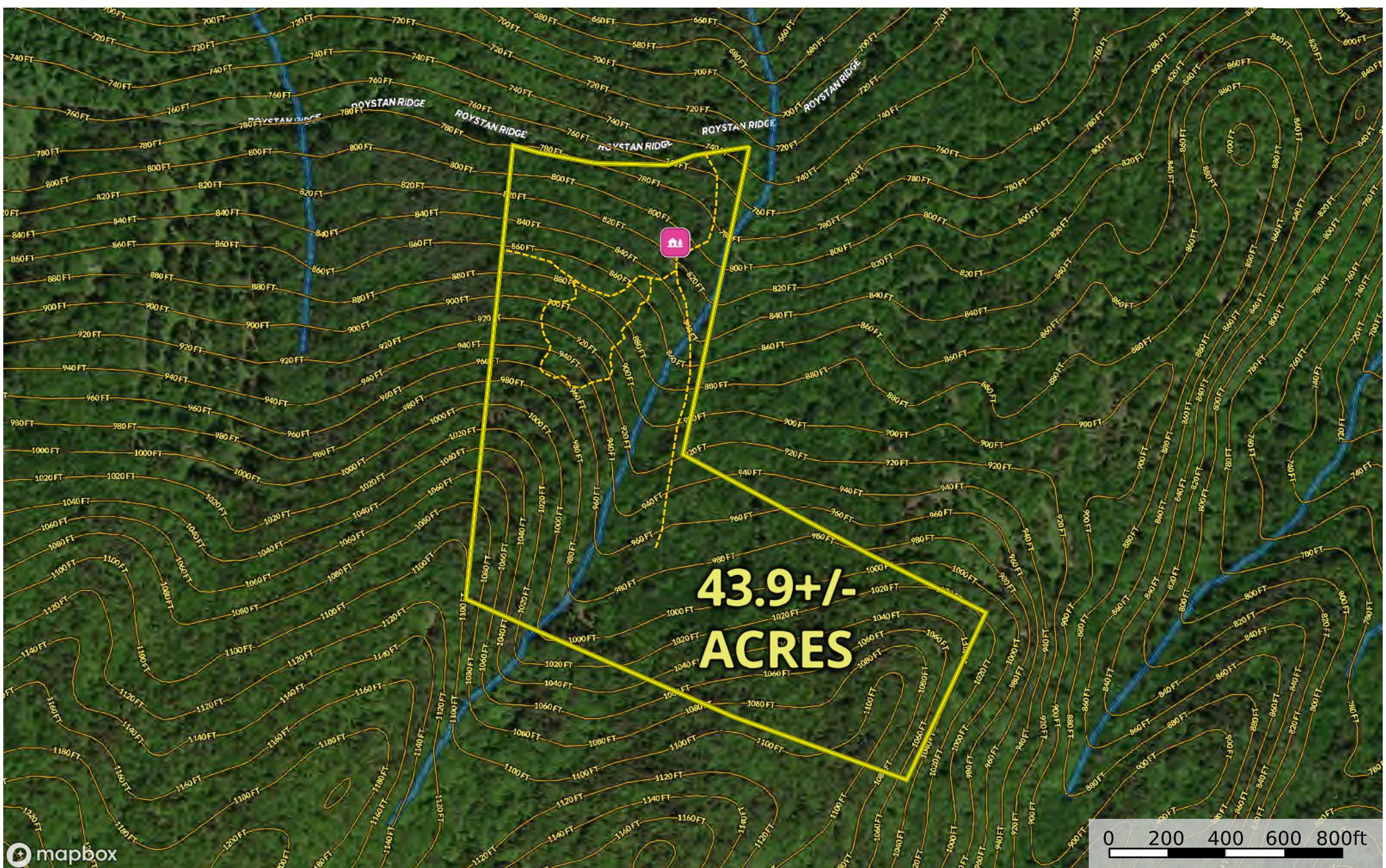


# Newbury 44 Acres - Roystan Ridge Road Vermont, AC +/-



mapbox

-  Cabin
-  Road / Trail
-  Boundary 1
-  Wetlands
-  Riparian
-  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 —  
BEARINGS AND DISTANCES ARE PLOTTED FROM A COMPASS AND TAPE SURVEY.

