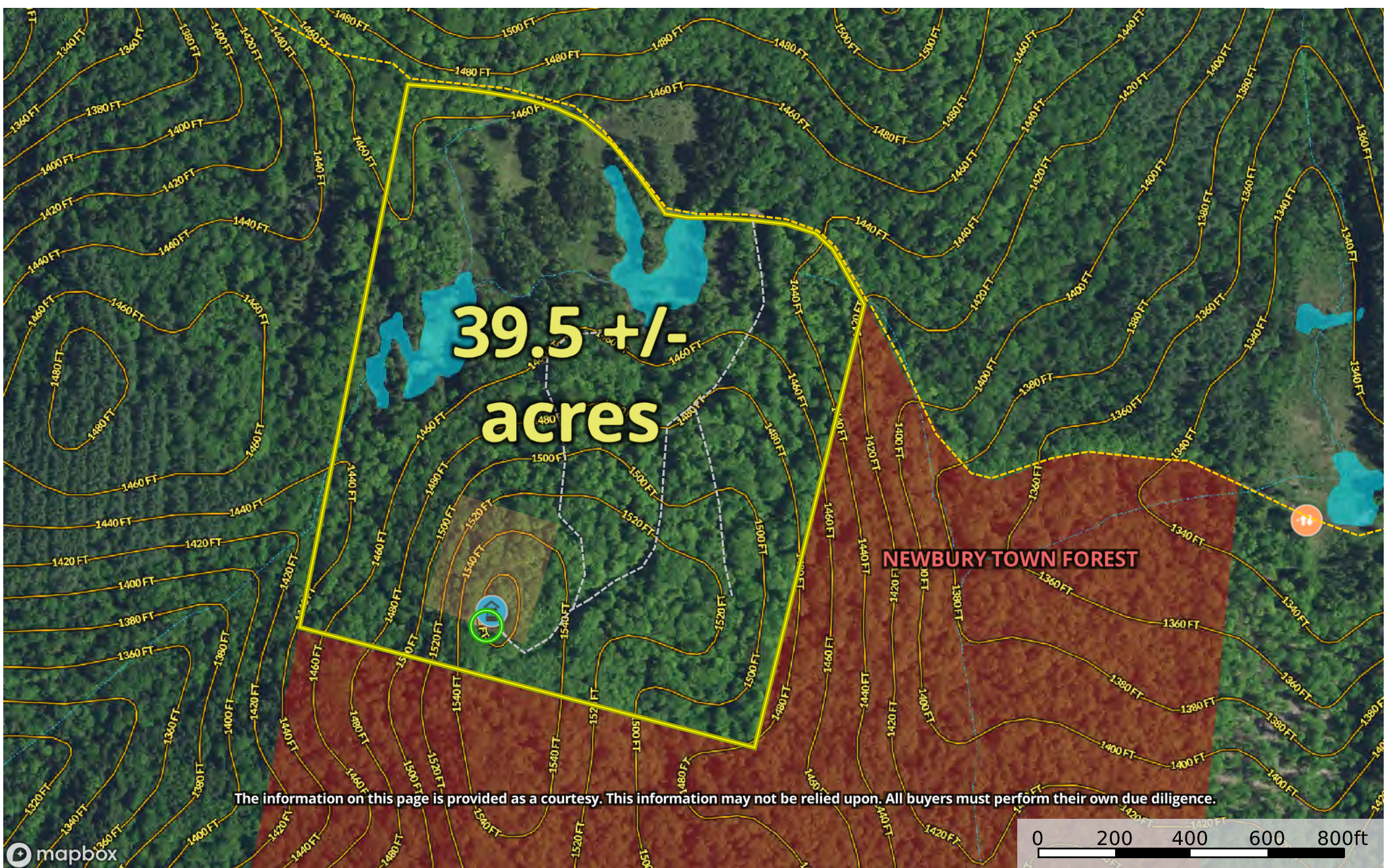


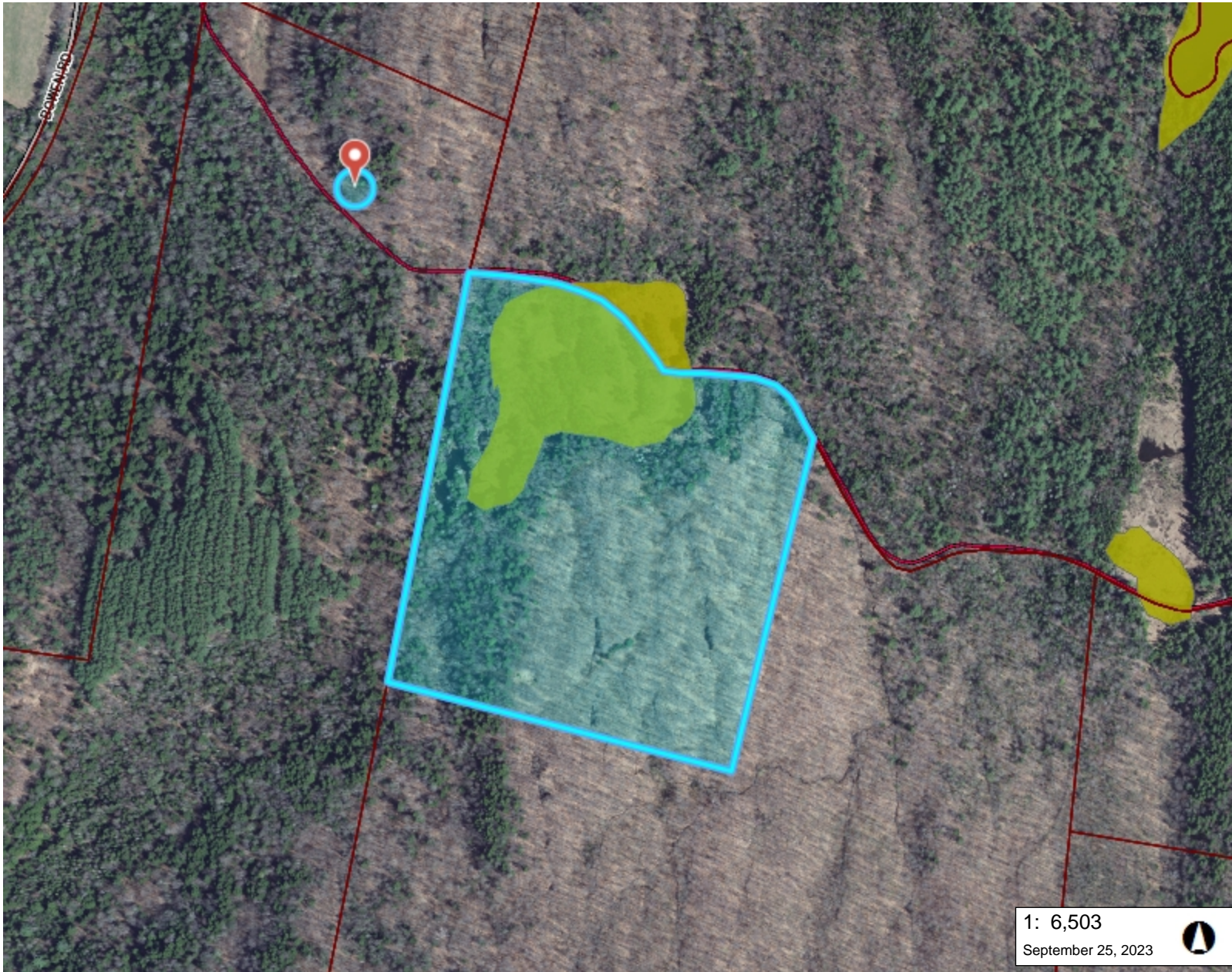
Newbury 39.5 ac - Forest Trail

Vermont, 39.5 AC +/-



- Utility Pole
- VAST Trail Access
- Well
- Trail
- Forest Trail (partial)
- Excluded from Current Use
- Boundary
- House / View Site
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- 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.



