### **Closing Disclosure**

Closing Information

Date Issued
Closing Date

6/22/2022

Disbursement Date

7/15/2022

Settlement Agent

7/15/2022

File # Property Stackpole & French, PLC

258 Thomas Ln Stowe, VT 05672

Sale Price

\$940,000.00

Transaction Information

Borrower

Gordon Bass and Jennifer Bass

1003 Cape Cod Road, 10D Stowe, VT 05672

Olo

Seller

\$360.58

Marc Ohler and Susan Ohler 64 Robert Best Road Sudbury, MA 01776

Contact Information REAL ESTATE BROKER (B)

	LLER'S TRANSACTION	
Due	to Seller at Closing Sale Price of Property	<b>\$940,163.0</b> 1 \$940,000.00
02	Sale Price of Any Personal Property Included in Sale	
	The second secon	
	THE PART OF THE PERSONNEL PROPERTY OF THE PART OF THE	
	CONTRACTOR AND MARKET THE SECRET CONTRACTOR AND AND SECRET CONTRACTOR OF THE SECRET CONTRACTOR O	
	the state of the s	
	and the passenger of the second of the second of the second of the second of	
	ACCUPATION AND THE PARTY OF THE	
Adi	stments for Items Paid by Seller in Advance	
03	City/Town Taxes to	
	County Taxes to	
04		
04 05		and a second state with the
04 05 06	Assessments to	\$163.01
05		\$163.01
05	Assessments to	\$163.0
05	Assessments to	\$163.0
05	Assessments to	\$163.0
05	Assessments to	\$163.01
05	Assessments to	\$163.01
05	Assessments to	\$163.0
05	Assessments to	\$163.07
05	Assessments to	
05 06	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)	\$163.0° \$398,430.46
05 06 Due	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)	
05 06 Due	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit	
Due 01 02	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J)	\$398,430.46
Due 06 01 02 03	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to	\$398,430.46
Due 06 01 02 03 04	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to Payoff of First Mortgage Loan to MERS/Academy	\$398,430.46 \$45.00
Due 06 01 02 03 04 05	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to Payoff of First Mortgage Loan to MERS/Academy Chris Nordle - Legal Fees	\$398,430.46 \$45.00 \$325,774.88
Due 06 01 02 03 04 05	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to Payoff of First Mortgage Loan to MERS/Academy Chris Nordle - Legal Fees Pall Spera - Commission	\$398,430.46 \$45.00 \$325,774.88 \$1,650.00
Due 01 02 03 04 05 06	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to Payoff of First Mortgage Loan to MERS/Academy Chris Nordle - Legal Fees Pall Spera - Commission Coldwell Banker - Commission	\$398,430.46 \$45.00 \$325,774.88 \$1,650.00 \$23,500.00
Due 01 02 03 04 05 06 07	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to Payoff of First Mortgage Loan to MERS/Academy Chris Nordle - Legal Fees Pall Spera - Commission Coldwell Banker - Commission Seller Credit	\$398,430.46 \$45.00 \$325,774.8 \$1,650.00 \$23,500.00
Due 01 02 03 04 05 06	Assessments to HOA Annual Dues Proration 07/15/2022 to 12/31/2022 (\$350.00)  from Seller at Closing Excess Deposit Closing Costs Paid at Closing (J) Existing Loan(s) Assumed or Taken Subject to Payoff of First Mortgage Loan to MERS/Academy Chris Nordle - Legal Fees Pall Spera - Commission Coldwell Banker - Commission	\$398,430.46 \$45.00 \$325,774.88 \$1,650.00 \$23,500.00

Name	the state of the s
Address	
ST License ID	
Contact	
Contact ST	
License ID	
Email	
Phone	
REAL ESTATE B	ROKER (S)
Name	
Address	La rate and the second of the second of the
ST License ID	
Contact	And the second s
Contact ST	
License ID	
Email	The second secon
Phone	
SETTLEMENT A	GENT
Name	Stackpole & French, PLC
Address	P.O. Box 819, 255 Maple Street
	Stowe, VT 05672-0819
ST License ID	
Contact	
Contact ST	19
License ID	
Email	
Phone	802-253-7339
0 (	a 15 have guartians shout the

