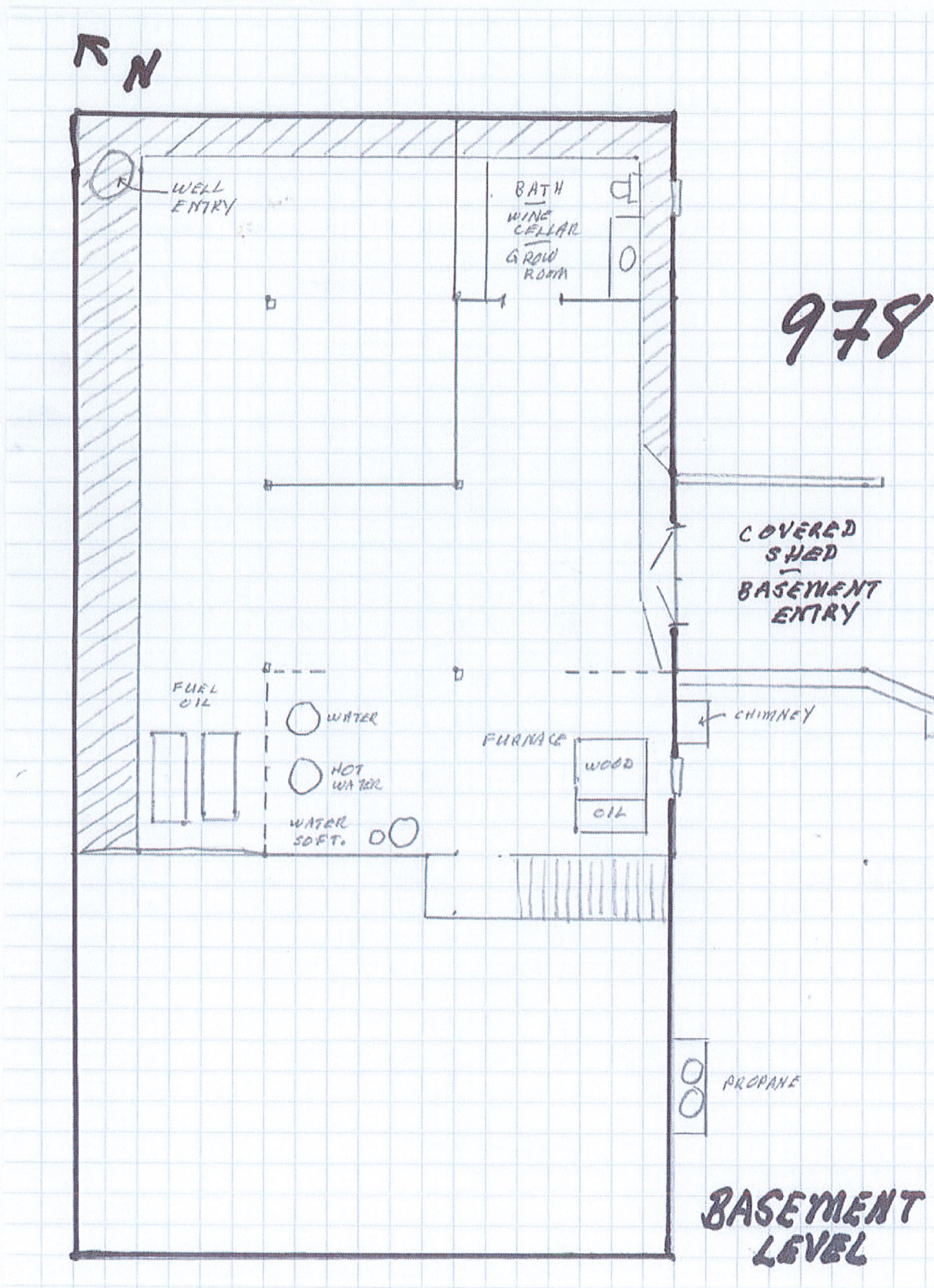