LEGEND

- 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

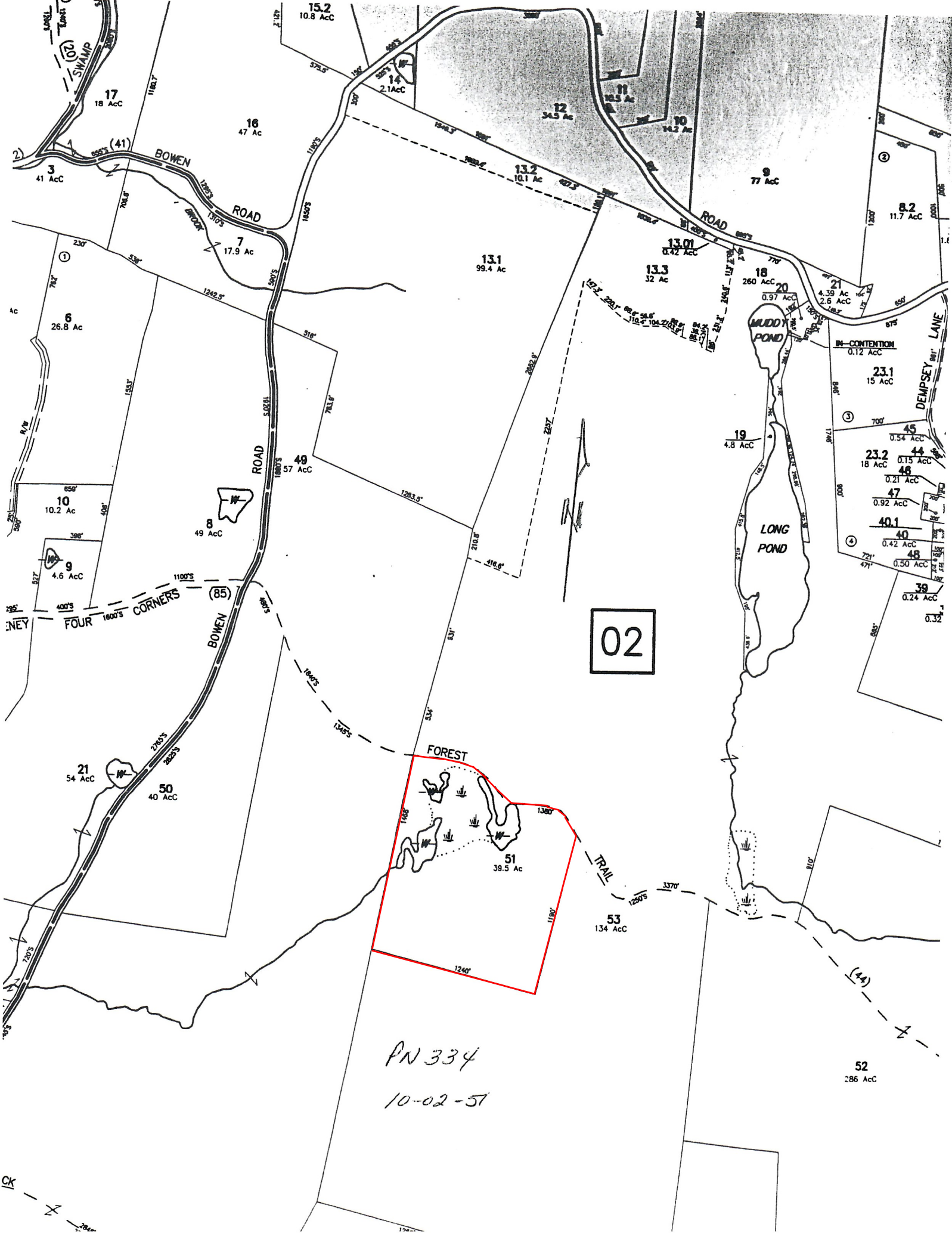
1: 6,503
September 25, 2023



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.

