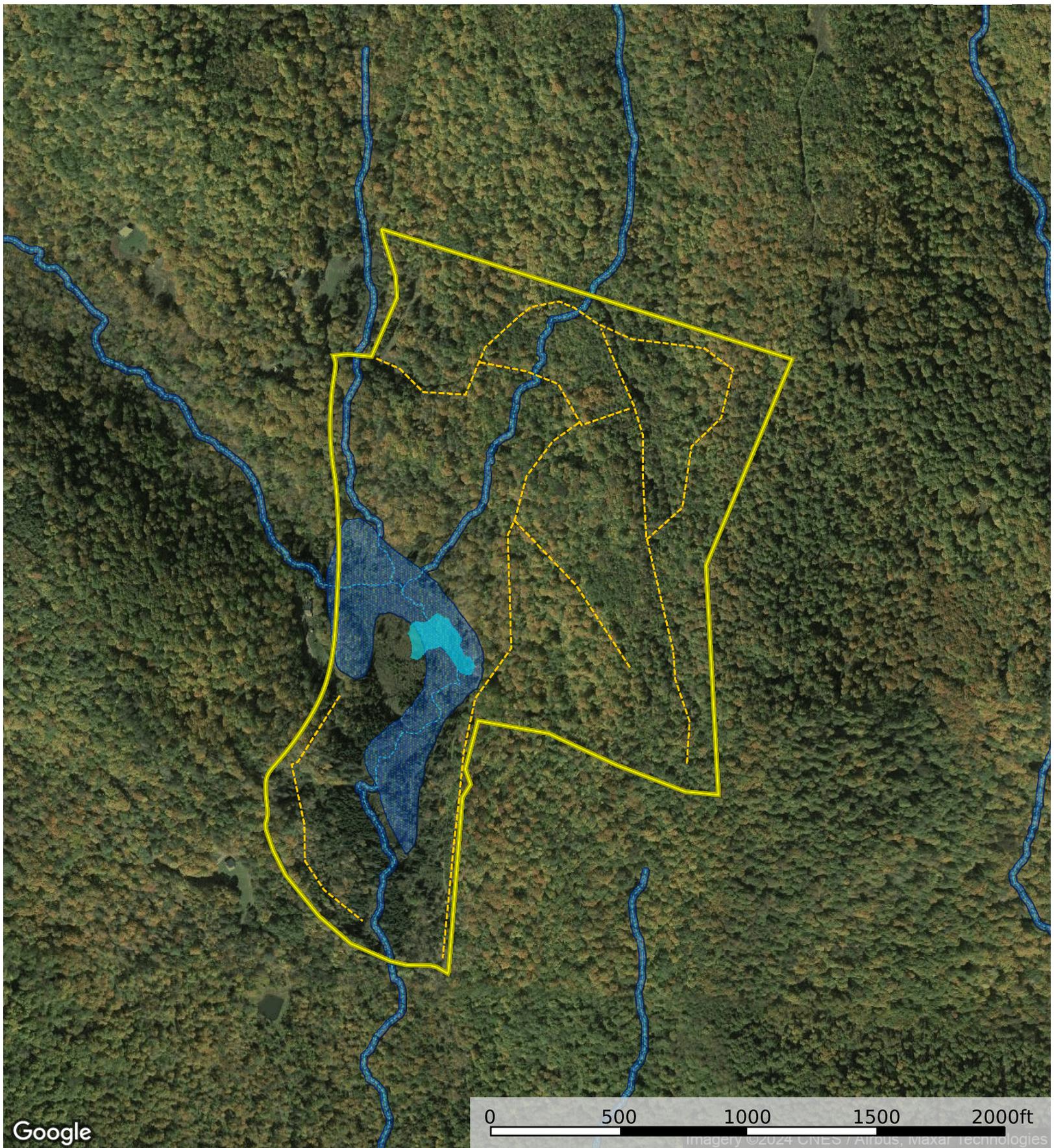


Corinth 77 Acres - Beaver Pond Road

Vermont, AC +/-



Google

0 500 1000 1500 2000ft

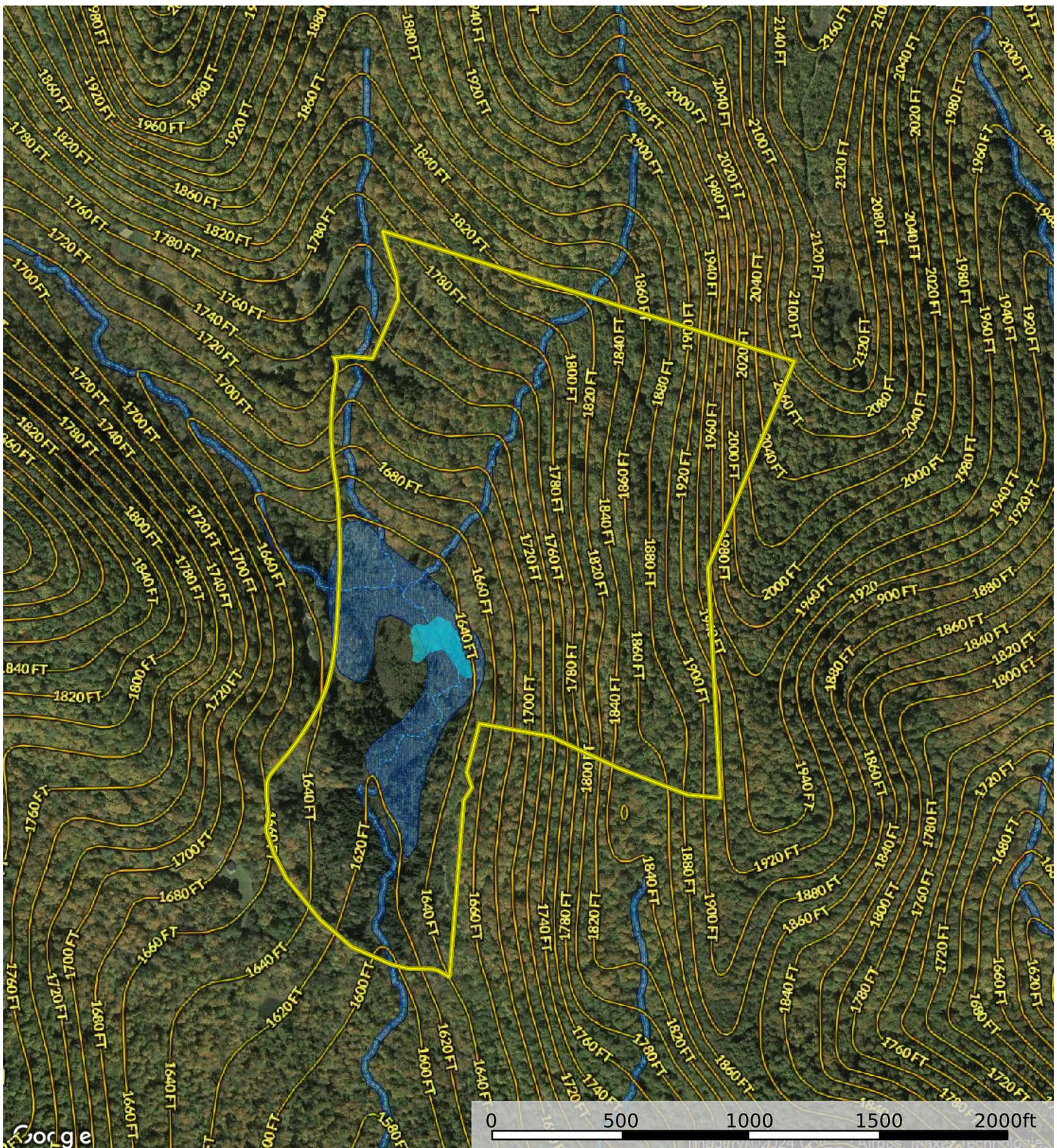
imagery ©2024 CNES / Airbus, Maxar Technologies

- Road / Trail
- Property Boundary
- 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.

