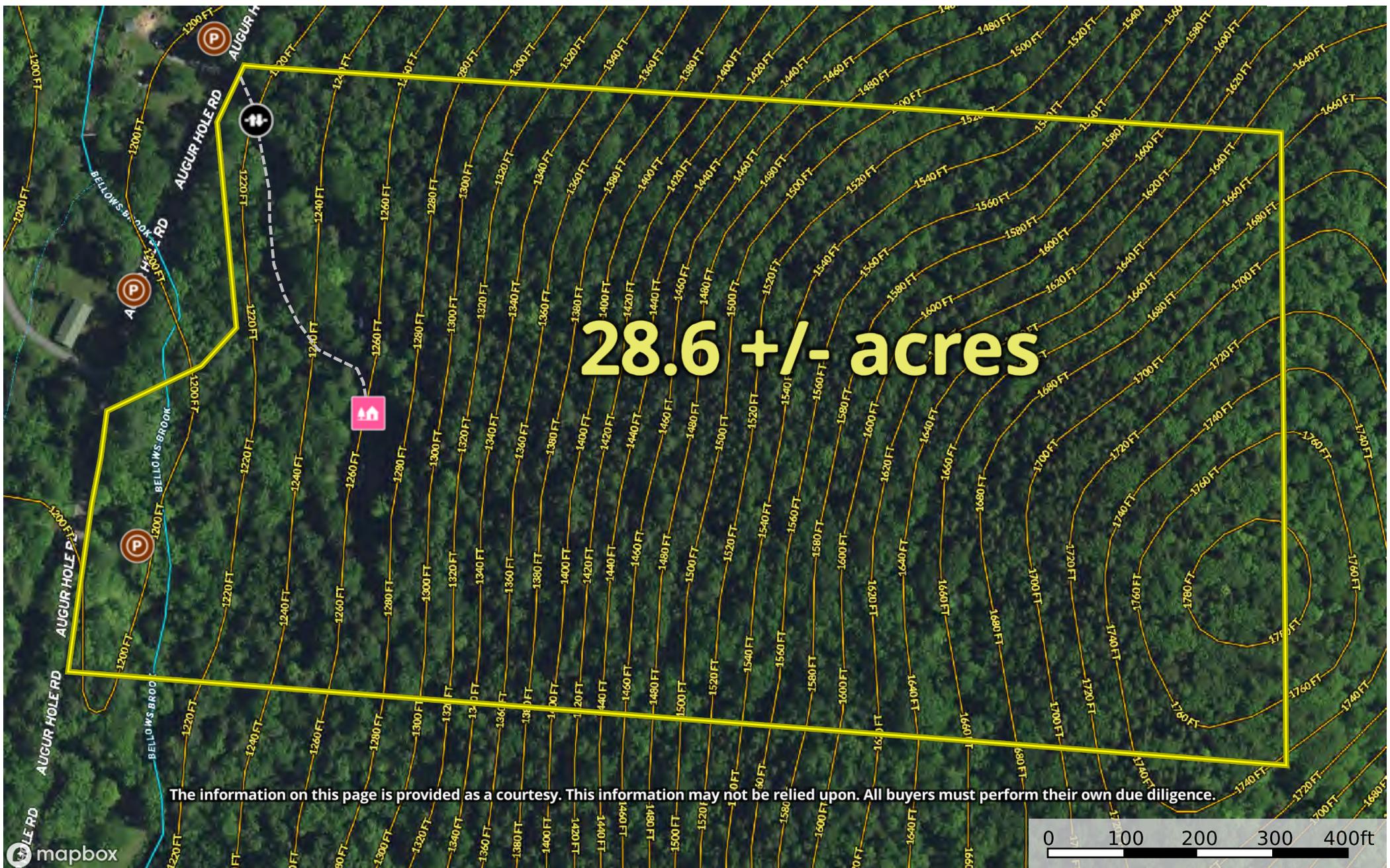
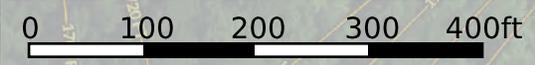