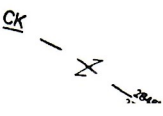
NOTES
Map created using ANR's Natural Resources Atlas



02

FOREST

PN 334
10-02-51



AGENCY OF NATURAL RESOURCES

Department of Environmental Conservation



The Agency of Natural Resource will be performing system maintenance on October 10th from 2pm-8pm. This web site will be unavailable during that time.

Well Completion Report Searchable Database

[Home](#)

If you need help, please call 802-261-5749

Links To Any Scanned Documents:

If you need help, please call 802-261-5749

Date Well Was Completed: 11-08-1999

Date Report Received: 11-24-1999

Well Driller License Number: WellDrillerID: 252
 OPR License:
 John Gould, Gould Well Drilling Inc

Drilled By:

Well Report Number: 13253

Well Number/Tag Number: 13253

Comments:

Town: [Newbury](#)

Map Cell: 54B4

Tax Map:

E-911 Address: Off Bowen Road

Sub Division:

Lot Number:

Owner's First Name: John

Owner's Last Name: Cunningham

Purchaser's First Name:

Purchaser's Last Name:

Well Use Code: 01 = Domestic

Reason for Well Code: 1 = New Supply

Drilling Equipment Code:

Total Depth of Well (in feet): 400.00

Yield (in GPM): 0.50

Yield Test Tested For (in hours): 0.00

Static Water Level (in feet): 40.00

Well Is Overflowing: N

Date Measured:

Depth To Bedrock (in feet): 6.00

Total Casing Length (in feet): 20.00

Casing Diameter (in inches): 6.00

Casing Length Below Land Surface (in feet): 18.00

Casing Length Exposed (in feet): 2.00

Casing Material: 1 = Steel

Casing Weight (in lbs/foot): 19.00

Casing Finish Code:

Length of Liner used (in feet): 0.00

Liner Diameter (in inches): 0.00

Liner Material:

Liner Weight (in lbs/foot): 0.00

Liner Type:

Grout Type:

Seal Type:

Diameter Drilled In Bedrock (in inches): 0.00
 Depth Drilled In Bedrock (in feet): 0.00
 Screen Make and Type:
 Screen Material:
 Screen Length (in feet): 0.00
 Screen Diameter (in inches): 0.00
 Screen Slot Size (in inches): 0.000
 Depth to top of Screen below land surface (in feet): 0.00
 Gravel Size or Type:
 Method of Sealing Casing Code: 1 = Drive shoe only
 Yield Test Method Code:
 Well Development Code:
 Not Steel Casing: N
 Has Water Been Analyzed N
 Well Has Screen: N
 AW Partial: N
 Unique GIS Name: NB13253
 Latitude: 44.09277
 Longitude: -72.16928
 Well Not Visible At Latitude/Longitude: N
 Location Determination Method: 4 = screen digitized
 Well Type: Bedrock
 Depth To Liner Top (in feet): 0.00
 HydroFractured: N
 Hydro Fractured Resulting Flow (GPM): 0.00
 Well Location Submitted As A Dot On A Map: N
 Abandoned Per Water Supply Rule: N
 Date Of Abandonment:
 Reason For Abandonment:
 Well Driller Supervising Abandonment:
 Date Of Deepening or Hydrofracture:
 Well Driller Deepened/Fractured:
 Provided VDH Info To Owner: N
 Signed Form: N
 Well Status: Available For Use
 RecordStatus: A
 UOE:
 DOE: 12/21/1999 12:00:00 AM
 UOC: Tim Phillips
 DOC: 8/28/2023 4:59:40 PM
 WellReportID: 78060