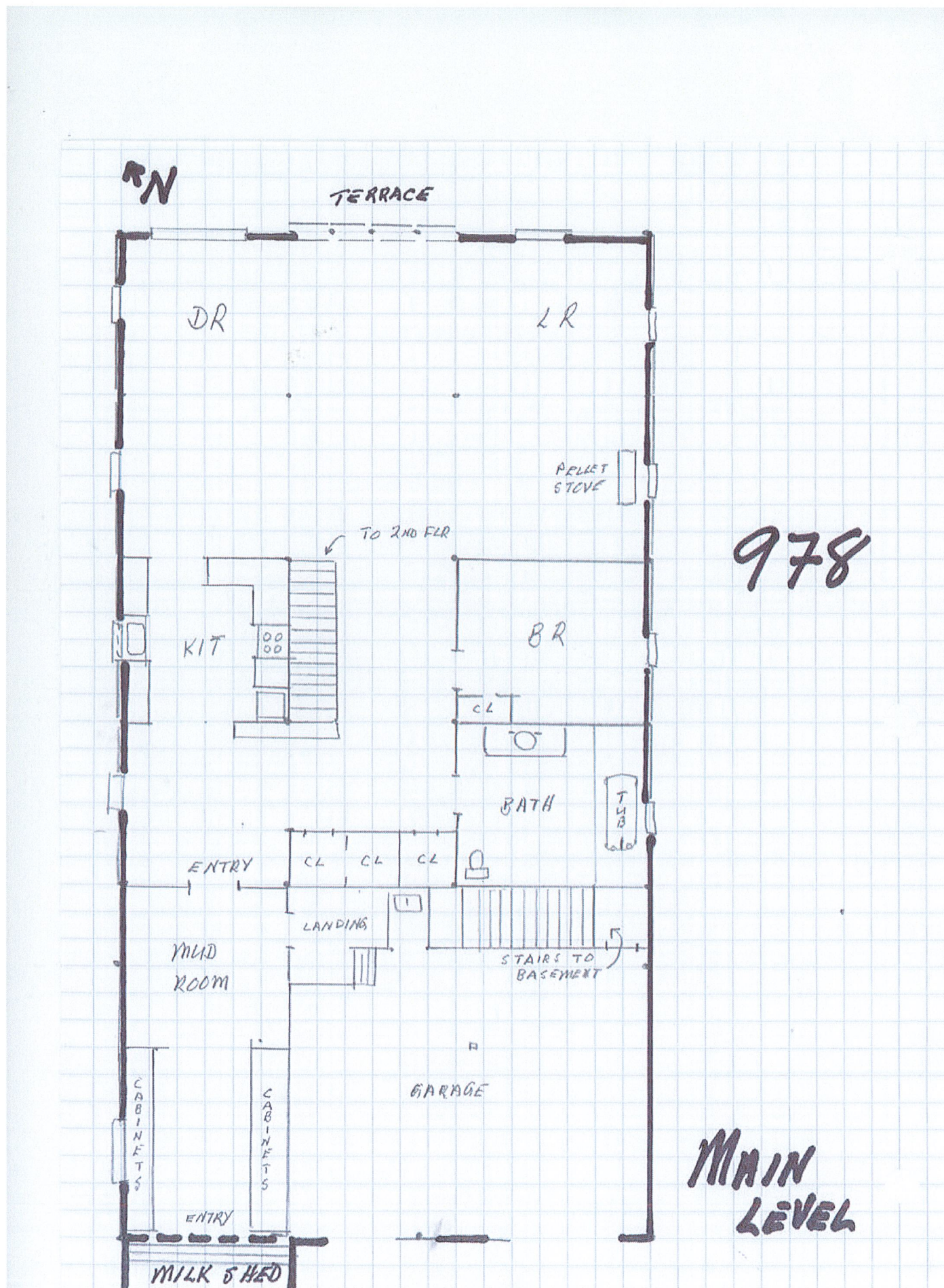