Marlboro 28.6 acres - 1784 Augur Hole Road
Windham County, Vermont, 28.6 AC +/-

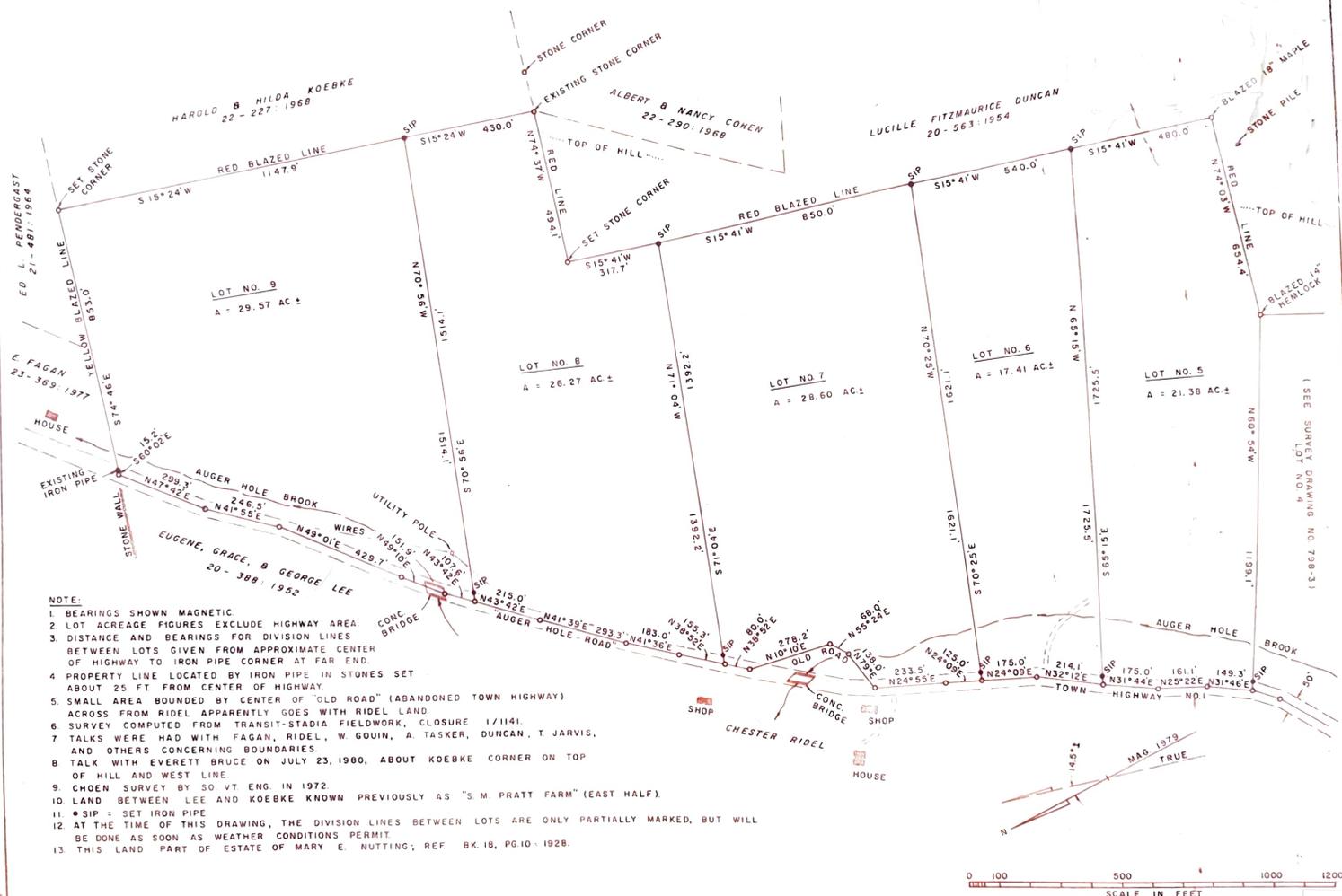


The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.



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

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



NOTE:

1. BEARINGS SHOWN MAGNETIC.
2. LOT ACREAGE FIGURES EXCLUDE HIGHWAY AREA.
3. DISTANCE AND BEARINGS FOR DIVISION LINES BETWEEN LOTS GIVEN FROM APPROXIMATE CENTER OF HIGHWAY TO IRON PIPE CORNER AT FAR END.
4. PROPERTY LINE LOCATED BY IRON PIPE IN STONES SET ABOUT 25 FT FROM CENTER OF HIGHWAY.
5. SMALL AREA BOUNDED BY CENTER OF "OLD ROAD" (ABANDONED TOWN HIGHWAY) ACROSS FROM RIDEL APPARENTLY GOES WITH RIDEL LAND.
6. SURVEY COMPUTED FROM TRANSIT-STADIA FIELDWORK, CLOSURE 1/1141.
7. TALKS WERE HAD WITH FAGAN, RIDEL, W. GOUIN, A. TASKER, DUNCAN, T. JARVIS, AND OTHERS CONCERNING BOUNDARIES.
8. TALK WITH EVERETT BRUCE ON JULY 23, 1980, ABOUT KOEBKE CORNER ON TOP OF HILL AND WEST LINE.
9. CHOEN SURVEY BY SO. VT. ENG. IN 1972.
10. LAND BETWEEN LEE AND KOEBKE KNOWN PREVIOUSLY AS "S. M. PRATT FARM" (EAST HALF).
11. * SIP = SET IRON PIPE
12. AT THE TIME OF THIS DRAWING, THE DIVISION LINES BETWEEN LOTS ARE ONLY PARTIALLY MARKED, BUT WILL BE DONE AS SOON AS WEATHER CONDITIONS PERMIT.
13. THIS LAND PART OF ESTATE OF MARY E. NUTTING; REF. BK 19, PG. 10. 1928.

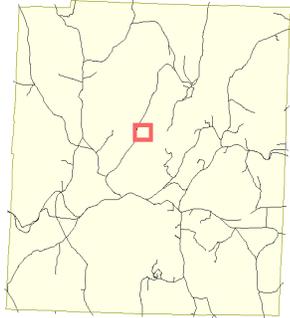
I HEREBY CERTIFY THIS DRAWING BASED ON A PREVIOUS SURVEY FOR MARY E. NUTTING NO 798R, BY THIS SURVEYOR, DATED JULY 29, 1980, AND FIELDWORK IN DEC 1984, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Edward E. Schreyer, Jr.
 RLS VT NO 66 MASS 19769