If you need help, please call 802-261-5749

	Starting Depth	Ending Depth	Water Bearing	Lithology Code	Code Description	Lithology Description	
Lithology	View	0.00	6.00		D	Topsoil	topsoil
	View	6.00	20.00		R	Rock, bedrock, ledge	soft lt gray granite
	View	20.00	240.00		R	Rock, bedrock, ledge	hard gray granite
	View	240.00	320.00		R	Rock, bedrock, ledge	quartz
	View	320.00	400.00		R	Rock, bedrock, ledge	gray granite

If you need help, please call 802-261-5749

Deepened/HydroFractured No Records Found

If you need help, please call 802-261-5749

Closure Log	No Records Found
--------------------	------------------

If you need help, please call 802-261-5749

Change Log	Date Of Change	User Who Changed	Field Name	New Value	Old Value
	8/28/2023 4:59:40 PM	Tim Phillips	SignedForm	N	NULL
	1/8/2019 9:48:07 AM	Tim Phillips	WellType	Bedrock	

If you need help, please call 802-261-5749

173/357

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That We, JOHN CUNNINGHAM and SHELLEY CUNNINGHAM, husband and wife, both of Punta Gorda in the County of Charlotte and State of Florida, Grantors, in consideration of One Dollar and other valuable consideration paid to our full satisfaction by MARGOT ELENAH NEWMAN of Weare in the County of Hillsborough and State of New Hampshire, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Margot Elenah Newman, and her heirs and assigns forever, a certain piece of land in Newbury in the County of Orange and State of Vermont, described as follows, viz:

Being a parcel of land situated on Forrest Trail [f/k/a "New Road"] in the Town of Newbury, and being all and the same lands and premises conveyed to John Cunningham and Shelley Cunningham by Warranty Deed of William Parrott dated November 12, 1998 and recorded in Book 113, Page 190 of the Newbury Land Records, wherein said premises are more particularly described as follows:

"Being all the same land and premises conveyed to William Parrott by Warranty Deed of Peter C. Seddon, dated August 9, 1983 and recorded at Book 70 Page 396 of the Newbury Land Records wherein said premises are more particularly described as follows:

'Being all my right, title and interest in and to the same land and premises conveyed to Peter C. Seddon and William Parrott by Warranty Deed of Howard E. Edsall, Richard J. Fresolone, and Russell S. Cooper and Marjorie M. Cooper dated June 9, 1980 and recorded in Book 65, Pages 281-284 of the Newbury Land Records wherein said premises are more particularly described as follows:

'A certain tract or parcel of land, containing approximately 39.5 acres, more or less, situate on the southerly side of a New Road, which road leads to Town Road #41 and Town Road #44. Said premises are depicted on a certain survey plan or map entitled "Land Survey For Howard E. Edsall, Newbury, Vermont, Scale 1" = 200', March 1980, Northeast Surveys, Waterford, Vermont" and are bounded and described as follows:

'Commencing at an existing stone pile, located on the southerly side of said New Road, at the junction of these premises and land, now or formerly of one Burton; thence proceeding South 28° West along a blazed line, separating these premises and land, now or formerly of said Burton, a distance of 1,468 feet, more or less, to an iron pin which point marks the southwesterly corner of these premises; thence turning an angle to the left and proceeding South 60° East, along a blazed line, separating these premises and land of R. Carlson, a distance of 1,240 feet, more or less, to an iron pin, which point marks the southeasterly corner of these premises; thence turning an angle to the left and proceeding North 28° East, along a blazed line, separating these premises and land of R. Carlson, a distance of 1,190 feet, more or less, to an iron pin, set on the southerly side of said New Road, which point marks the northeasterly corner of these premises; thence turning an angle to the left and proceeding and running along the southerly edge of said New Road, a distance of 1,380 feet, more or less, to the point of beginning.

'Meaning and intending to convey the same land and premises as deeded to Howard E. Edsall by Warranty Deed of Earle G. Page, which deed is dated August 4, 1965, and recorded in Book 49, Page 150 of the Newbury Land Records; by Warranty Deed of Howard E. Edsall to Russell S. Cooper and Marjorie M. Cooper which deed is dated March 16, 1966 and recorded in Book 49, Page 242 and Warranty Deed of Howard E. Edsall to Richard J. Fresolone, dated March 16, 1966 and recorded in Book 49, Page 241 of the Newbury Land Records.'

