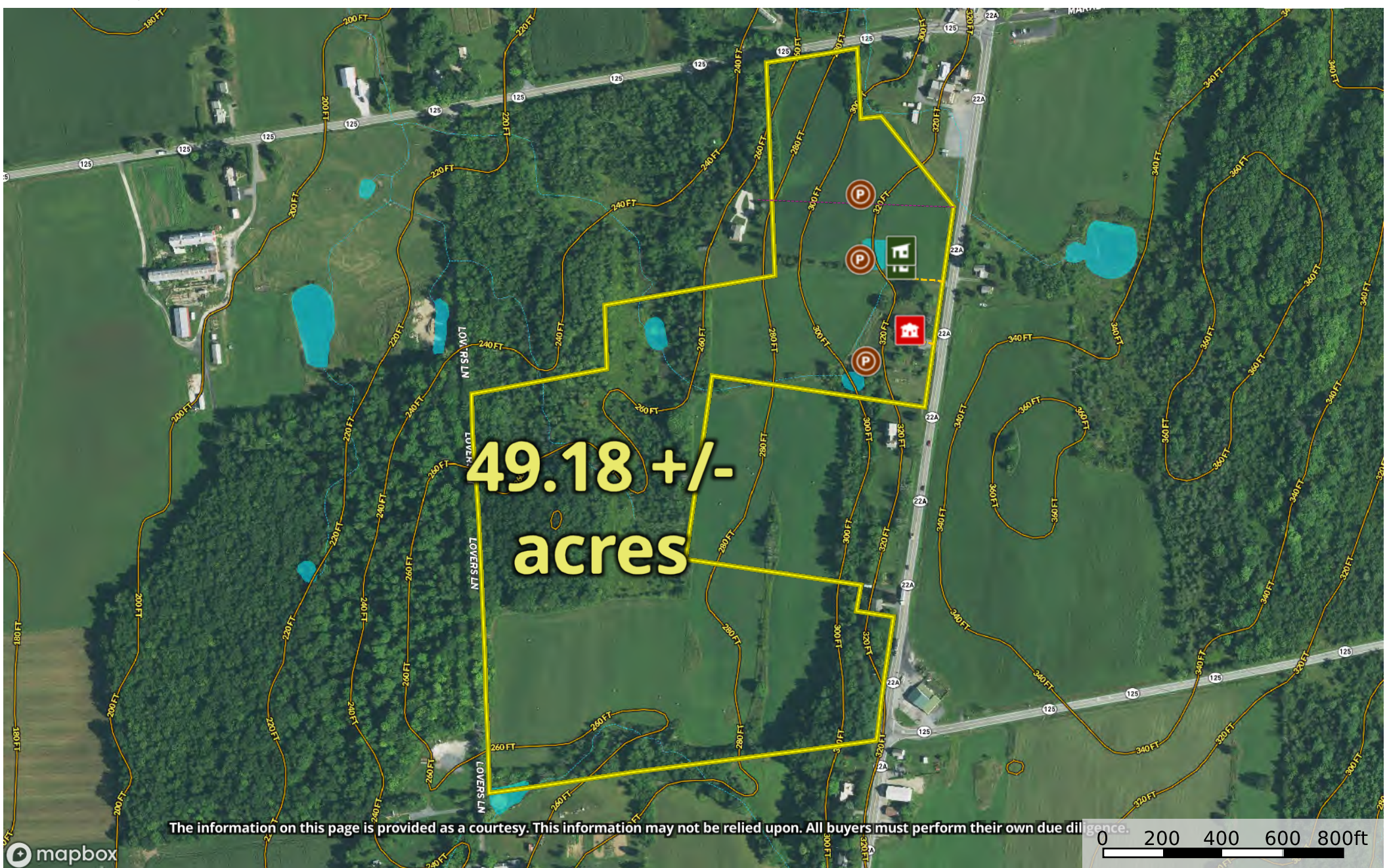
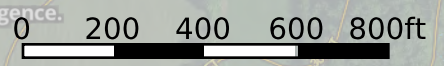


Bridport 49.18 Ac - 2710 Vt Rt 22A
Addison County, Vermont, 49.18 AC +/-



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
- Shed / Shack
- Main House
- Approx. Water Line
- 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.

18.A (11.1)
883.17Ac

31
33.55Ac

15
20.4Ac

21
6.2Ac

22.SOL
22.1
141.6Ac

FARM, INC.

VT Route 22A

Note: tax map has not been updated to reflect the boundary line adjustment from 2023 yet. Approx. outline of parcel with the adjustments has been drawn for reference only.

Market Rd

VT Route 125

(11)
(15AcS)

17
5Ac

49.2
10.8AcS

50
(50)

51

54
80Ac

49
57.9Ac

49.1
10.26AcS

56
5.61AcS

57
2.48AcS

47
306Ac

48
10.1Ac

84

VT S.8A/07

Town

88.A
3.9AcS

85
2.47Ac

89
2.56Ac

98

94
1.92Ac

98
Central Cemetery
Church

90
10.67Ac
(9Ac)

91
2Ac

92

93

122

123

124

125

126

128

129

130

VT Route 125

86
2Ac

87

95

96

97

100
Town Office

101

102

127
Historical Society

67
8.33Ac

103
4.91Ac

104

105
Town

106

104.A

104

105

106

109

110
Park Av

111

115
5.3Ac

131

132
7.3AcS

66
15.38Ac

71
3Ac

72

73
2.9Ac

112
2Ac

108

107
6.58Ac

109

110

111

115

132

133.A

Potash Brook

Adirondack View, Pvt

74

75
1.82Ac

76

113

(115.2)