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



Town of
Marlboro



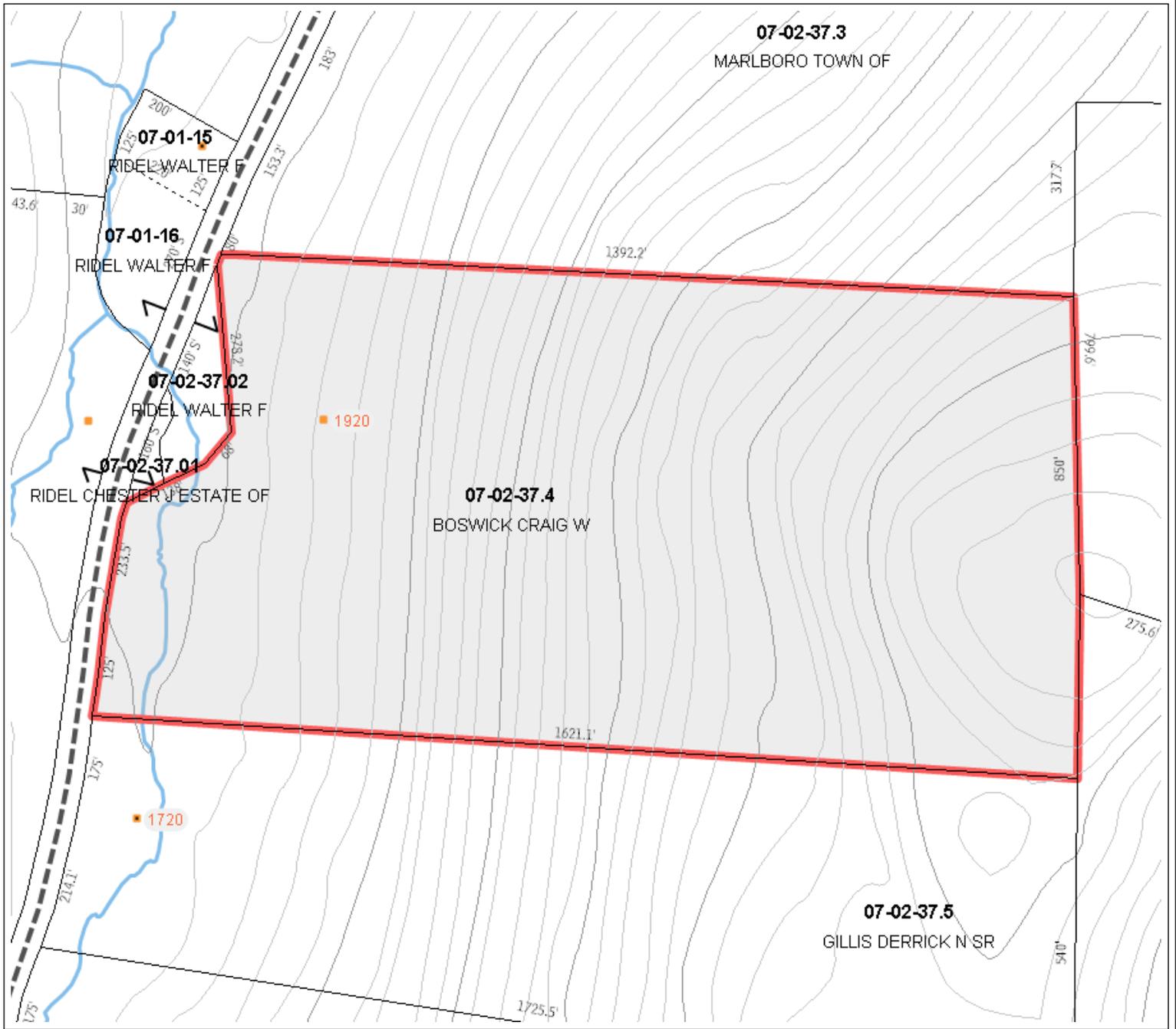
07-02-37.4
1784 Augur Hole Road

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

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

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

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



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



Map Printed on
April 11, 2023

55/608

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

WARRANTY DEED

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

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

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

See Schedule A, attached

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

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

Joseph P. Gillis by James Maxwell
his attorney in fact

 JOSEPH P. GILLIS, by James Maxwell Esq.
 His attorney-in-fact

Derrick N. Gillis by James Maxwell
his attorney in fact

 DERRICK N. GILLIS, by James Maxwell, Esq.
 His attorney-in fact

Joseph M. Southwell by James Maxwell
his attorney in fact

 JOSEPH M. SOUTHWELL, by James Maxwell, Esq.
 His attorney-in fact

STATE OF VERMONT)
 COUNTY OF WINDHAM) ss.:

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

Before me *Robert D. [Signature]*
 Notary Public
 My commission expires 2/10/15

55/609

SCHEDULE A

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

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

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

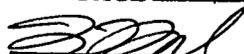
"Being Lot No. 7, consisting of 28.60 acres as shown on plan entitle, "Mary Nutting Estate Lots in Marlboro, Vermont for Properties of America, Inc." dated December 7, 1984, Scale: 1" = 200', and prepared by T. E. Schreyer, Jr., Newfane, Vermont, which plan is to be filed herewith in the Marlboro Land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

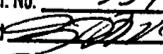
"The premises are conveyed subject to utility easements and rights of way of record or existing in fact.

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

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

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

TOWN CLERK'S OFFICE
MARLBORO, VT
RECEIVED & RECORDED
 February 27, 2012 10:23 AM
BOOK 55 PAGE 608
ATTEST 
 Ass't TOWN CLERK

Vermont Property Transfer Tax
 32 V.S.A. Chap. 231
-- ACKNOWLEDGMENT --
 Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
 Vt. Land Use & Development Plans Act Cert. Rec'd.
 Return. No. 55/610
 Signed  Ass't Clerk
 Date February 27, 2012

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

- 1. SELLER: Craig W Boswick
- 2. PROPERTY LOCATION: 1784 Augur Hole Road, Marlboro, VT 05344

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 CWB / _____
05/15/23 7:56 AM CDT dotloop verified

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

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

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

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

IF YES: Are tanks currently in use? YES NO

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

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

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

Location: _____

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

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

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

Comments: _____

8. GENERAL INFORMATION

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

If YES, Explain: _____

If YES, what is your source of information? _____

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

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

If YES, Explain: _____

d. What is your source of information? _____

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

If YES, Explain: _____

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

IF YES, Explain: _____

g. How is the property zoned? _____

Source: _____

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

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

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

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

l. Have you subdivided the property? YES NO UNKNOWN

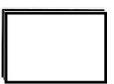
m. Are there any local permits? YES NO UNKNOWN Please explain: _____

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.



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.

<i>Craig W Boswick</i> <small>dotloop verified 05/15/23 7:56 AM CDT PIPC-GB11-7RLC-AAWJ</small>	
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