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Signed William Parrott Clerk
Date 3/6/19

**NEWBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD**
THIS 6 DAY OF March AD. 20 19
AT 10 O'CLOCK 45 MINUTES A M. AND
RECORDED IN NEWBURY RECORDS BOOK 173 PAGE 357-358
ATTEST William Parrott TOWN CLERK

10578

"Also meaning and intending to convey to the Grantees herein and their heirs and assigns, all right, title and interest of the Grantor herein, William Parrott, as acquired by virtue of the above mentioned deed from Howard E. Edsall, et al. to Peter C. Seddon and William Parrott dated June 9, 1990 and recorded in Book 65 Page 281 of the Newbury Land Records.

Reference is hereby made to the above mentioned deeds and to deeds referred to therein for a more particular description of the land and premises herein conveyed."

The lands and premises herein conveyed are currently enrolled in the Use Value Appraisal Forestry Management Plan as presently on file with the State of Vermont Office of Property Valuation and Review and in the Newbury Town Clerk's office. Reference is made to a Forest Land Use Value Appraisal application dated April 15, 1999 and recorded at Book 114, Page 337 of the Newbury Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Margot Elenah Newman, and her heirs and assigns, to their own use and behoof forever; AND WE, the said Grantors, John Cunningham and Shelley Cunningham, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, Margot Elenah Newman, and her heirs and assigns, that until the 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 set forth above.

AND WE hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as set forth above.

IN WITNESS WHEREOF we hereunto set our hands and seals this 27th day of February, 2019.

[Handwritten signature of John Cunningham]

John Cunningham

[Handwritten signature of Shelley Cunningham]

Shelley Cunningham

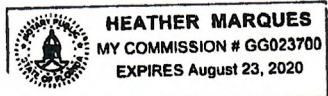
STATE OF FLORIDA)

CHARLOTTE COUNTY, SS.)

) At Punta Gorda, Florida this 27th day of February, 2019 **John Cunningham** and **Shelley Cunningham** personally appeared and they each acknowledged the foregoing instrument, by them sealed and subscribed to be their free act and deed.

Seal

Before me *[Handwritten signature of Heather Marques]*
Notary Public
My Commission Expires:



PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

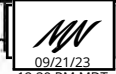
- 1. **SELLER:** Margot Newman
- 2. **PROPERTY LOCATION:** 39.5 +/- acres off Forest Trail, Newbury, VT 05051

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: Top of Hill near house site Installed By: Unknown
 Date of Installation Unknown What is the source of your information? N/A
 - c. USE: Number of Persons currently using the system: 0
 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: All details about the well are unknown. Was on the property when seller purchased it and never used or investigated.

- 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  BUYER(S) INITIALS _____

09/21/23
12:39 PM MDT
dotloop verified

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 39.5 +/- acres off Forest Trail, Newbury, VT 05051

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 [] NO [x] 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: Current Use

d. What is your source of information? State

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.? [x] YES [] NO [] UNKNOWN

If YES, Explain: Current Use

g. How is the property zoned? CD10

Source: Zoning Map

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

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

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

k. Has a test pit been done? [] YES [] NO [x] 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? [] YES [x] NO [] UNKNOWN

Please explain: _____

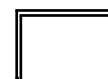
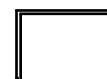
n. Are there attachments explaining any of the above? [] YES [x] NO [] UNKNOWN

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 has an old plow truck and an old camper located on it. Seller has no information and they were on the property when purchased. There are logs that were to be used for building on top of the property that will stay.



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.

Margot Newman
dotloop verified
09/21/23 12:39 PM
MDT
JDVJ-P9NX-0BGA-QR6X

SELLER

DATE

[Empty signature box]

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.

[Empty signature box]

BUYER

DATE

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BUYER

DATE