Corinth 77 Acres - Beaver Pond Road

Vermont, AC +/-

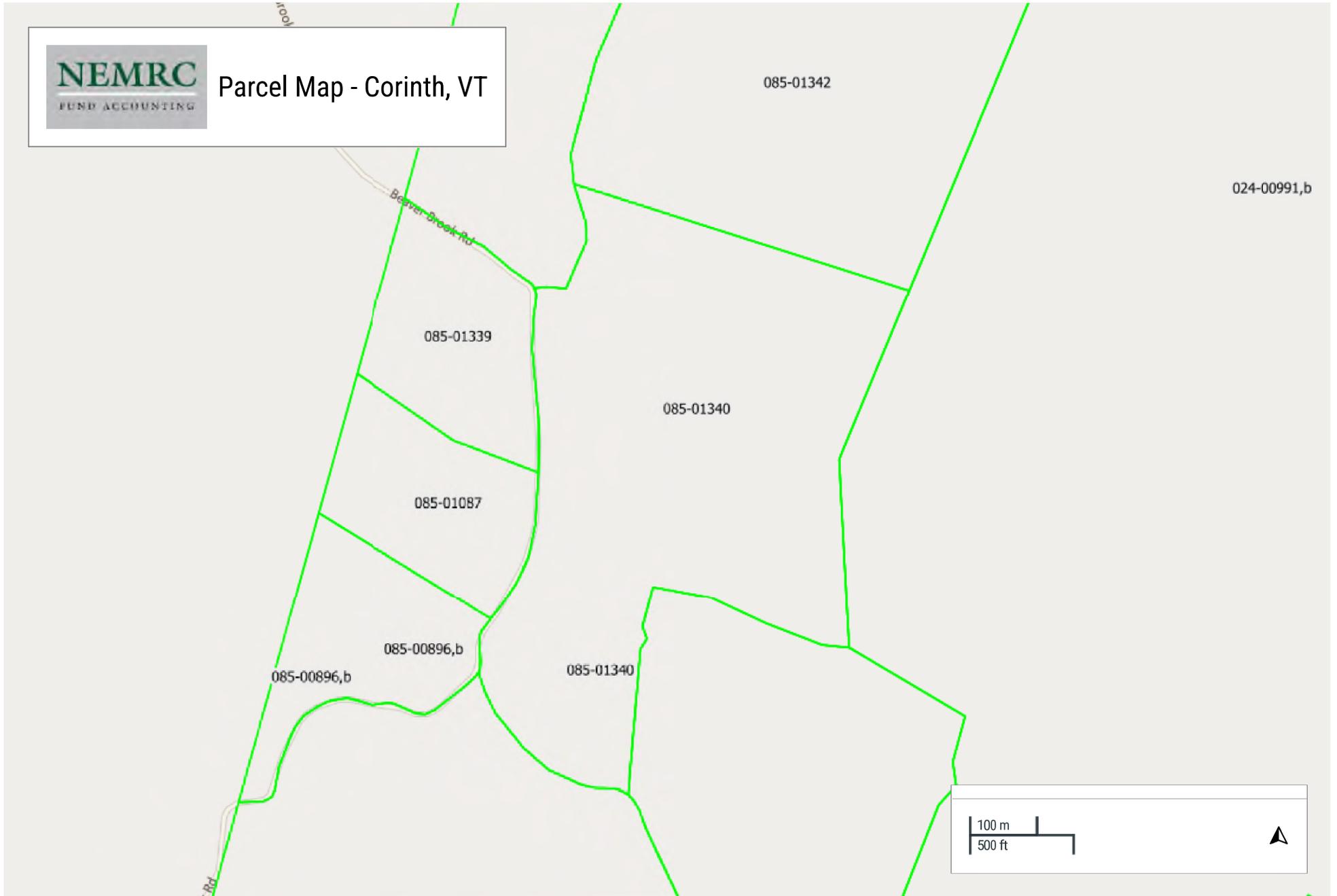


- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

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.



Parcel Map - Corinth, VT



106/647
#

CORINTH TOWN CLERK'S OFFICE
RECEIVED FOR RECORDING
DATE 7-27-20 TIME 10:45 am
RECORDED IN BOOK 60 PAGE 647-649
ATTEST Dana L. White TOWN CLERK

WARRANTY DEED

I, **JUDITH TAYLOR, TRUSTEE of THE JE TAYLOR REALTY TRUST**, under Declaration of Trust dated June 3, 2013 and recorded with the Corinth Land Records at Book 97, Page 43, of 26 Longmeadow Road, Chelmsford, Middlesex County, Massachusetts, for consideration paid and in full consideration of Fifteen Thousand and 00/100 (**\$15,000.00**) Dollars grants to **DAVID JAKUBOWSKI**, of 52 Kennerson Reservoir Road, Eastford, Connecticut

with **WARRANTY COVENANTS**

a certain piece of land in Corinth, in the County of Orange, and the State of Vermont, described as follows, viz:

Being a parcel of land said to contain 77 acres, more or less, and being a portion only of those same lands and premises conveyed to Douglas Long et als by Warranty Deed of Lawrence J. Riendeau and Paul J. Riendeau dated December 28, 1995 and recorded in Book 59 at Pages 179-180 of the Corinth Land Records.