CONT'D

02-018.A

CONT'D

55

08-002

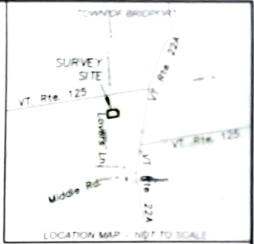
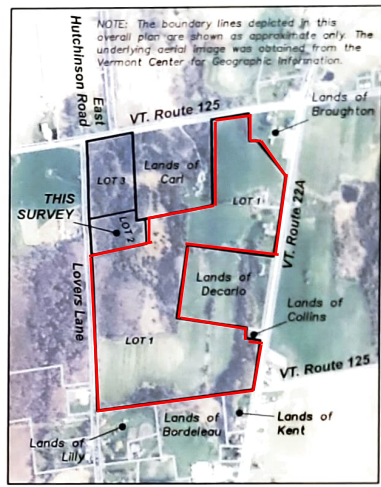
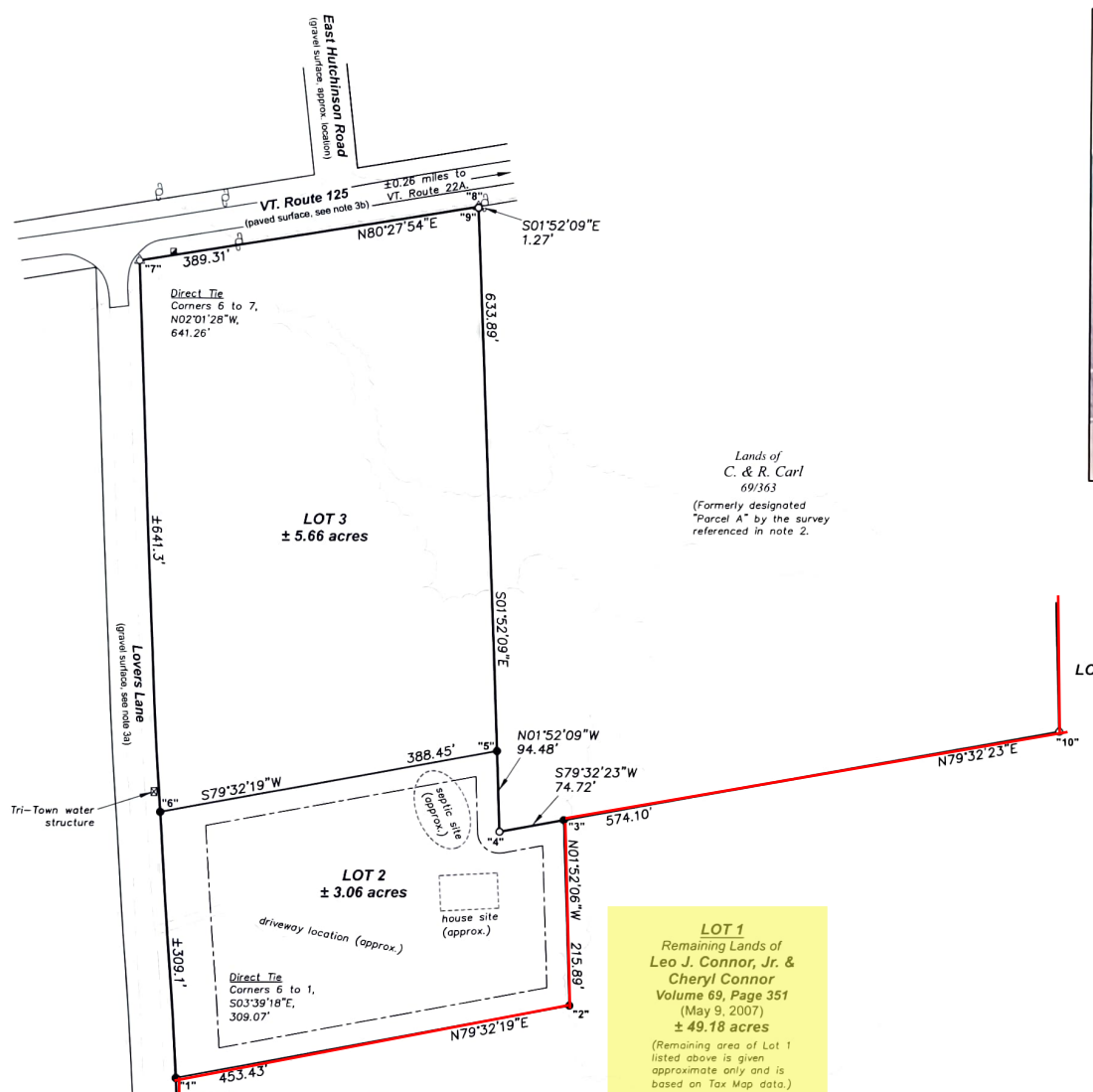
08-002.A

168000

CONT'D

168000

"ORIGINAL MYLAR"



GENERAL SURVEY NOTES

- 1. The purpose of this survey is to subdivide a portion of lands... 2. The following plat recorded within the Town of Bridport... 3. The widths and locations of the sidelines of Lovers Lane... 4. The statutory 3 rod (49.5') wide right of way limit was held for Lovers Lane... 5. The current water source for the subject parcel is provided by the Tri-Town Water District... 6. The locations of wastewater disposal systems, drilled well sites and proposed house and driveway sites were provided by others and are shown approximate... 7. The locations of tree lines are shown as approximate only and were traced from a digital orthophoto overlay... 8. Unless otherwise noted, the physical location of underground utilities were not determined by this survey... 9. The information on this plat reflect conditions that were existing at the time of the survey... 10. All distances depicted on this plat are at ground level... 11. Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System...