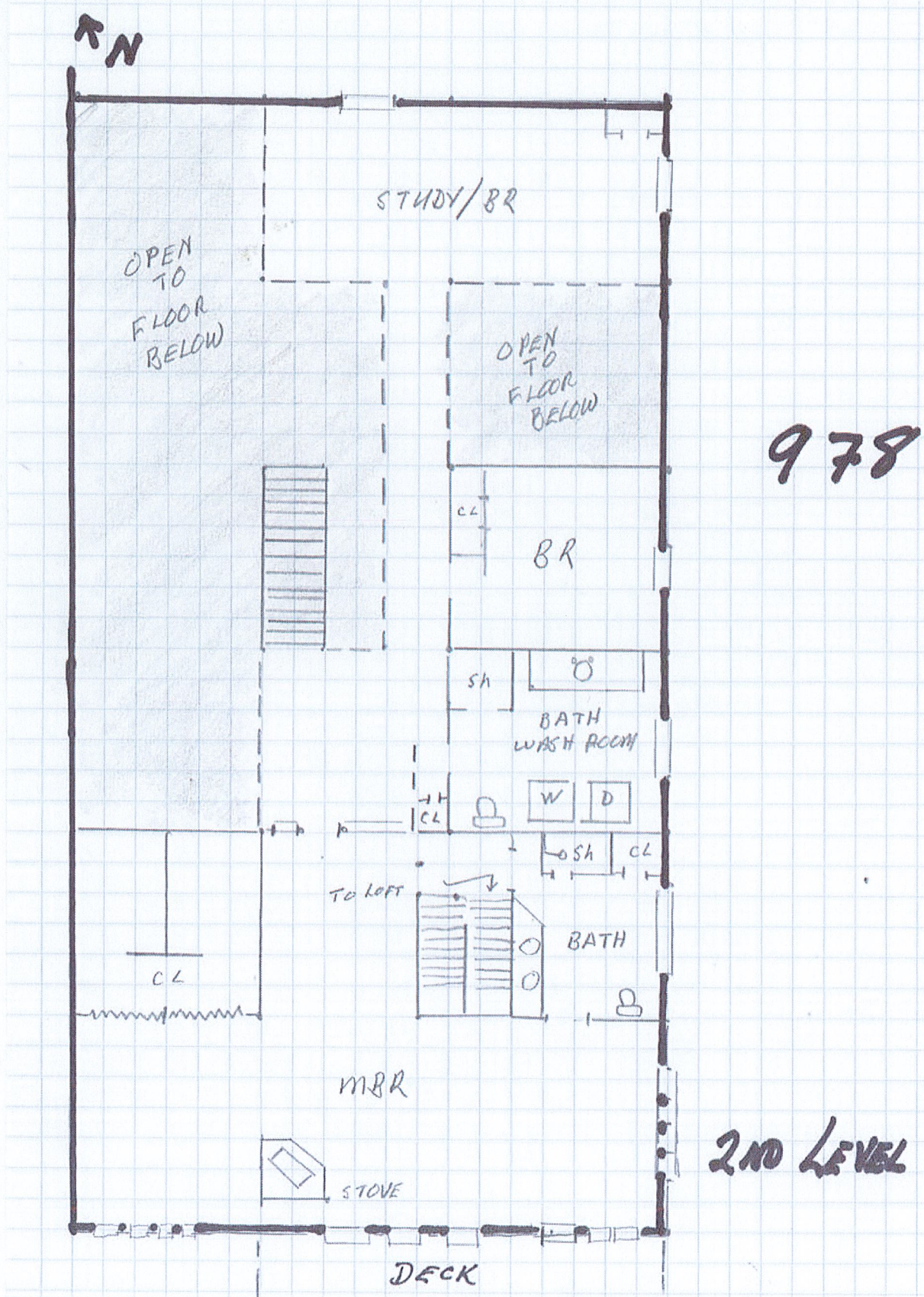
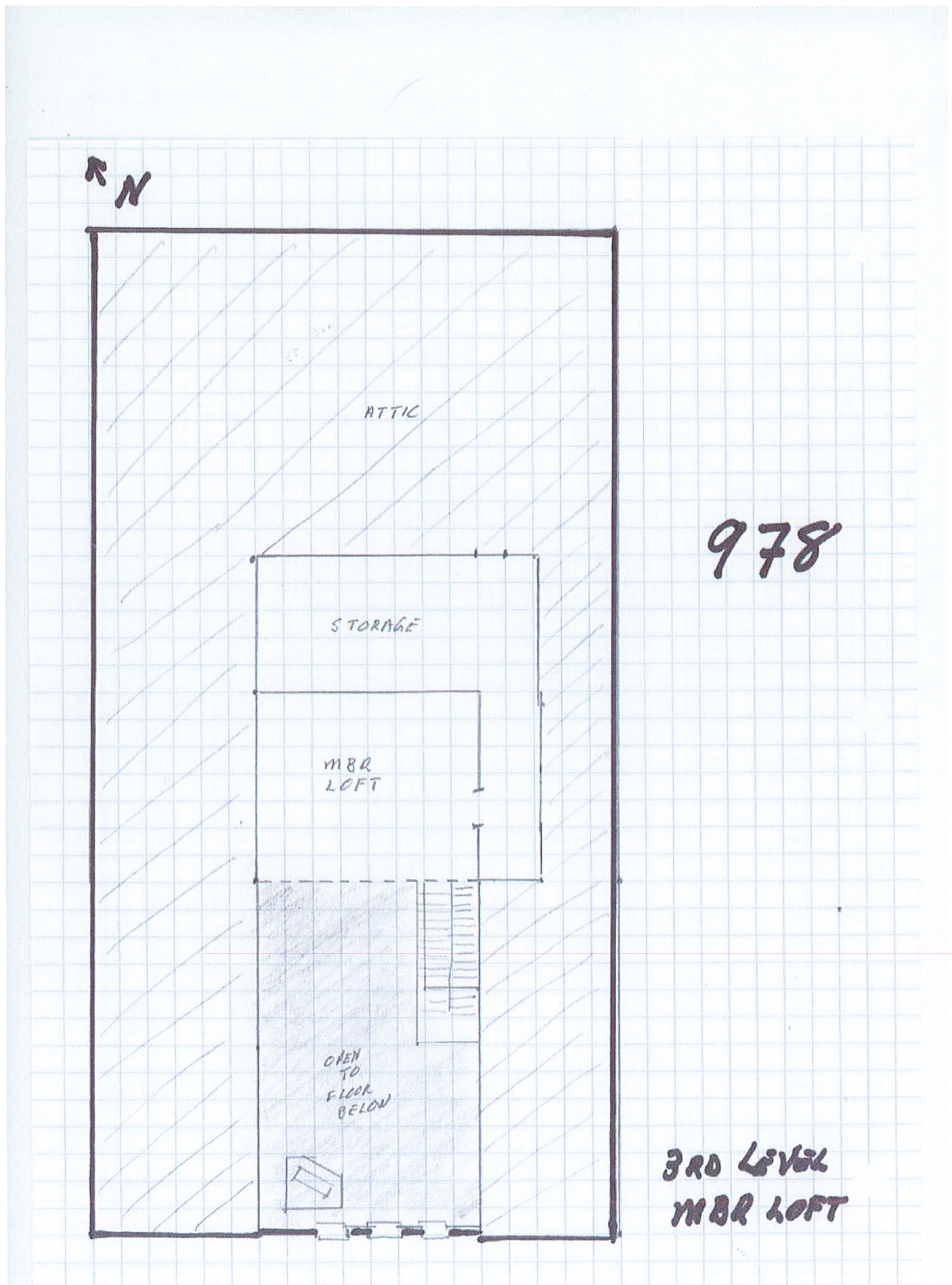










