corner of lands formerly owned by Henry Haskell, and known as the "School Lot"); thence south eighty (80) degrees East eighty-six (86) rods to a stake and stones; thence North ten (10) degrees East sixty-eight (68) rods to a stake and stones in the south line of lands formerly owned by George Wier; thence North seventy-three (73) degrees West fifteen (15) rods to place of beginning.

Containing twenty-two acres, be the same more or less.

Being all and singular the same land and premises conveyed to Henry F. Murphy by Elizabeth Murphy (a widow) by her deed dated January 23, 1939 and recorded in the Public Land Records in the Town of Hubbardton, Vermont, in Book 13, Page 165, to which deed and other deeds of record the references therein contained and the records thereof reference is hereby made and had for a more particular description.

Together with right-of-way over lands formerly known as the "Timothy Murphy Farm" so-called to the public highway. The same being more particularly described in a deed from Timothy Murphy to George Smith and recorded in the land records of the Town of Hubbardton in Book 10 at page 519, to which deed and the record thereof reference is hereby made and had."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **JASON H. WILLIAMS**, as sole tenant, and his heirs and assigns, to their own use and behoof forever; and we the said Grantors, **JAMES M. ARSENAULT and BRENDA L. ARSENAULT**, husband and wife, for ourselves, and our heirs, executors and administrators, do covenant with the said Grantee, **JASON H. WILLIAMS**, and his heirs 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** mortgages of record and as aforesaid; and we, the Grantors, do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15th day of March, 2017.

James M. Arsenault by Tracee O. Rupe
JAMES M. ARSENAULT by Tracee O. Rupe, Esq.
His Attorney-in-Fact

Brenda L. Arsenault by Tracee O. Rupe
BRENDA L. ARSENAULT by Tracee O. Rupe, Esq.
Her Attorney-in-Fact

STATE OF VERMONT)
COUNTY OF RUTLAND) ss.:

At the City of Rutland, this 15th day of March, 2017, personally appeared Tracee O. Rupe, Esq. Attorney-in-Fact for **JAMES M. ARSENAULT and BRENDA L. ARSENAULT**, husband and wife, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of James M. Arsenault and Brenda L. Arsenault.

Before me: *Stephanie A. Davis*
Notary Public / Commission Expires: ~~2-10-19~~

ACKNOWLEDGEMENT	TOWN NUMBER
RETURN REC'D (INCLUDING CERTIFICATES & IF REQ'D. ACT 250 DISCLOSURE STATEMENT)	116-17
SIGNED <i>Michelle C. Folenko</i>	51
DATE 03-20-2017	Asst CLERK

RECEIVED FOR RECORD
HUBBARDTON TOWN CLERK'S OFFICE
DATE *20th March AD 2017 @ 2:15 pm*
Attest Michelle C. Folenko Asst CLERK
Book 48, Pages 638-639

SCHEDULE A
Monument Hill Road
Hubbardton, Vermont

Being all and the same lands and premises conveyed to Jason H. Williams by Warranty Deed of James M. Arsenault and Brenda L. Arsenault dated March 15, 2017 and being recorded simultaneously with this Mortgage Deed.

Being the same lands and premises conveyed by Warranty Deed of James Melvin Lawson and Kathryn Jean Lawson to James M. Arsenault and Brenda L. Arsenault dated September 20, 1995 and recorded in Book 34, Page 19 of the Hubbardton Land Records.

"Being all and the same lands and premises conveyed to James Melvin Lawson and Kathryn Jean Lawson, husband and wife, by Warranty Deed of Francis G. Stiles, dated December 2, 1983 and recorded in the Town of Hubbardton Land Records in Book 25, Page 365, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Charles A. Stiles (now deceased) and Francis G. Stiles by Warranty deed of Henry F. Murphy, dated October 8, 1948 and recorded October 30, 1948 in Volume 15 at Page 202 of the Town of Hubbardton Land Records, and therein described as follows:

Beginning at a stake and stones in the south west corner of lands formerly owned by George Wier, and now owned by one Mallett (said point was formerly designated as "a white birch stump in the south west corner of lot 66"); thence south 68 degrees West 108 rods to a stake and stones in the south west corner of lands supposed to be owned by Hugh Burne (said point being in the east line of lands known as the "Gansen Hill Lot"); thence south 10 degrees west fifteen (15) rods in the east line of said Gansen Hill lot east line to a stake and stones (said point being in the northwest corner of lands formerly owned by Henry Haskell, and known as the "School Lot"); thence south eighty (80) degrees East eighty-six (86) rods to a stake and stones, thence North ten (10) degrees East sixty-eight (68) rods to a stake and stones in the south line of lands formerly owned by George Wier; thence North seventy-three (73) degrees West fifteen (15) rods to place of beginning.

Containing twenty-two acres, be the same more or less.

Being all and singular the same land and premises conveyed to Henry F. Murphy by Elizabeth Murphy (a widow) by her deed dated January 23, 1939 and recorded in the Public Land Records in the Town of Hubbardton, Vermont, in Book 13, Page 165, to which deed and other deeds of record the references therein contained and the records thereof reference is hereby made and had for a more particular description.

Together with right-of-way over lands formerly known as the "Timothy Murphy Farm" so-called to the public highway. The same being more particularly described in a deed from Timothy Murphy to George Smith and recorded in the land records of the Town of Hubbardton in Book 10 at page 519, to which deed and the record thereof reference is hereby made and had."

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

- 1. **SELLER:** Jason Williams
- 2. **PROPERTY LOCATION:** Monument Hill Road, Hubbardton, VT 05735

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: _____ nstalled 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
 Exempt campsite outhouse typ _____
 Tank Size 500 Gal. 1,000 Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: SE corner of prop below camp structure Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No Comments: Unused
 - 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


 03/10/23
 10:11 AM EST
 dotloop verified

BUYER(S) INITIALS




PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Monument Hill Rd Hubbardton, VT

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 [x] 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 [x] 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 [x] 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 [x] 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 [x] 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 [x] NO [] UNKNOWN

If YES, Explain:

g. How is the property zoned?

Source:

h. Has the property been surveyed? [] YES [x] NO [] UNKNOWN If YES, is the survey available? [] YES [] NO

i. Has the soil been tested? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

j. Has a percolation test been done? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

k. Has a test pit been done? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [x] YES [] NO [] UNKNOWN Please explain: Building permit for a camp

n. Are there attachments explaining any of the above? [] YES [x] NO [] UNKNOWN

o. Septic/Design plan available? [] YES [x] NO [] UNKNOWN

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

Jason Williams

dotloop verified
03/10/23 10:11 AM EST
L4CL-VMSS-KGTK-D0DP

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