— NOTE —  
PIPES SET IN EXISTING STONE PILES AT POINTS A, B, C & D. OTHER STONES TO BUILD UP PILES.  
DEED REFERENCES: Vol. 53, Pg. 481; Vol. 17, Pg. 13; Vol. 8, Pg. 339.  
TOTAL ACREAGE: 79\*

FORMERLY H. CLOUGH  
Vol. 17, Pg. 481  
Vol. 15, Pg. 534

K. E. BERRY  
Vol. 49, Pg. 400

GROWTH REALTY ASSOCIATES  
Vol. 52, Pg. 126

S. H. KAISER  
Vol. 46, Pg. 93



— LEGEND —

- — — — — PROPERTY LINE
- — — — — WIRE FENCE
- — — — — STONE WALL
- — — — — ROAD LIMIT (APPROX.)
- — — — — DIVISION LINE
- — — — — REPUTED VILLAGE LIMIT EXISTING BEFORE SURVEY
- — — — — IRON PIPE / STONES
- POINT
- △ STAKE / STONES



*George E. Bedard*

— CERTIFICATION —

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL GROUND SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEY OF  
**RENA C. FARWELL PROPERTY**

NEWBURY VERMONT  
SCALE — 1" = 200' SEPT. 9, 1974



BEDARD / HEMOND, INC. — BURLINGAME  
REVISED: SEPT. 23, 1974

317  
344  
71-5 12A  
370  
371



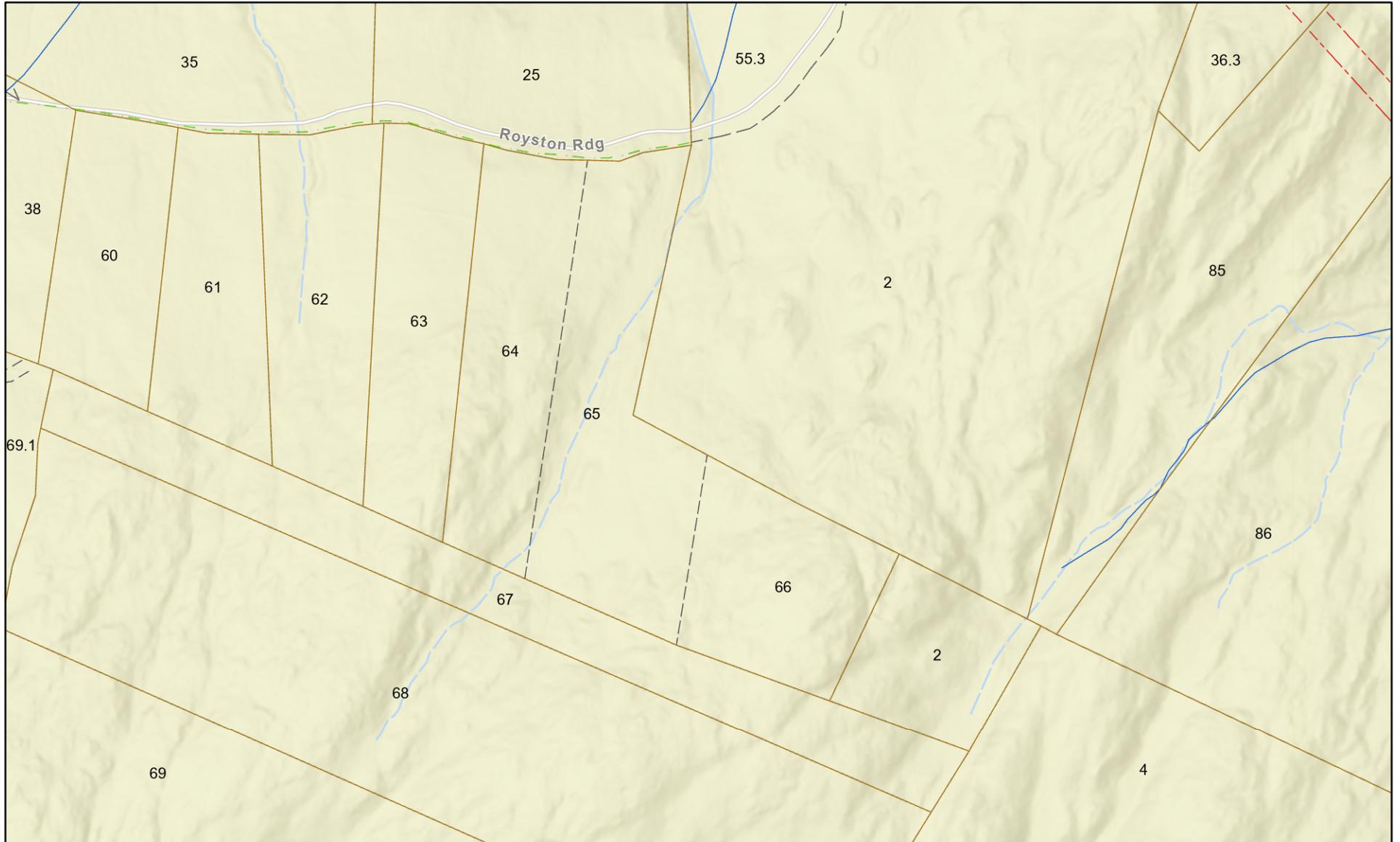
Town of Newbury, VT

1 inch = 542 Feet



August 2, 2024

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



**SELLER'S PROPERTY INFORMATION REPORT**  
TO BE COMPLETED BY SELLER

Date Prepared: 08/05/2024

Seller's Name(s): Greg Balch

Property Address: 2 Lots off Roystan Ridge Road Newbury  
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: Seasonal Camp

**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).**

**I. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)**

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> NO	<input checked="" 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 type="checkbox"/> YES	<input checked="" 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"/> Private (by owner) Annual Cost(s): <u>Varies but ~ \$200 per year averaged out.</u> Other (explain): <u>Road is maintained to solar field. Camp owners have a long's maintained for them.</u>			
(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 type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials

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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <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>pins and some old flag</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls 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)	<b>Heating System (check all that apply):</b> <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: _____ <input type="checkbox"/> Don't Know Fuel Type: <input 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): _____ Annual Fuel Usage: _____ Gallons (or other measure) Provider: _____ Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	<b>Air Conditioning:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	<b>Hot Water System (check all that apply):</b> <input 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: _____ <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input 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 type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	<b>Alternative Energy System(s) (check all that apply):</b> <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)	<b>Electrical System:</b> Electrical service panel has: <input type="checkbox"/> Fuses <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ _____ Electric utility provider: _____ Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: _____ Amps <input type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," explain in detail: _____ _____

### TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____
(i)	Is internet service available at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes", current provider: _____ If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes", current provider: _____ If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL

Seller's Initials



Purchaser's Initials



(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**  
 Check the items that will be included in the sale of the Property:

Electric Garage Door Opener - Number of Transmitters \_\_\_\_\_  Security Alarm System  Owned  Leased  Humidifier  
 Dehumidifier  Lawn Sprinklers  Automatic Timer  Smoke Detectors - How Many? \_\_\_\_\_  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  
 Wood/Gas/Pellet/Other Stove (describe): woodstove

OTHER: \_\_\_\_\_

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: \_\_\_\_\_

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

**3. STRUCTURAL COMPONENTS**

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: \_\_\_\_\_

**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: N/A

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?

Has paint containing lead been used on the Property?  YES  NO  DON'T KNOW

**ROOF:**  Shingle  Slate  Metal  Tile  Other (describe) \_\_\_\_\_  Don't Know

Approximate age of roof? 20 years

Has the roof ever leaked since you have owned the Property?  YES  NO  DON'T KNOW

If "Yes," explain: never to my knowledge

Has the roof been replaced or repaired since you have owned the Property?  YES  NO  DON'T KNOW

If "Yes," when? \_\_\_\_\_

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

Seller's Initials M A S  

Purchaser's Initials

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):  
 Public or Municipal  Community  Private  Shared  
 On-site  Off-site  Drilled Well  Dug Well  Spring  Lake/Pond  Lake Well  None  Don't Know  
 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  
 If Drilled Well: Drilled by: \_\_\_\_\_ Tag #: \_\_\_\_\_ Depth: \_\_\_\_\_  
 Gallons Per Minute (at time of driller's report): \_\_\_\_\_ Date of driller's report: \_\_\_\_\_

**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: \_\_\_\_\_ Monthly Rental Fee: \$ \_\_\_\_\_  
 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: \_\_\_\_\_  
 Describe in detail any other problems you have had with your water system, including water quality or quantity:  
 Does the water have any odor, bad taste, cloudiness or discoloration?  YES  NO If "Yes," describe in detail:

**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):  
 Public or Municipal Sewer System  On-site septic/wastewater system  Off-site septic/wastewater system  Septic Tank  
 New or Alternate Technology (explain technology) \_\_\_\_\_  Holding Tanks  
 Cesspool  Sewage Pump  Dry Well  Conventional disposal area  Mound System disposal area  At Grade  
 Other  Don't Know If other, please explain: \_\_\_\_\_