PAYABLE TO:

MAIL TO:

Town of Barnet
PO Box 15
Barnet, Vermont 05821

802-633-2256

TAX BILL

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
0001-01-10.1	07/31/2017	2017

Description: DWL AND LAND
Location: 978 KEYSER HILL ROAD

OWNER GRIZZARD TRUST
C/O GRIZZARD MICHAEL & MARY
PO BOX 4545
ST JOHNSBURY VT 05819

SPAN # 033-010-10347 SCL CODE: 010
TOTAL PARCEL ACRES 27.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NON RESIDENTIAL	
REAL	401,200		401,200
TOTAL TAXABLE VALUE 401,200			401,200
GRAND LIST VALUES 4,012.00			4,012.00
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners	TAX RATE NAME	TAX RATE x GRAND LIST =	TAXES
	TOWN GENERAL	0.5921 x4,012.00=	2375.51
	LOCAL AGREEMENT	0.0029 x4,012.00=	11.63
	NON RESIDENTIAL EDUCATION	1.4278 x4,012.00=	5728.33
PAYMENT 10/21/2017		TOTAL TAX 8115.47	
DUE		STATE PAYMENTS	
		NET TAX DUE	

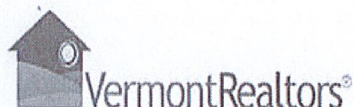
DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Barnet

PAYMENT DUE		TAX YEAR
10/21/2017		2017
OWNER NAME		
GRIZZARD TRUST		
PARCEL ID		
0001-01-10.1		
AMOUNT DUE		
AMOUNT PAID		

FOR RECEIPTED
TAX BILL, PLEASE
SEND ENTIRE TAX
BILL WITH A
SELF-ADDRESSED
STAMPED ENVELOPE

Itemized Property Costs - Town of Barnet						
From Table: MAIN Section 1					Record # 77	
Property ID: 0001-01-101		Location: 978		KEYSER HILL ROAD		Tax Map #:
Owner(s): GRIZZARD MICHAEL & MARY						
Description: DWL AND LAND		Last Inspected: 08/09/2001		Cost Update: 11/26/2007		
Sale Price: 395,000	Sale Date: 07/20/2004	Book: 114	Page: 494	Validity: No Data		
Bldg Type: Single	Quality: 3.25	AVG/GOOD	Style:	1.5 Fin	Frame: Studded	
Yr Built: 0	Eff Age: 40	Area: 2776	# Rms: 5	Bedrms: 2	# Baths: 2	# 1/2 Baths: 0
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSidng / Ht=8	100.00		67.84		
ADJUSTMENTS						
Roof #1:	Metal-Chn	100.00		-1.35		
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		2.85		
Heat/cooling #1:	ForcAir	100.00				
Energy Adjustment	Average					
Foundation Adjustment	SF w FrWI			3.32		
ADJUSTED BASE COST			2,776.00	72.66	201,697	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)			1.00	1,054.63	1,055	
Roughins (beyond allowance of 1)				393.25		
Porch #1:	WoodDck/NoWall/Roof/		132.00	32.89	4,341	
Garage/Shed #1:	A/2S/WdSidng/No		1,080.00	30.31	32,736	
Subtotal					239,828	
Local multiplier		1.30				
Current multiplier		1.00				
REPLACEMENT COST NEW					311,776	
Condition		Good	Percent			
Physical depreciation			12.00	-37,413		
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					274,400	
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot		2.00	1.25	1.50		56,300
AC Other		25.00	1.25	0.80		60,500
Total		27.00				116,800
SITE IMPROVEMENTS		Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		4,000	
Sewer	y / y	Typical	Average		6,000	
Total					10,000	
TOTAL PROPERTY VALUE					401,200	
NOTES				HOUSESITE VALUE : 340,700		
				HOMESTEAD VALUE : 401,200		



ADDENDUM TO LISTING AGREEMENT - PROPERTY DESCRIPTION

Owner: Michael Grizzard Owner: Mary F Grizzard

Owner: _____ Owner: _____

Occupant Of Property: OWNERS Phone: _____

Property Address: 978 Keyser Hill Road Saint Johnsbury VT, 05819 Price: \$ _____
 Street City State/Zip