Said parcel is more particularly depicted as Lot No. 3 on a survey plan entitled "Subdivision of Land for D. & A. Long, J. Taylor, R. Banks & G. Leoutsacos, Corinth, Vermont" dated July 1998 and prepared by Michael P. Hemond, Registered Land Surveyor, recorded with Corinth Land Records. Said parcel is more particularly depicted on said survey as follows:

Commencing at the intersection of the centerline of Town Highway No. 42, a/k/a Beaver Brook Road, and the centerline of an existing woods road marking the southerly end of the common boundary between Lot No. 1 and the herein conveyed lands and premises as depicted on the above referenced survey; thence proceeding in a northerly direction along the centerline of said woods road a distance of 707 feet, more or less, to an unmarked point; thence proceeding South 55° East a distance of 12 feet, more or less, to a set iron pin located in the common boundary with Lot No. 2 as depicted on said survey; thence proceeding South 55° East a distance of 1,665 feet, more or less, to a set iron pin located in an existing wire fence; thence proceeding along said wire fence South 40° West a distance of 871 feet, more or less, to a fence corner; thence proceeding along existing wire fence South 13° West a distance of 828 feet, more or less, to the intersection of wire fences; thence proceeding along existing wire fence North 57° West a distance of 982 feet, more or less, to a twelve inch maple located at a fence corner; thence proceeding South 22° West along intermittent wire fence and a blazed line a distance of 1,010 feet to an unmarked point located in the centerline of Beaver Brook Road; thence proceeding along the centerline of Beaver Brook Road in a generally northerly direction a distance of 2,874 feet, more or less, to the point of beginning. The portion of the herein conveyed lands and premises located within the right of way of the Beaver Brook Road are conveyed with quitclaim covenants only.

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Also meaning and intending to convey a non-exclusive right of way over the existing woods road above described. Excepting and reserving a non-exclusive right of way over the portion of the woods road forming the westerly boundary of the herein conveyed lands and premises in favor of Lot No. 1 and Lot No. 2 as depicted on the above referenced survey plan. Maintenance of said woods road shall be shared with any other parties using said road as access in proportion with their level of use.

Also meaning and intending to convey an undivided one-fifth interest in that certain right of way as conveyed to Paul Riendeau and Lawrence Riendeau by Quitclaim Deed of Ronald C. Johnson and Patricia Johnson dated April 4, 1995 and recorded in Book 50 at Page 71 of the Corinth Land Records and in Book 47 at Page 288 of the Washington Land Records as well as a non-exclusive right of way over the Beaver Brook Road in the event that it is determined not to be a public way or is discontinued at a later date.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SPECIFICALLY SUBJECT TO THE TERMS, CONDITIONS, RIGHTS AND RESTRICTIONS CONTAINED IN A "CONSERVATION EASEMENT DEED" FROM JUDITH TAYLOR, AS GRANTOR, TO UPPER VALLEY LAND TRUST, INC., AS GRANTEE, DATED DECEMBER 14, 2012 AND RECORDED WITH THE CORINTH LAND RECORDS IN BOOK 95 AT PAGE 551 AND WHICH RIGHTS AND RESTRICTIONS SHALL BE BINDING UPON THE GRANTEE AND ALL SUCCESSORS IN INTEREST IN THE SUBJECT PROPERTY IN PERPETUITY.

The above described lands and premises are not the homestead property of the Grantor herein.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **DAVID JAKUBOWSKI**, and his heirs and assigns, to his own use and behoof forever; AND **JUDITH E. TAYLOR, TRUSTEE OF THE JE TAYLOR REALTY TRUST**, Grantor, for myself and my heirs, executor and administrator, do covenant with the said Grantee, **DAVID JAKUBOWSKI**, 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 I am **FREE FROM EVERY ENCUMBRANCE** except as stated above.

AND, I engage to **WARRANT AND DEFEND** the same against all lawful claims whatever except as stated above.

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WITNESS my hand and seal this 2nd day of July, 2020.

THE JE TAYLOR REALTY TRUST

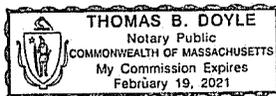
By: Judith E. Taylor, Trustee
JUDITH E. TAYLOR, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 2, 2020

On this 2nd day of July, 2020, before me, the undersigned notary public, personally appeared, **JUDITH E. TAYLOR**, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and in her capacity as Trustee of the aforementioned Trust.



[Signature]

Thomas B. Doyle, Notary Public
My Commission Expires: 2-19-2021



Vermont Mandatory Flood Disclosure



Date Prepared: 08/23/2024

Seller's Name(s): David M. jakubowski

Property Address: 1340 Beaver Brook Road Corinth, VT
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

FEMA flood map number 5000710005B Map effective Date 09/27/1991

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3a	If yes, please describe: The culvert that crosses the stream to access the property needed some minor repairs this year by adding some stone to the lower side.		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: David M. Jakubowski dotloop verified 08/21/24 11:59 AM EDT W3VW-89LS-1EJB-EFWS
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)