TOWN OF BRIDPORT ZONING INFORMATION

ZONING DISTRICT: Lands depicted hereon are located within the Village (V-1) Zoning District

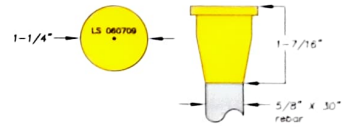
DIMENSIONAL INFORMATION

Min. Lot Area: 1 acre
Min. Area/Dwelling Unit: 1 acre
Min. Lot Frontage: 100'
Min. Lot Depth: 150'
Max. Coverage: 15%

SETBACKS

Min. Front Yard: 75' (from C/L)
Min. Rear Yard: 25'
Min. Side Yard: 25'

Typical Stamped Caps on Set Monumentation



CORNER LIST

- CORNER 1: 5/8" rebar set 5' above grade
CORNER 2: 5/8" rebar set 4' above grade
CORNER 3: 5/8" rebar set 5' above grade
CORNER 4: 1-1/4" (O.D.) metal pipe recovered 9' above grade
CORNER 5: 5/8" rebar set 4' above grade
CORNER 6: 5/8" rebar set 4' above grade
CORNER 7: Unmonumented point at the intersection of the easterly line of Lovers Lane and Southerly Line of VT. Route 125
CORNER 8: Unmonumented point in the southerly line of VT. Route 125
CORNER 9: 1-1/4" (O.D.) metal pipe recovered flush with grade
CORNER 10: 1-1/4" (O.D.) metal pipe recovered 10' below grade

LOT 1 Remaining Lands of Leo J. Connor, Jr. & Cheryl Connor Volume 69, Page 351 (May 9, 2007) ± 49.18 acres

REVISION: Designated lands north of Lot 2 as Lot 3. DATE: 4/11/2024 BY: SWK



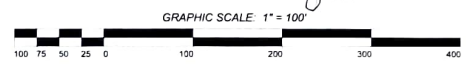
LEGEND

- Found Corner Monument (See Corner List)
Set Corner Monument (See Corner List)
Unmonumented Point
Corner Number (See Corner List)
Utility Pole
Telecommunication Pedestal
Subject Boundary Line
Zoning Setback Line
Overhead Utility Lines
Edge of Gravel Drive
Approximate Tree Line

NOTE: The locations of the remaining lines and corners of Lot 1 were not determined by this survey.

APPROVED BY THE BRIDPORT PLANNING COMMISSION This 21 day of April A.D. 2024 at 7 o'clock 36 minutes A.M. Attest: Helen Broughton Chair, Bridport Planning Commission

TOWN OF BRIDPORT CLERK'S OFFICE RECEIVED FOR RECORD This 17 day of April A.D. 2024 at 4 o'clock 0 minutes P.M. Attest: [Signature] Town Clerk



THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PARCEL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

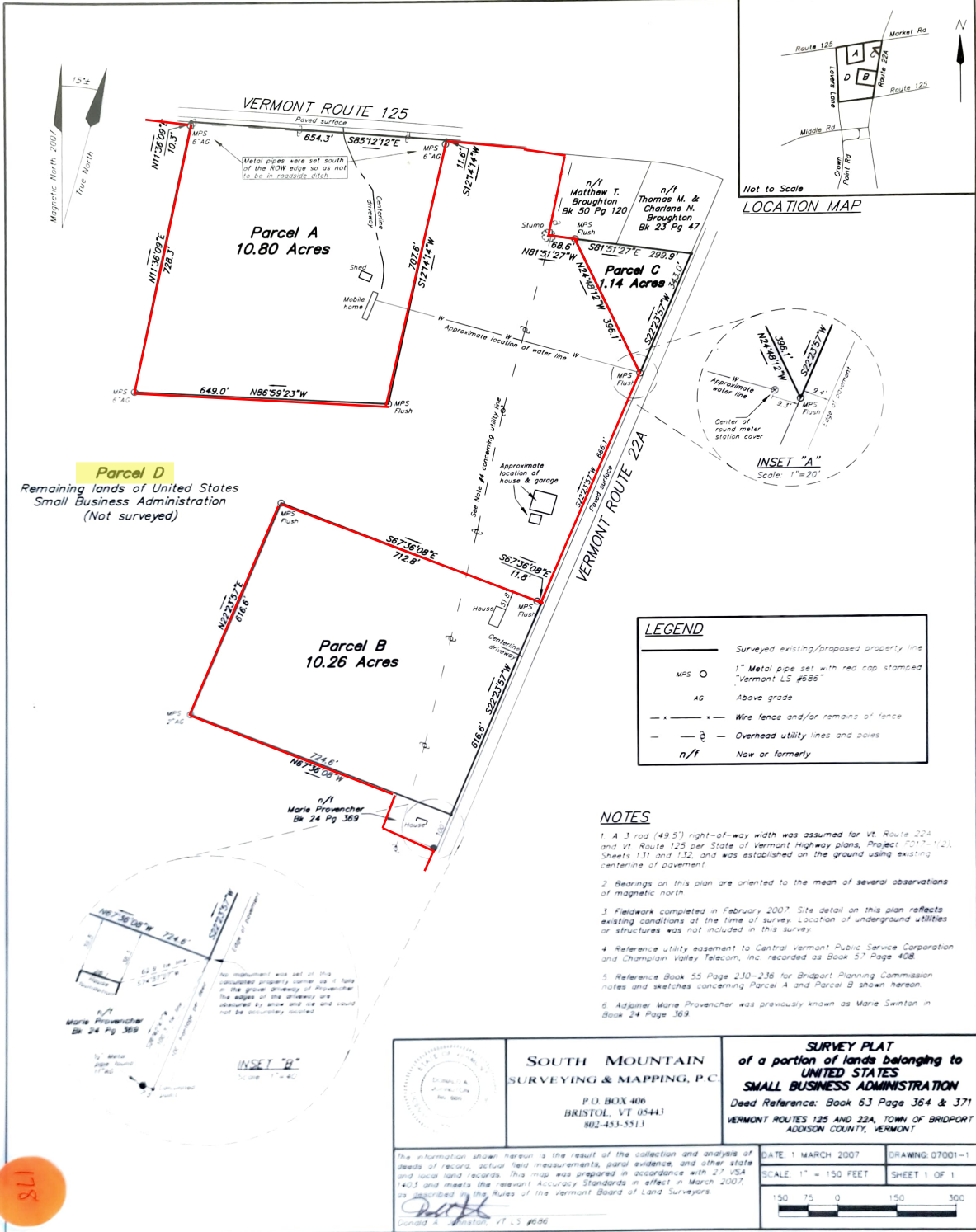
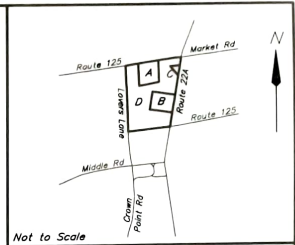
Table with 4 columns: DATE, PROJECT, SCALE, SHEET. Content: DATE: 21 DEC 2023, PROJECT: 2023-39 J, SCALE: 1" = 100', SHEET: 1 of 1. Also includes title 'SUBDIVISION PLAT' and owner 'LEO J. CONNOR, JR. & CHERYL CONNOR'.

MAP # 07	PARCEL # 049	TOWN OF BRIDPORT		PERMIT NUMBER 07-40			
PERMIT APPLICATION FORM		Date: 08-06-2007					
APPLICANT'S NAME Lisa + Cheryl Connor		GENERAL DESCRIPTION OF PROPOSAL Lot Line Adjustment Parcel C Mylar 178					
BUSINESS NAME (IF ANY)		AREA INVOLVED (SQ FT)					
APPLICANT'S MAILING ADDRESS PO Box 112 Bridport, VT 05701		APPLICANT'S PHONE NUMBER 758-2473					
PROPERTY OWNER: ABOVE	APPLICATION FOR (CHECK / HERE) ...						
AREA OF LOT 1.14 ACRES	1 ZONING PERMIT						
LOCATION VT Rt 22A 2710	2 SUBDIVISION PERMIT						
	3 CONDITIONAL USE						
	4 VARIANCE						
	5 CERTIFICATE OF COMPLIANCE						
	6 OTHER - Lot Line Adjustment <input checked="" type="checkbox"/>						
	7 WORK IN PUBLIC RIGHT OF WAY						
Nature of work: New Addition Alteration Other Lot Line Adjustment							
Use or Occupancy: Existing Proposed							
Setback from Center of Public Road: Rear Side							
Building Length: Width No. Stories							
Type of Water System: Type of Sewage System							
USE SPACE BELOW TO SKETCH PLOT PLAN							
See Mylar #178							
HEREBY CERTIFY THAT THE STATEMENTS ON THIS APPLICATION ARE CORRECT AND THAT I WILL COMPLY WITH THE VERMONT AND BRIDPORT REGULATIONS COVERING THE WORK TO BE DONE.							
SIGNED BY PROPERTY OWNER: <i>[Signature]</i> SIGNED BY APPLICANT (IF DIFFERENT FROM OWNER):							
SUBMIT FORM INTACT WITH FEE							
DO NOT WRITE BELOW THIS LINE - FOR TOWN USE ONLY.							
APPLICATION FEE \$ 100		RECEIVED BY: VB		COMPLETE APPLICATION FILED: 6-11-07			
ZONE:	CHECKED BY	DATE APPROVED	DATE DENIED	BOARD	DATE APPROVED	DATE DENIED	INSPECTED BY
1 ZONING PERMIT							
2 SUBDIVISION PERMIT							
3 CONDITIONAL USE							
4 VARIANCE							
5 CERTIFICATE OF COMP							
6 LOT LINE ADJUSTMENT	Planning Commission	8/1/07					
7 WORK IN PUBLIC R.O.W.							
NOTE ► THERE MAY BE STATE OF VERMONT AND/OR FEDERAL PERMITS OR APPROVALS NECESSARY FOR THE PROPOSED DEVELOPMENT AND/OR CONSTRUCTION. ANY APPEAL OF A DECISION OR ACT BY THE ADMINISTRATIVE OFFICER MUST BE FILED WITHIN FIFTEEN DAYS OF THE DATE OF SUCH DECISION OR ACT.							
FEE: 15865 ; TOTAL: 100.00 ; PAID: 100.00 ; DATE OF ISSUANCE: 7/10/07 ; ISSUED BY: <i>[Signature]</i> ADMIN. OFF. Planning Commission Chair.							
THIS PERMIT BECOMES EFFECTIVE ON 20 IF THERE IS NO APPEAL.							
CERTIFICATE OF COMPLIANCE ISSUANCE		DATE INSPECTED	DATE ISSUED	ISSUED BY:			
ATTACHED INFORMATION AS CONDITIONS FOR APPROVAL		B2A MINUTES	PC MINUTES	ADMINISTRATIVE REQUIREMENTS			
COMMENTS:							

Bridport Town Clerk's Office, August 6, 2007 at 9:00 am
 Received and duly recorded the foregoing instrument
 Attest: Valerie Boudreau L.S. Town Clerk

CK Jeger

Rec'd 15 March 2007
Edward B. Sulph, Vice Chair
Bridport Planning Commission



Parcel D
Remaining lands of United States
Small Business Administration
(Not surveyed)

LEGEND

	Surveyed existing/proposed property line
	1" Metal pipe set with red cap stamped "Vermont LS #686"
	Above grade
	Wire fence and/or remains of fence
	Overhead utility lines and poles
	Now or formerly

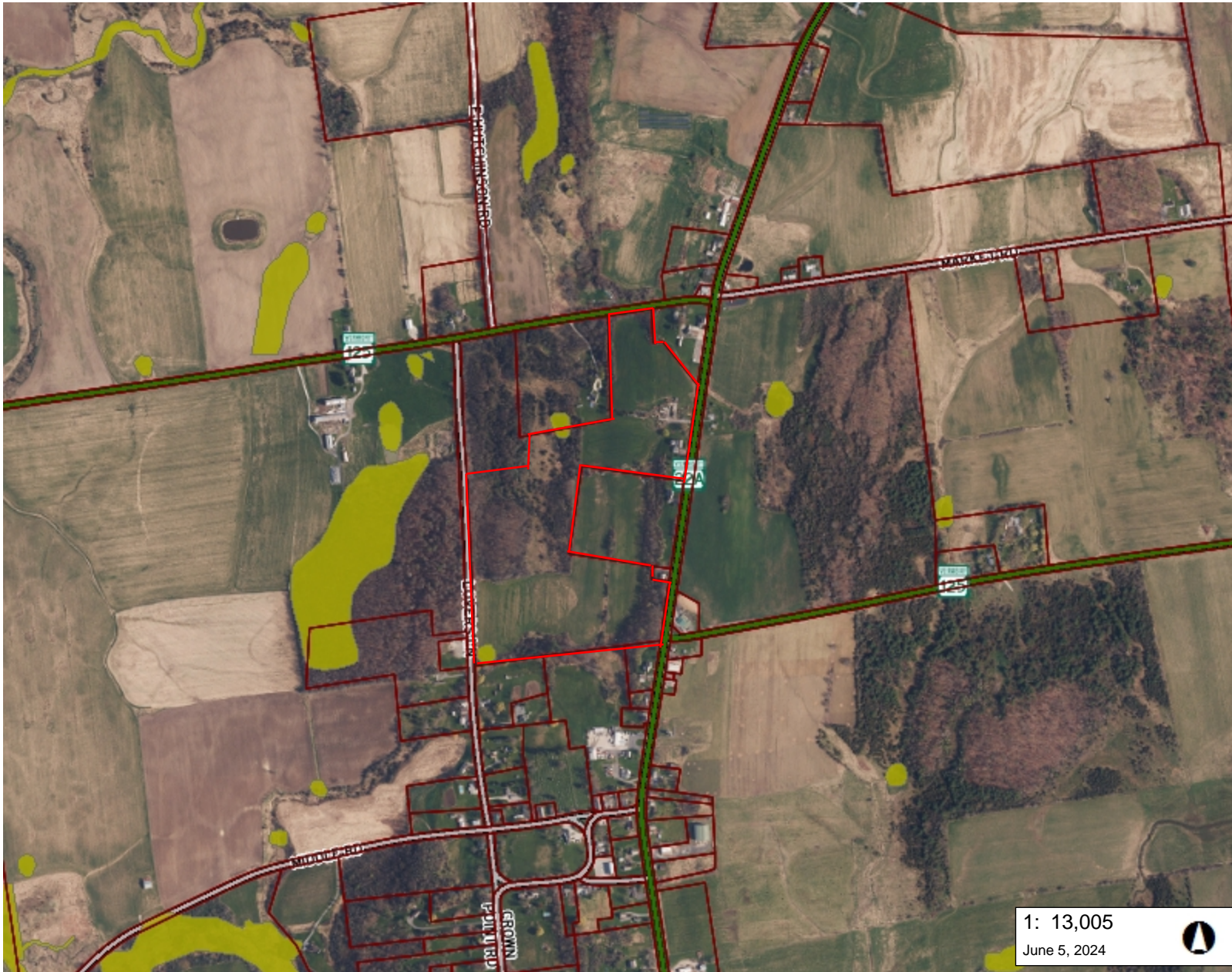
- NOTES**
1. A 3 road (49.5') right-of-way width was assumed for Vt. Route 22A and Vt. Route 125 per State of Vermont Highway plans, Project 5017-1121, Sheets 131 and 132, and was established on the ground using existing centerline of pavement.
 2. Bearings on this plan are oriented to the mean of several observations of magnetic north.
 3. Fieldwork completed in February, 2007. Site detail on this plan reflects deeds of record, actual field measurements, aerial evidence, and other state and local land records. This map was prepared in accordance with 24 V.S.A. 4433 and meets the relevant Accuracy Standards in effect in March 2007, as prescribed in the Rules of the Vermont Board of Land Surveyors.
 4. Reference utility easement to Central Vermont Public Service Corporation and Champlain Valley Telecom, Inc. recorded as Book 57 Page 408.
 5. Reference Book 55 Page 210-236 for Bridport Planning Commission notes and sketches concerning Parcel A and Parcel B shown hereon.
 6. Adjacent Marie Provencher was previously known as Marie Swinton in Book 24 Page 369.