**CONDITION OF SYSTEM** If other than public or municipal sewer/wastewater system, answer the following:  
 Date system installed: \_\_\_\_\_ Is the system entirely on your Property?  YES  NO  DON'T KNOW  
 If "No," where is it? \_\_\_\_\_  
 Has the system been repaired since you have owned the Property?  YES  NO If "Yes," when? \_\_\_\_\_  
 What was done? \_\_\_\_\_ By whom? \_\_\_\_\_  
 Type of septic tank:  Concrete  Metal  Fiberglass  Other (describe) \_\_\_\_\_  Don't Know  
 Septic tank capacity (in gallons) \_\_\_\_\_  Don't Know  
 Date Septic Tank Last Inspected? \_\_\_\_\_  Don't Know Reports of last inspection/pumping attached:  YES  NO  
 Date Septic Tank Last Pumped? \_\_\_\_\_  Don't Know By whom? \_\_\_\_\_  
 To your knowledge, is any portion of the system in need of repair or replacement?  YES  NO If "Yes," describe in detail:  
 \_\_\_\_\_

Seller's Initials 

Purchaser's Initials 

**6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY**

(a)	Age of Building(s): Main Bldg. <u>20yrs</u> Additions to Main Bldg. <u>3yrs</u> Additional Building(s): (a) _____ (b) <u>(None)</u>			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(c)	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? If "Yes," please explain: _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	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	
(f)	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	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	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	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely 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	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(q)	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
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	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
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	<b>Further explanation of answers to any of the above:</b> _____			

**7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS**

(a)	Is the Property part of a condominium or other common interest ownership regime 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

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(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			
<b>Further explanation of any of the above:</b>				

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: *Mary Galt* 7-31-24  
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

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LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, ARTHUR E. LEMIRE, of Windsor, in the County of Windsor, and State of Vermont, GRANTOR, in the consideration of One Dollar and Other Valuable Considerations paid to our full satisfaction by GREGORY BALCH, of Hartland, in the County of Windsor, and State of Vermont, GRANTEE, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, GREGORY BALCH, and his 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 my undivided one-third interests in the same lands and premises as conveyed to the within Grantor by the following deeds:

PARCEL 1:

Being all and the same land and premises as conveyed to Gregory Balch, Arthur E. Lemire and Donald H. Balch by Gregory Balch and Arthur E. Lemire by Quitclaim Deed dated June 8, 2009 and recorded in Book 149 at Page 753 of the Newbury Land Records, wherein said premises are described as follows:

"Being all and the same land and premises as conveyed to the within Grantors, Gregory Balch and Arthur E. Lemire, by Allen D. Burroughs and Denise B. Barrows by Warranty Deed dated September 2, 2004 and August 30, 2004 and recorded in Book 134 at Page 226 of the Newbury Land Records, wherein said premises are described as follows:

Being a parcel of land said to contain 11.5 acres, more or less, all the same, and described as Parcel No. 2 and conveyed to Allen D. Burroughs and Denise B. Barrows, as tenants in common, and evidenced by Decree of Distribution, of the estate of Robert C. Burroughs, dated March 7, 2002 and recorded in Book 124, Page 559 of the Town of Newbury Land Records.

The within conveyed premises are not part of the within Grantors' homesteads.

The purpose of this deed is to correct and supplement the above noted deed dated September 2, 2004 which omitted one of the within grantees."

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

PARCEL 2:

Being all and the same land and premises as conveyed to Gregory Balch, Arthur E. Lemire and Donald H. Balch by Gregory Balch and Arthur E. Lemire by Quitclaim Deed dated June 8, 2009 and recorded in Book 149 at Page 747 of the Newbury Land Records, wherein said premises are described as follows:

"Being all and the same land and premises as conveyed to the within Grantors, Gregory Balch and Arthur E. Lemire, by Wilma A. Zettlemoyer by Warranty Deed dated September \_\_, 2003 and recorded in Book 131 at Page 394 of the Newbury Land Records, wherein said premises are described in part as follows:

"Being two parcels of land designated as "Lot #5" and "Lot #6" located pm (sic) Roystan Ridge Road (formerly known as Old County Road), and being all and the same land and premises conveyed to Clayton W. Hadlock, Jr. (deceased March 25, 1986 at Orford,

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Vermont Property Transfer Tax 32 V.S.A. Chap. 231 ACKNOWLEDGMENT Signed [Signature] Clerk Date 10/11/2009