Type: <u>POST & BEAM BARN HOME</u>	Porch/Deck: <u>PORCH TO THE NORTH DECK OFF PORCH</u>	Water: <u>DRILLED WELL</u> Cost: <u>- 0 -</u>
Estimated Age: <u>1943 ON CURRENT SITE</u>	Fireplace: <u>PELLET STOVE & GAS STOVE</u>	Septic/Sewer: <u>SEPTIC TANK</u> Cost: <u>- 0 -</u>
Construction: <u>ORIGINAL 1875</u>	Woodstove Hookup: ☐ Yes ☐ No	Lot Size: <u>27 ACRES</u>
Color: <u>BARN WEATHERED</u>	Woodstove: <u>FURNACE</u> ☒ Yes ☐ No <u>WOOD FUEL OIL FURNACE</u>	Survey: ☒ Yes ☐ No
Number of Rooms: <u>N/A - OPEN PLAN</u>	Floors: <u>4</u>	Deed Book: <u>TAX MAP</u> Deed Page(s): <u>SLIDE 36, 1992</u>
Number of Bedrooms: <u>4</u>	Roof: <u>STANDING SEAM 2007</u>	ROW(S) (if known): ☐ Yes ☐ No
Number of Bathrooms: <u>3 1/2</u>	Windows: <u>CASEMENT</u>	Right of First Refusal: ☐ Yes ☒ No
Living Room: <u>OPEN</u>	Siding: <u>BARNBOARD</u>	Tax Assessment: <u>\$401,200</u>
Dining Room: <u>OPEN</u>	Walls: <u>DRY WALL</u>	Taxes: <u>\$1815 (2017)</u>
Kitchen: <u>OPEN</u>	Foundation: <u>CEMENT/EARTH</u>	Tax Year: <u>2017</u>
Appliances Included: <u>REFRIG., STOVE, D/W, VENT HOOD, CEILING FANS (4), WASHER, DRYER</u>	Basement: <u>FULL / CEMENT WALLS</u>	Association Fees: <u>- 0 -</u>
	Type of Heat: <u>WOOD, FUEL OIL, GAS, PELLET</u>	Zoning: _____
	Heat Use History: _____	Furnished: ☐ Yes ☒ No
Other Rooms: _____	Hot Water Type: <u>ELECTRIC; 50 GAL.</u>	Inventory: ☐ Yes ☐ No
Exterior Dimensions: <u>N 40' x 50' FT.</u>	H.W. Heater: ☒ Owned ☐ Rented	Lockbox: ☐ N/A ☐ Yes ☐ No
Approx. Square Footage: <u>3000 ft² / 1000 sq ft</u>	Cable Available: ☐ Yes ☒ No	Owner Financing Possible: ☐ Yes ☒ No
Garage: <u>N 30' x 28' ft</u>	Outbuildings: <u>PETTER SHED</u>	

The following items, unless deleted, are deemed to be part of this Property Description: central heating, lighting and plumbing fixtures, storm windows, doors, screens, screen doors, curtain rods, window shades, venetian blinds, shrubbery, trees, wall-to-wall carpeting and television antennas. Other:

Seller's Property Information Report Available: ☒ Yes ☐ No

Showing Info:

Owner's Initials



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s):

Michael Grizzard and Mary Grizzard

Property Address:

978 Keyser Hill Road

Saint Johnsbury

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?	☐ YES	☒ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☒ NO	☐ 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?	☐ YES	☒ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☒ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials

MG
04/23/18
1:55 PM EDT

MG
04/24/18
1:55 PM EDT

Purchaser's Initials

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ YES	☒ NO	☐ 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? 2004 By whom? Ross Environ. Serv. & State of VT (all clean)	☒ YES ☒ YES	☐ NO ☐ NO	☐ DON'T KNOW ☐ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☒ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Orange flags - 2018 - approximate boundary	☒ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 1992 By whom? Northeast Surveys, Waterford, VT	☒ YES	☐ NO	☐ DON'T KNOW
(m)	Is a copy of the survey available?	☒ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☒ NO	☐ 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?	☐ YES	☒ NO	☐ DON'T KNOW

Further explanation of any of the above:

Tax Map, slide 36, Town of Barnet, Office of Town Clerk contains the survey information

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

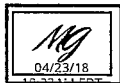
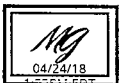
HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): ☐ Base Board ☒ Hot Air ☒ Radiant ☐ Heat Pump ☐ Direct Vent ☒ Other (explain): Wood/Oil furnaces, propane stove, pellet stove Age of Furnace/Boiler: 1992 ☐ Don't Know Fuel Type: ☒ Oil ☐ Natural Gas ☒ Propane ☐ Electric ☒ Wood ☒ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Annual Fuel Usage: variable Gallons (or other measure) Provider: Annual cost from all sources: \$4500 Property used: ☐ Full Time ☐ Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	Air Conditioning: ☐ YES ☒ NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	Hot Water System (check all that apply): ☒ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: c2011 - 50 gal. tank ☐ Don't Know Fuel Type: ☐ Oil ☒ Electric ☐ Natural Gas ☐ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☒ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☐ NO Owned _____ or Leased _____
(e)	Electrical System: Electrical service panel has: ☐ Fuses ☒ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: \$ 1381 Electric utility provider: Green Mountain Power Property used: ☒ Full Time ☐ Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: 125 Amps ☐ Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☒ NO If "Yes," explain in detail: _____

TELEPHONE / INTERNET / TELEVISION

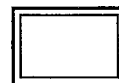
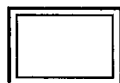
(g)	Is landline telephone service present at the Property? ☒ YES ☐ NO If "Yes," current provider: Not connected since 2006
(h)	Is cellular telephone service available at the Property? ☒ YES ☐ NO If "Yes," list available providers: Verizon, AT&T
(i)	Is internet service available at the Property? ☒ YES ☐ NO If "Yes", current provider: VTel, Verizon If "Yes," service is: ☐ Dial Up ☒ Broadband ☐ Cable ☐ Satellite ☐ DSL
(j)	Is television service available at the Property? ☒ YES ☐ NO If "Yes", current provider: Dish If "Yes," source is: ☐ Antenna ☐ Cable ☒ Satellite ☐ 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 2 ☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☒ Smoke Detectors - How Many? 3 ☐ 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): Vermont Castings Propane stove, Harman XXV pellet stove
 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: _____

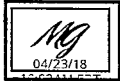
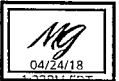
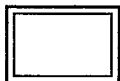
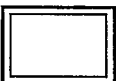
 Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

 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) Standing seam ☐ Don't Know
 Approximate age of roof? Entire roof replaced in 2007
 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? Entire roof replaced in 2007
 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     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: Cushing & Sons Tag #: 265 Depth: 250 feet
 Gallons Per Minute (at time of driller's report): 2 gpm (1993) Date of driller's report: 4/29/1993

CONDITION OF WATER AND WATER SYSTEM
 Has the water been tested for coliform bacteria? ☒ YES ☐ NO ☐ DON'T KNOW
 If "Yes," when? c2006 By whom? State of Vermont Results: All normal
 Has any other water quality or water chemistry testing been done? ☒ YES ☐ NO ☐ DON'T KNOW
 If "Yes," when? c2006 By whom? State of Vermont Results: Chemistry - all normal for area
 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: _____

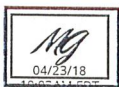
5. SEWER/SEPTIC/WASTEWATER SYSTEM

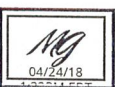
Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected 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: 1993 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) 1000 gal. ☐ Don't Know
 Date Septic Tank Last Inspected? _____ ☒ Don't Know Reports of last inspection/pumping attached: ☐ YES ☐ NO
 Date Septic Tank Last Pumped? 6/2018 ☐ Don't Know By whom? B&B Septic
 To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail: _____

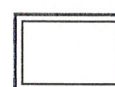
Seller's Initials


04/23/18
10:05 AM EDT


04/24/18
1:02 PM EDT

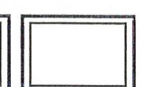


Purchaser's Initials









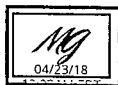
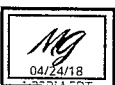
6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