	<p>SOUTH MOUNTAIN SURVEYING & MAPPING, P.C.</p> <p>P.O. BOX 406 BRISTOL, VT 05443 802-453-5513</p>	<p>SURVEY PLAT of a portion of lands belonging to UNITED STATES SMALL BUSINESS ADMINISTRATION</p> <p>Deed Reference: Book 63 Page 364 & 371 VERMONT ROUTES 125 AND 22A, TOWN OF BRIDPORT ADDISON COUNTY, VERMONT</p>
	<p>The information shown herein is the result of the collection and analysis of deeds of record, actual field measurements, aerial evidence, and other state and local land records. This map was prepared in accordance with 24 V.S.A. 4433 and meets the relevant Accuracy Standards in effect in March 2007, as prescribed in the Rules of the Vermont Board of Land Surveyors.</p> <p><i>Edward B. Sulph</i> Edward B. Sulph, VT LS #686</p>	<p>DATE: 1 MARCH 2007 DRAWING: 07001-1</p> <p>SCALE: 1" = 150 FEET SHEET 1 OF 1</p> <p>150 75 0 75 150 300</p>

217

Reference made to Book 44 Page 1000
Map of Water Bourgeois, Town Clerk



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

Parcels (standardized)

Roads

- Parcels (standardized)
- 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: 13,005

June 5, 2024



661.0 0 330.00 661.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 1084 Ft. 1cm = 130 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

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That, the UNITED STATES SMALL BUSINESS ADMINISTRATION, as Receiver for Moneta Capital Corporation, with a principal place of business in Washington, D.C., Grantor, in the consideration of TEN (\$10.00) OR MORE DOLLARS paid to its full satisfaction by LEO J. CONNOR, JR. and CHERYL CONNOR, husband and wife, of Bridport in the County of Addison and State of Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, LEO J. CONNOR, JR. and CHERYL CONNOR, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Bridport in the County of Addison and State of Vermont, described as follows, viz:

SEE ATTACHED SCHEDULE A.

TO HAVE AND TO HOLD all right, title, interest, claim and demand, in and to said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, LEO J. CONNOR, JR. and CHERYL CONNOR, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And the said Grantor, the UNITED STATES SMALL BUSINESS ADMINISTRATION, as Receiver for Moneta Capital Corporation, does for itself and its successors, executors and administrators, covenant with the said Grantees, LEO J. CONNOR, JR. and CHERYL

DEPPMAN & FOLEY, P.C.
ATTORNEYS AT LAW
R. O. DRAWER 589
DLEBURY, VERMONT
05755

52

**SCHEDULE A TO LIMITED WARRANTY DEED
FROM UNITED STATES SMALL BUSINESS ADMINISTRATION
TO LEO CONNOR, JR. AND CHERYL CONNOR.**

Being all and the same lands and premises, together with all improvements thereon, conveyed to Christopher Antonelli and Ruby Antonelli by Warranty Deed of Rudolph J. Phillips dated May 15, 1972 and recorded in the Bridport Land Records in Book 24 at Page 49.

EXCEPTING AND EXCLUDING those lands shown as Parcels A and B on a map titled "Survey Plat of a portion of lands belonging to United States Small Business Administration, Deed Reference: Book 63, Page 364 & 371, Vermont Routes 125 and 22A, Town of Bridport, Addison County, Vermont," dated March 1, 2007, prepared by South Mountain Surveying & Mapping, P.C., recorded in the Bridport Land Records on March 15, 2007, as Map #178.

Subject to utility easements and utility rights of way of record as of the date hereof.

Reference is made to the following:

1. Judgment and Decree of Foreclosure in the matter of United States Small Business Administration, Receiver for Moneta Capital Corporation v. Ruby Antonelli, William Sheldrick, Jr. and Jennifer Sheldrick, Christopher Carl and Rebecca Carl and Leo J. Connor, Jr. and Cheryl Connor, dated May 27, 2004 and recorded in the Bridport Land Records in Book 63 at Page 372. A Certificate of Non-Redemption in this matter dated December 6, 2004 is recorded in the Bridport Land Records in Book 63 at Page 371.
2. Town of Bridport Planning Commission Resolution at a meeting held on March 13, 2007, and recorded in the Bridport Land Records on March 19, 2007, in Book 69 at Page 85.
3. State of Vermont Exemption Letter dated March 13, 2007, and recorded in the Bridport Land Records on March 19, 2007, in Book 69 at Page 86.

CONNOR, and their heirs and assigns, that the granted premises are free from all encumbrances made or suffered by it, and that the UNITED STATES SMALL BUSINESS ADMINISTRATION, as Receiver for Moneta Capital Corporation, will and its successors, executors and administrators shall WARRANT AND DEFEND the same to the said Grantees and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of ~~April~~ ^{May}, 2007

A.D. 2007.

U.S. SMALL BUSINESS ADMINISTRATION,
As Receiver for Moneta Capital Corporation

By: Thomas G. Morris L.S.
Duly Authorized Agent Dir O/L, SBA

DISTRICT OF COLUMBIA
COUNTY OF _____, SS.

At Washington, this 9th day of ~~April~~ ^{MAY}, 2007, personally appeared THOMAS G. MORRIS, Duly Authorized Agent of the UNITED STATES SMALL BUSINESS ADMINISTRATION, as Receiver for Moneta Capital Corporation, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed, and the free act and deed of the said UNITED STATES SMALL BUSINESS ADMINISTRATION, as Receiver for Moneta Capital Corporation.