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at <a href="https://www.consumerfinance.gov/mortgage-closing">www.consumerfinance.gov/mortgage-closing</a>

CALCUL	ATION		
	Seller at Closing		\$940,163.01
Total Due from Seller at Closing		\$398,430.46	
Cash	From X T	o Seller	\$541,732.55

Adjustments for Items Unpaid by Seller

County Taxes to Assessments to

13

City/Town Taxes 7/1/22 to 7/14/22

## **Closing Cost Details**

The state of		Seller-Paid	
AND THE	oan Costs	At Closing	Before Closing
		711,01001119	
<b>A.</b> 01	Origination Charges % of Loan Amount (Points)		1
	TO I LOUIS STITLED TO LOUIS AND ADDRESS AN	A COLUMN TO THE RESIDENCE OF THE PARTY OF TH	
			and the state of the second control of the s
		to the property of the transfer of the state	Parties per second control to the latest and the la
-		AND CONTRACTOR OF THE PROPERTY	
		manufacture of the control of the co	
B.	Services Borrower Did Not Shop For		Ī
	WIND A PROPERTY OF THE PROPERT		And the second s
ne construit cons	THE RESIDENCE OF THE PARTY OF T	The second secon	
*********			
The second second			
		Topic system. If were conf. and . Assistation to the configuration of the configuration and the configuration	
C.	Services Borrower Did Shop For	Target property to the Special Section 100 - 10 - 10 to 100 Medical Research Section Control Section 100 Medical Section 100 M	
Ç.	Services Borrower Did Shop For		
	AND RESIDENCE OF COMMENDED BY AND ASSESSMENT OF COMMENDED BY ASSESSMENT OF C	The same of the sa	AND AND AND ADDRESS OF THE PROPERTY OF THE PRO
			AND WOOD AND STORES AT A STREET, MADE STREET, P. D. LINES AND STREET, P. D. LI
		Andrew is an investment attachmentation and an investment of the	
a por Tito company		The state of the second	
		has an extension of a superconnection of the property of the superconnection of the superco	And the second
~~~			
10	Other Costs		
	Taxes and Other Government Fees		
E. 01	Recording Fees Deed Mortgage		of the State of th
02	Transfer Taxes to State of VT		
03	Recording Fees - POAs to Town of Stowe	\$30.00 \$15.00	programme being beste abland to the fire print discount growing consideration of the
04	Seller Recording Fee (ROFR Waiver) to Town of Stowe	φ10,00	PERSONAL PROPERTY OF THE PROPE
	THE PROPERTY OF THE PROPERTY O	and the first the second and assessed the second and the second second second assessed to the second assessed to t	
			Market while the second
		anyang in the second and a second of Asia and As	The control of the second of t
	The control of the manufacture and the Manufacture is the second state of the control of the second state		er anna a representation de la company de la production de la company de
F.	Prepaids	na mer na nama er	The second secon
01	Homeowner's Insurance ( mo.)	All the country of th	makes to their some electrical per appropriate processes compared a little of the processes and
02	Mortgage Insurance ( mo.)	and a second for the second contract of the s	g all annual the global accompanional conducting functions of the continuous and described in the con-
03	Prepaid Interest( per day from to)	page 1 de la como como como como como como como com	endownly to habye a state of a measure described a row of contents of the restrict of the contents of the cont
04	Property Taxes ( mo. )		The second secon
		THE RESIDENCE IS ASSESSED IN THE PARTY PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE PART	ment and an experimentary original and an experimental section of the section of
	THE PROPERTY OF THE PROPERTY O	engang anakaning an ang ang ang ang ang ang ang ang an	THE RESERVE AND ADDRESS OF THE PERSON OF THE
		M + A company of the control of the	17 40 1 TO 40 TO 40 TO 18 TO 1
G.	Initial Escrow Payment at Closing		A CASA CANADA CA
01	Homeowner's Insurance for month for mo.	TOTAL THE	CONTROL OF THE PROPERTY OF THE
02	Mortgage Insurance ( per month for mo.)		The last the state of the state
03	Property Taxes ( per month for mo.)	MATERIAL COMMENT & RESIDENCE COMMENT AND	CONTRACTOR AND ADDRESS THAT AND AND ADDRESS AND ADDRESS OF A MANAGEMENT AND A MANAGEMENT AND ADDRESS OF A MANAGEME
04	Aggregate Adjustment	ordinal security. State the security of the se	CONTRACTOR AND THE SECOND AND THE SECOND ASSESSMENT ASS
cure francisco	AMERICAN STREET, STATE AND ASSESSED AS A STREET ASSESSED AS A STREET AS A STRE	NO. 1 Mg. 1 Mg	<ol> <li>grammy field at the manufacture of \$1000 000 only given any point from \$100 000 only field.</li> </ol>