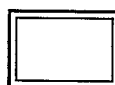
(a)	Age of Building(s): Main Bldg. 1993 Additions to Main Bldg. _____ Additional Building(s): (a) Garden shed (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☒ YES	☐ NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: Replacement of woodshed retaining wall 2017	☒ YES	☐ NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	☒ YES	☐ NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☒ 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?	☐ YES	☒ NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☒ NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☒ NO	☐ DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	☐ YES	☒ NO	☐ DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	☒ YES	☐ NO	☐ DON'T KNOW
(l)	If "Yes," when? 2004 By whom? Parkway Realty Results: Normal			
(m)	Does the Property have evidence of mold?	☐ YES	☒ NO	☐ 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: _____	☐ YES	☒ NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	☐ YES	☒ NO	☐ DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☒ NO	☐ DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	☐ YES	☒ NO	☐ DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☒ NO	☐ 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 ☐ No ☐	☐ YES	☒ NO	☐ DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom?	☐ YES	☒ NO	☐ DON'T KNOW
(v)	Further explanation of answers to any of the above: _____ _____			

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?	☐ YES	☒ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are any required storm water permits current?	☐ YES	☐ NO	☐ DON'T KNOW

Seller's Initials



Purchaser's Initials






(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	☐ YES	☐ NO	☐ DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	☐ YES	☐ NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	☐ YES	☐ 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.	☐ YES	☐ NO	☐ 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.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

Further explanation of any of the above:

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: Michael Grizzard dotloop verified
04/23/18 10:03AM EDT
WKQY-MOFL-7GRT-LI8E
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Mary Grizzard dotloop verified
04/24/18 1:33PM EDT
GHZR-OOOR-SWJB-EGAO
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

978 KEYSER HILL ROAD, ST. JOHNSBURY, VT

Utilities (all based on receipts for year indicated)

Electricity - GMP - \$1381 for 2016 or \$115/mo

Fuel oil - Fred's - \$2480 for 2017 or \$206/mo

Propane - Freds - \$1608 for 2017 or \$134/mo

Pellets - Lyndonville, Agway - \$720 for 2017 or \$60/month

Wood - did not use in 2017. \$0

Water - \$0 - artesian well

Trash/recycle - \$120 or \$10/mo

Overall heat ~ \$4508 but depends on how the 4 possibilities are used (\$400/mo)

Well: Cushing & Sons, well #93, tag 265, depth 250 ft, Yield 2 gallons per minute, date 4/29/1993

Tank removal: Marc Roy, ANR, State of Vermont, 6/2/2004: "site assessment not required since taking is <1100 gallons", (but assessment done anyway). Work done by Calkins Oil & Excavating, 6/24/2004. Oversight by Ross Environmental Associates, Juliette Hancock, Geologist. Findings: "UST in good condition upon removal, no rust or pitting or holes. No visual, olfactory, evidence of petroleum release. Photo-ionization readings...below action level. Ground water not encountered at bottom of excavation." Summary: "...no release of fuel oil...no further work recommended."

Roof - new standing seam roof in cJuly 2007, Burke Standing Seam LLC

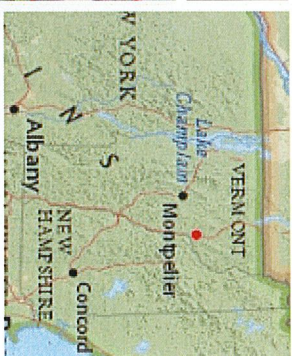
Water softener, May 2009, Trombly Plumbing, St. Johnsbury



1: 4,938
May 22, 2018

251.0 0 126.00 251.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 412 Ft 1cm = 49 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.



LEGEND

- ☐ Parcels (Standardized)
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody
- Stream
- ☐ Parcels (Non-Standardized)
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

[Click here to enable desktop notifications for](#)[More](#)

Mail

COMPOSE

Inbox (1,159)

Starred

Sent Mail

Drafts (26)

Boomerang

Boomerang-Outbox

Boomerang-Returned

More labels

 George

No recent chats

[Start a new one](#)**Michael Grizzard**

to me

George,

I just sent the Seller's Property Information Report. I assume this will now be sent to M

The below contains the utility information discussed earlier. I know you do not need th

Many thanks,

Mike & Mary

978 KEYSER HILL ROAD, ST. JOHNSBURY, VT

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