[SEAL]

Before me,
Abraham Speight
Notary Public
My Commission Expires: Abraham A. Speight
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 30, 2008

IPPAMAN & FOLEY, P.C.
ATTORNEYS AT LAW
DRAWER 569
DURHAM, VERMONT
05753

Bridport Town Clerk's office, May 17, 2007 at 9:00 am
Received and duly recorded the foregoing instrument
Attest: Valerie Borgeon L.S. Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd - Tax Paid
Return No. 07-28
Signed Valerie Borgeon Clerk
Date May 17, 2007

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, RUDOLPH J. PHILLIPS of Bridport in the County of Addison and State of Vermont Grantor, in the consideration of -----TEN AND MORE -----Dollars paid to my full satisfaction by CHRISTOPHER ANTONELLI and RUBY ANTONELLI, husband and wife, both of Smithfield in the County of Providence and State of Rhode Island Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees CHRISTOPHER ANTONELLI and RUBY ANTONELLI, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Bridport in the County of Addison and State of Vermont, described as follows, viz:

Being a portion only of the same lands and premises conveyed by Warranty Deed from Thomas E. ~~Rushford~~Rushforth to Rudolph Phillips and Emma Louise Phillips (deceased) dated June 11, 1951 and recorded at Page 89 of Book 21 in the Bridport Land Records. The lands and premises conveyed herein are all Grantors real estate on the westerly side of Route #22A in the Town of Bridport and are more particularly described as follows:

Commencing at a point lying on the westerly side of Route #22A, said point marking the northeasterly corner of the lands of one Racette and the southeasterly corner of the lands herein conveyed; thence northerly along the westerly line of said Route 22A 400 feet, more or less, to a point marked by an iron pin, which point marks the southeasterly corner of the lands of one Ashley Wolcott; thence westerly along the said Wolcott's southerly line to a point marked by an iron pin, which point marks the southwesterly corner of the lands of said Wolcott; thence northerly along the westerly line of the lands of said Wolcott ~~ix~~ 100 feet, more or less, to a point marked by an iron ~~pin~~ pin, which point marks the northwesterly corner of the lands of the said Wolcott; thence easterly along the said Wolcott's line to a point marked by an iron pin on the westerly line of Route #22A, which point marks the northeasterly corner of the lands of the said Wolcott; thence northerly along the westerly line of said Route #22A to a point marked by an iron pin, which point marks the southeasterly corner of the lands of one Broughton, also known as the Cheese Factory; thence westerly along said Broughton's southerly line to a point marked by an iron pin, which point marks the southwesterly corner of the lands of said Broughton; thence northerly along the said Broughton's westerly line to a point marked by an iron pin, which point is on the southerly line of Route #125 and marks the northwesterly corner of the lands of said Broughton; thence westerly along the southerly line of said Route #125 to a point marked by an iron pin, which point marks the intersection of said Route #125 and a dirt town road and is the northwesterly corner of the lands herein conveyed; thence southerly along the easterly line of said dirt town road to a point marked by an iron pin, which point marks the northwesterly corner of the lands of one Lilly and the southwesterly corner of the lands herein conveyed; thence easterly along the southerly line of the lands herein conveyed and the northerly line of the lands of Lilly, Duclous, and Racette to the point or place of beginning.

Said parcel is conveyed with dwelling and outbuildings thereon and is aid to contain 74 acres, be the same more or less.

Subject to pole line easements of record or in existence and SUBJECT FURTHER to any zoning and subdivision ordinances and regulations of the Town of Bridport and any health, subdivision, environmental, or other like statutes and regulations of the State of Vermont or any agency or instrumentality thereof as it may affect the above described property.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees CHRISTOPHER ANTONELLI and RUBY ANTONELLI, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And I the said Grantor RUDOLPH J. PHILLIPS for myself and my heirs, executors and administrators, do covenant with the said Grantees and their heirs and assigns, that until the ensealing of these presents I am the sole owner 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 I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of May A.D. 1972

IN PRESENCE OF
John C. Deppman Rudolph J. Phillips L.S.
Leo J. Connor

STATE OF VERMONT,
ADDISON COUNTY

} SS. At Middlebury this 15th day of May A.D. 1972
RUDOLPH J. PHILLIPS personally appeared, and he acknowledged this instrument, by ~~me~~ him sealed and subscribed, to be his free act and deed.
Before me John C. Deppman
Notary Public

Bridport Town Clerk's Office, May 17, 1972 at 8:45 A.M.
Received and duly recorded the foregoing instrument.

Attest Richard S. Roscard Town Clerk

*See page 47, page 52 for unconditional assignment
Attest: Valere Beau given 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. A 141505
Signed Richard S. Roscard, Clerk
Date 5/17/1972



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 problem 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.

Property Address: 2710 VT Route 22A, Bridport, VT 05734

Seller's Disclosure (initial applicable sections)

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

--	--

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

✓ LCJA	
CC	

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:

✓ LCJA	
CC	

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

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

Purchaser's Acknowledgement (initial applicable sections)

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

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

Seller's Initials

LCJA	CC		
------	----	--	--

Buyer's Initials

--	--	--	--

Purchaser has:

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

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

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

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 Acknowledgement (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: *[Signature]* *6/4/24*
 (Signature) Date

Purchaser:
 (Signature) Date

Seller: *Cheryl Connor* *6/4/24*
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Date Prepared: 6/4/24

Seller's Name(s): Leo G. Connor Cheryl Connor

Physical Property Address: 2710 VT Route 22A Bridport
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 type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input 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 type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Drive way

Seller's Initials LCJ CC

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 checked="" type="checkbox"/> NO	<input 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? <u>Roads & old fence lines</u>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? <u>Partial</u> If "Yes," when? <u>2023</u> By whom? <u>Kittredge Survey</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are copies of any of the following available? <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Survey <input checked="" type="checkbox"/> Tax Map <input type="checkbox"/> Subdivision Plan/Sketch	<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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input checked="" type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct <input type="checkbox"/> Vent <input type="checkbox"/> Steam Other (explain): _____ Age of Furnace/Boiler: <u>Before 74</u> <input checked="" type="checkbox"/> Don't Know Primary Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input 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): _____ Primary Annual Fuel Usage: <u>2000</u> Gallons (or other measure) Date Range _____ Provider: <u>Mikes Fuel</u> Secondary Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input checked="" 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): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? <input type="checkbox"/> Owner <input type="checkbox"/> Propane Supplier <input type="checkbox"/> Association Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>			
(b)	Air Conditioning: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe type and number of units (central, heat pump, window, etc.) <u>Window Units</u>			
(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: <u>7</u> <input type="checkbox"/> Don't Know 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 checked="" 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: \$ <u>350 p/m</u> Date Range: _____ Electric utility provider: <u>GMP</u> Property used: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Time Seasonally <i>Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.</i> Main Breaker Amperes: <u>200</u> Amps <input type="checkbox"/> Don't Know <u>Includes Chicken Coops</u>			
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: <u>House Rewired in 1974</u>			

Seller's Initials

LL	TR	CC		
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Purchaser's Initials

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TELEPHONE/INTERNET/TELEVISION

(h) Is landline telephone service present at the Property? YES NO If "Yes," current provider: Waitsfield

(i) Is cellular telephone service available at the Property? YES NO If "Yes," list available providers: AT&T/Verizon

(j) Is internet service available at the Property? YES NO If "Yes," current provider: Waitsfield
 If "Yes," service is: Dial Up Broadband Cable Satellite DSL Fiber Optic

(k) Is television service available at the Property? YES NO If "Yes," current provider: _____
 If "Yes," source is: Antenna Cable Satellite DSL Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be **included** in the sale of the Property:

Electric Garage Door Opener - Number of Transmitters 0 Security Alarm System Owned Leased

Humidifier Dehumidifier Lawn Sprinklers Automatic Timer Smoke Detectors - How Many? 2

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 Mini Split Compost Bin

Wood/Gas/Pellet/Other Stove (describe): _____

OTHER: _____

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

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: _____

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
 Manufactured Modular Wood Frame Other (describe): _____

Age of Building(s): Main Bldg. 1930 Additions to Main Bldg. 1979 Additional Building(s): (a) _____ (b) _____

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? Yes NO
 If "Yes," please explain: _____

If "yes," did you obtain all necessary permits and approvals for such work? Yes No Don't know

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 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: _____

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: _____

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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: _____

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? _____

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know
Approximate age of roof? metal 2018 - slate original
Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW
If "Yes," when? States when Needed
Are there any current problems with the roof? YES NO DON'T KNOW
If "Yes," explain: _____

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 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): Tri-Town
 Public or Municipal Community Private Shared Driven Point Well On-site Off-site
 Drilled Well Dug Well Spring Lake/Pond None Don't Know Other
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
Age of Water System: _____
If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water \$ 181 Date Range: Quarter Metered YES NO

CONDITION OF WATER AND WATER SYSTEM
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: _____
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: _____
Does the water have any odor, bad taste, cloudiness or discoloration? YES NO If "Yes," describe in detail: _____
Describe in detail any other problems you have had with your water system, including water quality or quantity: _____

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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): <input type="checkbox"/> Public or Municipal Sewer System <input type="checkbox"/> Shared <input checked="" type="checkbox"/> On-site septic/wastewater system <input type="checkbox"/> Off-site septic/wastewater system <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> New or Alternate Technology (explain technology) _____ <input type="checkbox"/> Holding Tanks <input type="checkbox"/> Cesspool <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Dry Well <input checked="" type="checkbox"/> Conventional disposal area <input type="checkbox"/> Mound System disposal area <input type="checkbox"/> At Grade <input type="checkbox"/> Other <input type="checkbox"/> Don't Know If other, please explain: _____ What is the annual cost of municipal sewer? \$ _____ Date Range: _____	
CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following: Date system installed: <u>1974</u> Is the system entirely on your Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "No," where is it? _____	
Has the system been repaired since you have owned the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," when? _____ What was done? <u>Inlet Pipe Repair</u> By whom? _____	
Type of septic tank: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other (describe) _____ <input type="checkbox"/> Don't Know Septic tank capacity (in gallons) <u>1000gal</u> <input type="checkbox"/> Don't Know Date Septic Tank Last Inspected? _____ <input type="checkbox"/> Don't Know Reports of last inspection/pumping attached <input type="checkbox"/> YES <input type="checkbox"/> NO Date Septic Tank Last Pumped? _____ <input type="checkbox"/> Don't Know By whom? _____ If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed <input type="checkbox"/> Yes <input type="checkbox"/> No If so, date of most recent service _____ Cost: \$ _____ By whom: _____	
To your knowledge, is any portion of the system in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	
Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	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	
(c)	Is property enrolled in Vermont's Current Use program?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	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	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: <u>Current Use</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(g)	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	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials LC CC

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could 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	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Further explanation of answers to any of the above: <i>Cameras at Farm stand to prevent Theft.</i>			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association 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 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 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 type="checkbox"/> DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any rental restrictions? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: \$ _____ <input type="checkbox"/> Monthly <input checked="" 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 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 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 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: _____				

Seller's Initials LCJg cc

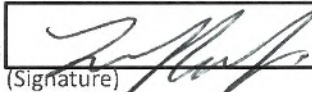
Purchaser's Initials

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:

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:  6/4/24
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: Cheryl Connor 6/4/24
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)