		a designation and the second of the second designation of the second d	
		Salarani (a 1 culti ) manan mangamanananin. Ani maya ilindanyangan pamana mana atauban da a	THE REPORT OF THE PARTY OF THE
		po to the to the party and the party of party and the party of the par	of ME offsethinks and the State 1907 common territory and property of the State 1907
	August 1997 Community of the Community o		
Н.	Other		
en en en en en		to the control of the second o	and as act, act, act, as pygaminings securely periodic, a fathering of a prince of a solid late.
	The same of the sa		
		AND THE PROPERTY OF THE PERSON OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLU	AND RESIDENCE AND PROPERTY AND PROPERTY AND ADDRESS OF THE PARTY.
*********		Accordance to the Company of the Section of the Sec	need old to be shown of the object of the control o

\$0.00

\$45.00

TOTAL CLOSING COSTS

### Confirm Receipt

By signing, you are only confirming that you have received this form.

Seller:

Marc Ohler

7/15/22 Date 7/15/2022

Date 7/15/2022

Seller:

Susan Ohler

Date 7/15/2022



#### **VERMONT DEPARTMENT OF PUBLIC SAFETY**

## DIVISION OF FIRE SAFETY



Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team firesafety.vermont.gov

### CERTIFICATION OF COMPLIANCE

With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009 to comply with the requirements in 9 VSA § 2882 & §2883.

to comply with the requirements in 9 VSA § 2882 & §2883. All previous forms should be discarded 7/15/2022 Date: For Technical Assistance Regarding Smoke and Date of Closing: 31/5/2012 Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov Sale or Transfer New Construction or contact the Division of Fire Safety Name of Building/Site: Physical Location: Momas Lane Street Name and Number, (9-1-1 Address) FEDEO TV , SWC City/town, State, Zip Code Name of Seller: OR TENSOR Name of Buyer: **SMOKE ALARMS** CARBON MONOXIDE ALARMS **OPERATIONAL** Yes No **E**kYes II No **Yes** Photoelectric-only type Smoke (Detectors) Alarms are installed in One or more Carbon Monoxide All Smoke and Carbon Monoxide accordance with the manufacturer's (Detectors) Alarms are installed in (Detectors) Alarms have been tested accordance with the manufacturer's instructions and are installed in the in accordance with the instructions and are installed in the vicinity of any bedrooms and on manufacturer's instructions and are vicinity of any bedrooms in the dwelling. each level of the dwelling. in good working order. Date of Installation or Date of Installation or Manufacture Date Manufacture Date CERTIFICATION FROM THE SELLER the seller(s) of the above described dwelling certify under oath that the above described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law. 9 VSA § 2882 & § 2883 Signature of Seller or legal representative Signature of Seller or legal representative ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not Signature of Buyer or legal representative Data operable. Signature of Buyer or legal representative

4

#### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, Marc Ohler and Susan Ohler, residing in Stowe, Vermont (Grantors), in consideration of Ten and more Dollars paid to our satisfaction by Gordon Bass and Jennifer Bass, residing in Stowe, Vermont (Grantees), by these presents, do hereby GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Gordon Bass and Jennifer Bass, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land (the Property) located in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

It being all and the same land and premises acquired by Marc Ohler and Susan Ohler by the following instruments recorded in the Stowe Land Records: (1) Warranty Deed of Robert R. Neilson, Sr. and Robert R. Neilson, Jr., Co-trustees of the Robert F. Neilson Family Trust dated March 11, 1994 and the Amendment and Restatement of Robert R. Neilson Family Trust dated February 4, 2004 and the Amendment of the Robert R. Neilson Family Trust, dated October 2, 2010, and Robert R. Neilson, Sr. and Robert R. Neilson, Jr., Co-trustees of the Hazel F. Neilson Family Trust dated March 11, 1994 and the Amendment and Restatement of Hazel F. Neilson Family Trust, dated February 4, 2004 and the amendment of the Hazel F. Neilson Family Trust, dated October 2, 2010, which deed is dated November 4, 2016 and recorded in Book 959 Page 143; and (2) Warranty Deed of Richard James and Clea James dated July 11, 2017 and recorded at Book 987 Page 231.

EXCLUDED from this conveyance is all and the same land and premises conveyed to Richard James and Clea James by Warranty Deed of Marc Ohler and Susan Ohler dated July 29, 2017 and recorded in Book 987 Page 224 of the Stowe Land Records.

The land and premises conveyed hereby are depicted as "LOT 4 MARC OHLER SUSAN OHLER" on a survey entitled "Lot Line Adjustment Survey Between Marc & Susan Ohler – Lot 4 and Richard & Clea James – Lot 5, 258 & 272 Thomas Lane, Stowe, Vermont" dated December 2016 and prepared by Grenier Engineering, P.C., and recorded at Map Book 22 Page 51 (Map Slide 1214C) of the Stowe Land Records (the "Survey").

The Property is conveyed subject to the following rights reserved or granted by Ampersand Properties, LLC:

- 1. To convey any easements which are necessary for the construction and maintenance of any utility lines, drainage structures, water lines, sewer lines or proposed walkways which may lie outside of the Thomas Lane limits on the southerly portion of the Property;
- 2. To enter upon, install, construct, reconstruct, inspect, repair, maintain and improve any and all utility lines, drainage structures, water lines, sewer lines and/or

proposed walkways; and to excavate, backfill, grade, smooth and resurface areas of said land affected thereby, in a good and workmanlike manner; and

3. Easement for underground service lines, telephone lines, and cable lines granted to Kenneth J. Forbes and Connie L. Forbes by Easement Deed dated May 6, 2002 and recorded in Book 465 Page 177 of the Stowe Land Records.

The Property is subject to the terms and conditions of the following, as they may affect Lot 4 and other Lots located in the Thomas Lane Residential Development:

- 1. Public Offering Statement of Thomas Lane Residential Development, Phase III, dated August 25, 2004:
- 2. First Amended and Restated Declaration of Thomas Lane Residential Development Phases I-IV dated July 20, 2014 and recorded in Book 890, Pages 1-107 of the Town of Stowe Land Records; and
- 3. All permits, approvals and title matters referenced in the Master Declaration of Centre Village, dated June 15, 2001, and recorded in Book 431, Pages 173-182 of the Town of Stowe Land records, as amended by the First Amendment to the Master Declaration of Centre Village dated December 19, 2002, recorded in Book 494, Pages 171-176, and further amended by the Second Amendment to the Master Declaration of Centre Village dated August 25, 2004, recorded in Book 580, Pages 96-101, and as further amended by the Third Amendment dated May 9, 2006, recorded in Book 635, Page 130, and as it may be amended from time to time.

Being commonly known and designated as having an E-911 address of 258 Thomas Lane, Stowe, Vermont, 05672.

This conveyance is made subject to and with the benefit of easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided, however, that this paragraph shall not reinstate any such interests extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 12 Vermont Statutes Annotated §§601-606 and any amendments thereto. For further particulars of description of the Property, reference is hereby made to the deeds and survey plans recited hereinbefore and the descriptions and references contained therein.

TO HAVE AND TO HOLD said granted Property, with all the privileges and appurtenances thereof, to the said Grantees, Gordon Bass and Jennifer Bass, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever.

And we the said Grantors, Marc Ohler and Susan Ohler, for ourselves and our heirs and assigns, do covenant with the said Grantees, Gordon Bass and Jennifer Bass, and their heirs and assigns, that until the ensealing of these presents we are the sole owners of the Property, that we have good right and title to convey the same in the manner aforesaid, and that the Property is FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And we the said Grantors, Marc Ohler and Susan Ohler, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

Dated at Stowe, Vermont on this May Challe by Marc Ohler Afforney For feet

Sugar Ohler by Marc Ohler by Challe by Challer by Challe

STATE OF VERMONT COUNTY OF WASHINGTON, SS.

This record was acknowledged before me on July 4, 2022 by Christopher J. Nordle, Esq., attorney in fact for Marc Ohler and Susan Ohler.

Before me

Notary Public

My commission expires:

(stamp)



#### BILL OF SALE

IN CONSIDERATION of the sum of One Dollar and Other Good and Valuable Consideration, paid to my full satisfaction, we, Marc Ohler and Susan Ohler, do hereby sell, assign, transfer and convey unto Gordon Bass and Jennifer Bass, of Stowe, Vermont, as tenants by the entirety, all of my right, title, and interest in and to the following described personal property:

The personal property and fixtures located in or about the property located at 258 Thomas Lane, Stowe, Vermont, as of the date this instrument is executed.

The above-described personal property is conveyed in AS IS condition and without warranty, except that the undersigned warrants that she is the sole owner of the herein conveyed property and that it is free from encumbrances and liens.

IN WITNESS WHEREOF, I have hereunto set my hand on this day of July 2022.

Marc Ohler, by Christopher J. Nordle, Esq.

Susan Ohler, by Christopher J. Nordle, Esq.

Attorney In Fact

Attorney In Fact

STATE OF VERMONT WASHINGTON COUNTY

Notary Notary Notary

\* 1570003808

This record was acknowledged before me on July \4, 2022 by Christopher J. Nordle, Esq., attorney in fact for Marc Ohler and Susan Ohler.

Notary Public/Affix Seal or Stamp

# POWER OF ATTORNEY ("POA") FOR REAL ESTATE TRANSACTIONS ONLY

Principal: Marc Ohler Agent: Christopher J. Nordle, Esq. Property Address: 258 Thomas Lane, Stowe, Vermont (the "Property") Book/Page: 959/143 and 987/231 Term: Ninety (90) days duration from the date of execution. In connection with the Property, I appoint the Agent to act in my name and place, to the fullest extent which I could act if I were personally present for the transaction described below. **Delegation:** I appoint the Agent to act for me in connection with the sale of the Property, doing any and all actions that I might do if personally present to effectuate the transaction. Durable: This POA shall not be affected by my subsequent disability or incapacity. Delegation: The Agent may delegate the powers granted to the Agent by this POA by a delegation in writing which makes reference to this POA and which otherwise complies with applicable law. In witness whereof, I execute this instrument this  $\frac{13}{2}$  day of July, 2022. Principal! Marc Ohler Affirmation by Witness Insert printed name of witness] witnessed the signature of the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that they were aware of the nature of this POA and signed it freely and voluntarily. [state], this record was [city/town], \_ acknowledged before me by the Principal named above on July 13, 2022. Before me:

[stamp/seal]

## POWER OF ATTORNEY ("POA") FOR REAL ESTATE TRANSACTIONS ONLY

Susan Ohler Principal: Agent: Christopher J. Nordle, Esq. Property Address: 258 Thomas Lane, Stowe, Vermont (the "Property") Book/Page: 959/143 and 987/231 Term: Ninety (90) days duration from the date of execution. In connection with the Property, I appoint the Agent to act in my name and place, to the fullest extent which I could act if I were personally present for the transaction described below. Delegation: I appoint the Agent to act for me in connection with the sale of the Property, doing any and all actions that I might do if personally present to effectuate the transaction. **Durable:** This POA shall not be affected by my subsequent disability or incapacity. Delegation: The Agent may delegate the powers granted to the Agent by this POA by a delegation in writing which makes reference to this POA and which otherwise complies with applicable law. In witness whereof, I execute this instrument this 13 day of July, 2022. Principal Susan Ohler Affirmation by Witness [insert printed name of witness] witnessed the signature of the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that they were aware of the nature of this POA and signed it freely and voluntarily. [state], this record was [city/town]. acknowledged before me by the Principal named above on July 13, 2022. Before me:

[stamp/seal]