NEWBURY TOWN CLERK'S OFFICE RECEIVED FOR RECORD THIS 1 DAY OF October A.D. 2009 AT 3 O'CLOCK 40 MINUTES P.M. AND RECORDED IN NEWBURY RECORDS BOOK 149 PAGE 341-345 ATTEST: [Signature] TOWN CLERK

Grafton County, New Hampshire) and Grantor herein, Wilma A. Zettlemoyer under her former name of Wilma A. Hadlock by warranty deed of Rena C. Farwell dated July 13, 1984 and recorded in Book 74, Page 511 (Lot #5), and by warranty deed of Rena Farwell dated January 26, 1985 and recorded in Book 71, Page 383 (Lot #6) both of the Newbury Land Records, wherein said lands and premises are more particularly described as follows:

LOT #5:

Being a part or portion of the land and premises conveyed to Thomas Farwell (deceased) and the Grantor herein, the said Rena C. Farwell, by Marion Burnham by her Warranty Deed dated November 24, 1972, and recorded in Book 53, Page 481 of the Newbury Land Records. The part or portion herein conveyed being more particularly described as follows:

Being Lot #5, so-called, as depicted upon a survey entitled "Rena C. Farwell Property, Newbury, Vermont" dated September 9, 1974, by Bedard and Hemond, Inc., Burlington, Vermont, said Lot #5 being more particularly described as follows:

.....

The parcel herein conveyed said to contain 13.4 acres, more or less. All courses, distances and statements as to acreage set forth herein are approximate and more or less.

LOT #6:

Being a part or portion of the land and premises conveyed to Thomas Farwell (deceased) and the Grantor herein, the said Rena C. Farwell, by Marion Burnham by her Warranty Deed dated November 24, 1972, and recorded in Book 53, Page 481 of the Newbury Land Records. The part or portion herein conveyed being more particularly described as follows:

Being Lot #6 so-called as depicted upon a survey entitled "Rena C. Farwell Property, Newbury, Vermont" dated September 9, 1974, by Bedard and Hemond, Inc., Burlington, Vermont, said Lot #6 being more particularly described as follows:

.....

The parcel herein conveyed said to contain 19 acres, more or less."

All courses, distances and statements as to acreage set forth herein are approximate and more or less.

Both parcels of land herein conveyed are subject to the following:

These premises are conveyed subject to action by the Newbury Planning Commission dated September 19, 1974, and the Grantees herein by acceptance hereof are put on notice of the action of said Planning Commission which was set forth in said Planning Commission's decision as follows:

After considering your application and map of the proposed subdivision it was moved to grant a waiver from further consideration by the Town Planning Commission based on the fact that no new roads or street will be built.

It is specifically made a condition that the owner or owners of the lands conveyed shall not hereafter petition by any means or avenue for the establishment of a public highway to serve the conveyed premises unless and until said property owner either individually or jointly with all the owners of other nearby properties shall improve said private road or right-of-way to the point where it complies with the specifications and requirements for a public highway, all without expense to the Town of Newbury or other municipality to whom such petition is addressed.

This waiver is granted as per section 5.4 of the Subdivisions Regulations of the Town of Newbury."

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The within conveyed premises are not part of the within Grantors' homesteads.

The purpose of this deed is to correct and supplement the above noted deed dated September \_\_, 2003 which omitted one of the within grantees."

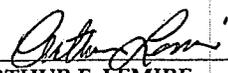
Said premises is not homestead property.

Said premises are conveyed subject to all easements and rights of way of record, provided this shall not reinstate any such encumbrance previously extinguished by Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above-mentioned deeds and to the deeds, and records referred to therein for a further and more particular description of the lands and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEE, GREGORY BALCH, and his heirs and assigns, to their own use and behoof forever; and I, the said GRANTOR, ARTHUR E. LEMIRE, for myself and my heirs, executors and administrators, do covenant with the said GRANTEE, GREGORY BALCH, and his heirs and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as noted aforesaid and except for the current year's taxes that were agreeably prorated at closing; and I hereby engage to WARRANT AND DEFEND the same against all persons claiming the same by, from or under me, but not otherwise, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28<sup>th</sup> day of September, 2020.

  
ARTHUR E. LEMIRE

STATE OF VERMONT  
COUNTY OF ORANGE, S.S.

At Newbury, this 28<sup>th</sup> day of September, 2020, personally appeared before me, ARTHUR E. LEMIRE, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.



  
Notary Public w/ seal  
Sean G. King  
My Commission Expires: 01/31/21  
Credential #: