



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

Seller's Name(s):

Joseph P Phelps and Katharine G Phelps

Property Address:

190 Jersey Way

Morristown

Street

City/Town

Type of Property:

- ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property:

- ☒ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

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

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input 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: <u>PROPANE TANK</u>	<input checked="" type="checkbox"/> YES	<input 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? <u>NO</u> When? _____ By whom? _____	<input checked="" type="checkbox"/> YES <input type="checkbox"/> YES	<input 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? _____	<input type="checkbox"/> YES	<input checked="" 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, 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

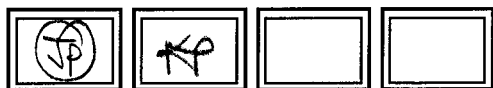
HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input checked="" 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 checked="" type="checkbox"/> Propane <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: _____ Gallons (or other measure) Provider: _____ Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.	
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____	
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input checked="" 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 checked="" type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____	
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned _____ or Leased _____	
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ _____ Electric utility provider: <u>MORRISVILLE WATER AND LIGHT</u> Property used: <input checked="" 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: <u>200</u> 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 checked="" type="checkbox"/> NO If "Yes," explain in detail: _____ <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	

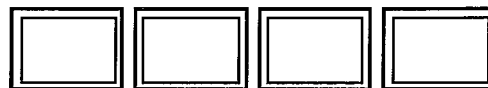
TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>COMCAST</u>
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: <u>XFINITY</u>
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>COMCAST XFINITY</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>COMCAST XFINITY</u> If "Yes," source is: <input type="checkbox"/> Antenna <input checked="" 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 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): core, stairs, automatic
☒ Refrigerator ☒ Stove ☒ Hood/Fan ☒ Microwave Oven ☒ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor vac
☒ 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): OUTSIDE FIREPLACE, LARGE STORAGE SHED, KIDS PLAY SWING

OTHER: WOODEN

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) _____ ☐ Don't Know

Approximate age of roof? 16 YEARS

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? _____

Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____



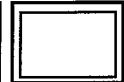
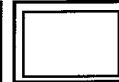
4. WATER SUPPLY

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: _____ Tag #: _____ Depth: _____
 Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

CONDITION OF WATER AND WATER SYSTEM TOWN WATER
 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>16 YEARS</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input 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 checked="" type="checkbox"/> NO	<input 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 checked="" type="checkbox"/> NO	<input 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 checked="" type="checkbox"/> NO	<input 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)	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?	<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

[Signature]
[Signature]

Purchaser's Initials

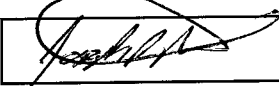
(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$	<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: _____			
Further explanation of any of the above: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>				

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:



3.5.19

(Signature) Date

Purchaser:
(Signature) Date

Seller:

Katharine Y. Reim

3/5/19

(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date



PALL SPERA COMPANY
REALTORS

PROPERTY UTILITIES AND SERVICES

Property Address

190 Jersey Way, Morristown, VT 05661

Date _____

UTILITY INFORMATION:

Annual \$ 3300 Electric ^{w/water} Co: more. water & light
Cost: \$ N/A Oil Co: _____
\$ 2000 Gas Propane Co: suburban
2 cords \$ 600 Wood Co: _____
\$ N/A Kerosene Co: _____
\$ N/A HOA Fees
\$ N/A Snow Removal snowblower

Septic Maintained by: _____
Last Pumped: _____ Date _____

Furnace Maintained by: Republic Heating
Last Cleaned: _____ Date 2017/2018

Chimney Maintained by: Homeowner
Last Cleaned: _____ Date 2018

Water Tested by: TOWN
Results: _____ Date _____

Other _____

Association Contact & Phone #: N/A
Internet Service: Xfinity
Cable TV Company: Xfinity } 300.00 mo.
Phone Company: Xfinity
Rubbish Removal: N/A
Snow Removal: N/A
Lawn Care: N/A
Miscellaneous: _____

Information herein provided by _____

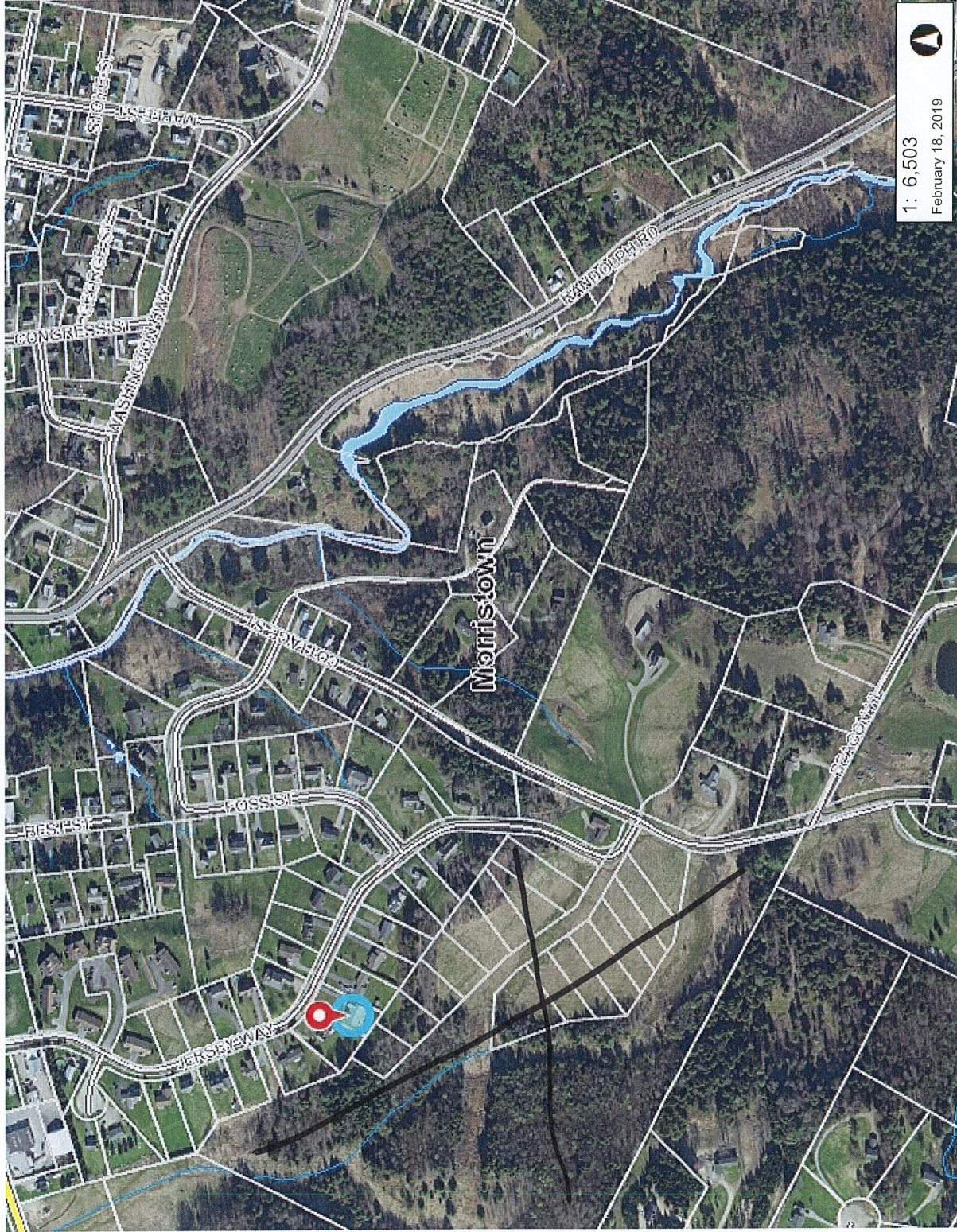
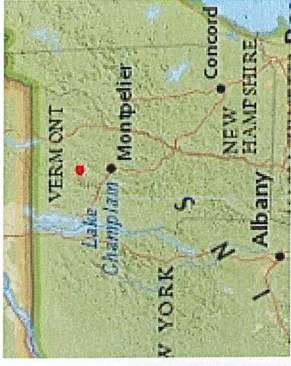
Seller(s) initials JP KD Date: 3/5/19 Name Joseph Phelps



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



1: 6,503
February 18, 2019



LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody
- Stream
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

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.

330.0 0 165.00 330.0 Meters
1" = 542 Ft. 1cm = 65 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
THIS MAP IS NOT TO BE USED FOR NAVIGATION

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address

City

State

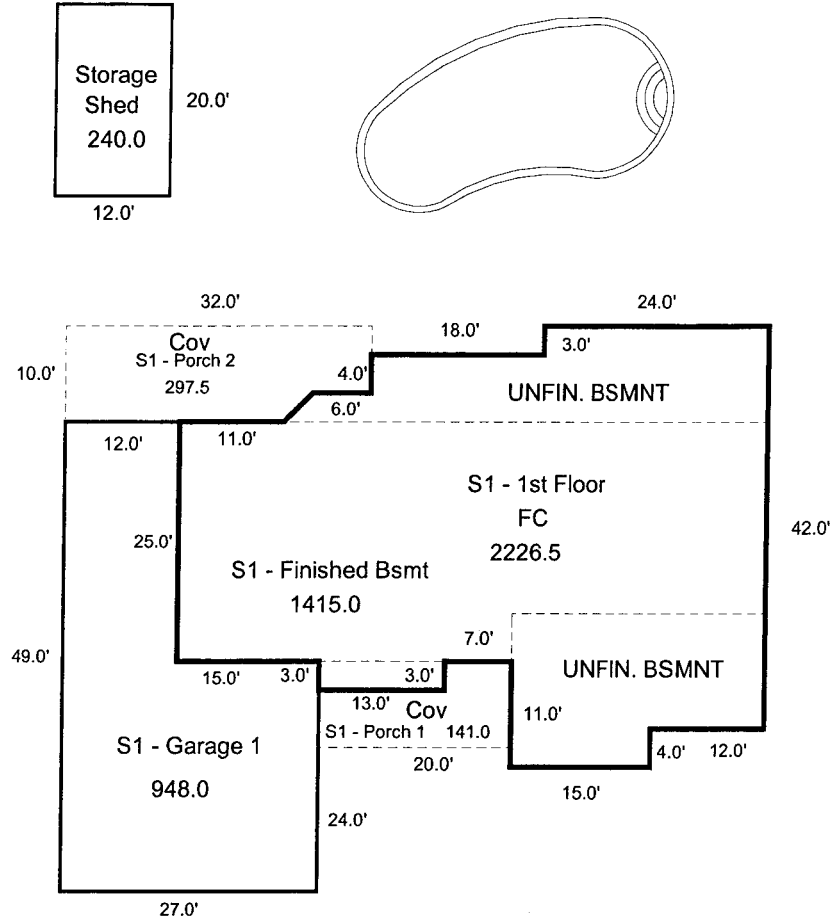
Zip

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



190 JERSEY WAY

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	2226.5	220.2	2226.5
1BS	S1 - Basement	1.00	2226.5	220.2	2226.5
1BF	S1 - Finished Bsmt	1.00	1415.0	174.0	1415.0
P/P11	S1 - Porch 1	1.00	141.0	58.0	141.0
P/P12	S1 - Porch 2	1.00	297.5	82.2	297.5
GAR11	S1 - Garage 1	1.00	948.0	152.0	948.0
OTH	Storage	1.00	240.0	64.0	240.0

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(Rounded w/ Factors)

2227

AREA CALCULATIONS

H A MANOSH INC TO PHELPS JOSEPH P
PHELPS KATHARINE G

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that H. A. Manosh, Inc., a Vermont corporation with a principal place of business in Morristown in the County of Lamoille and State of Vermont, Grantor, in the consideration of ten or more dollars paid to its full satisfaction by Joseph P. Phelps and Katharine G. Phelps of Morristown in the County of Lamoille and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Joseph P. Phelps and Katharine G. Phelps, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Morristown in the County of Lamoille and State of Vermont, described as follows viz:

Being a portion of all and the same land and premises conveyed to H. A. Manosh, Inc. by the Warranty Deed of Theodore R. Barnett dated June 23, 1992 and of record in Book 101 at Pages 106-108 of Morristown Land Records, being Lot #7 as depicted on a survey entitled "Jersey Height Subdivision, Morristown, Vermont" dated November 30, 1993, prepared by Allen J. Newton and recorded as Slide 168 of the Map Cabinet in the Morristown Land Records.

The within conveyed land and premises are subject to and benefit by the terms and conditions of "Jersey Heights Subdivision, Theodore Barnett, Protective Covenants" of record in Book 101 at Pages 104-105 of Morristown Land Records. Said Protective Covenants are also recorded in Book 96 at Pages 347-348 of Morristown Land Records.

The within conveyed land and premises are subject to the terms and conditions of Subdivision Permit No. EC-5-2002 dated May 17, 1990; Subdivision Permit No. EC-5-2002R dated April 20, 1992; Land Use Permit No. 5L0877 dated December 9, 1986; Certificate of Compliance dated November 17, 1986; Land Use Permit No. 5L0877-1 dated December 6, 1991; Land Use Permit No. 5L0877-A dated November 15, 1991; Land Use Permit No. 5L0877-B dated December 6, 1991; and Discharge Permit No. 1-1050 dated August 5, 1993, copies of which the Grantees herein acknowledge receipt.

Also granting right of way along all access roads constructed in this development for purposes of pedestrian and vehicular ingress and egress to and from the property conveyed herein and all other property in this development.

Reserving a right of way within 15 feet of the sideline of the access roads as they abut this property for the installation, repair and maintenance of transclosure boxes and conduits for all utilities, including municipal and private services required or desired to benefit any or all of the lots in this subdivision. Reference is hereby made to the above Deed and its records and to all former Deeds and their records, for a more complete description of the property conveyed herein.

This conveyance is made subject to and with the benefit of highway easements, utility easements, easements for ingress and egress, water and pipeline rights, covenants and restrictions, state and local land use permits, if any, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Joseph P. Phelps and Katharine G. Phelps, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever, and the said Grantor, H. A. Manosh, Inc., for itself and its successors and assigns, does covenant with the said Grantees, Joseph P. Phelps and Katharine G. Phelps, and their successors and assigns, that until the encasing of these premises it is the sole owner of the premises and has goodright and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as aforesaid; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, H. A. Manosh, Inc. hereunto set its hand and seal this 4th day of June, 2003.

Sharon Green
Witness

H. A. MANOSH, INC.

BY *Sharon Green*
Sharon Green, its attorney in fact

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morristown this 4th day of June, 2003 personally appeared Sharon Green, attorney in fact for H. A. Manosh Inc., the signer and sealer hereof, and acknowledged this instrument to be her free act and deed and the free act and deed of H. A. Manosh, Inc.

Before me *Tracy Ann Wilson*
Notary Public

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morristown this 4th day of June, 2003 personally appeared Sharon Green, attorney in fact for H. A. Manosh Inc., the signer and sealer hereof, and acknowledged this instrument to be her free act and deed and the free act and deed of H. A. Manosh, Inc.

Before me *Tracy Ann Wilson*
Notary Public

Morristown, Vermont, Town Clerk's Office, June 5 A.D. 2003 at 10 o'clock
15 minutes, A.M. Received for record a Deed, of which the foregoing is a true copy.

ATTEST: *Tracy Ann Wilson* Town Clerk

ACKNOWLEDGMENT

VT Property Transfer Tax Return Received, (including
Certificates and, if required, ACT 250 Disclosure Statement)
and tax paid.

Return No. 03-06-04
Signed *Tracy Ann Wilson*
Date June 5, 2003

Jersey Heights Subdivision
Theodore R. Barnett
Protective Covenants

Intent: To preserve the residential atmosphere of the area.

1. No mobile homes, house trailers are to be allowed on the property.
2. No unregistered motor vehicles, recreational vehicles, refuse or trash will be allowed to be stored in open view; approved garages and sheds will be required for their storage.
3. Architectural Controls: No house shall have a roof with less than 5/12 pitch. This restriction will apply to all buildings, garages, sheds, etc. that may be built.

Exterior finish of all buildings will be of natural material, brick, stone, wood, to include log, wood shingle, wood clapboard, board & batten shiplap, board siding finished in traditional colors only. Manufactured wood siding like T-111 or clapboards of wider than 4" exposure will not be allowed. Vinyl and Masonite siding products will be allowed if colors and size requirements are met. Each house shall have a minimum of 18" of roof overhang on all sides with roofing material approved by the Grantor.

All plans and specifications for construction, alteration or reconstruction of or additions to any buildings or other structures to be erected and site plans and landscaping plans shall be approved, in writing, by Grantor or his appointed representative, prior to commencement of construction. In the event that Grantor or his representative, fails to approve or to disapprove plans within thirty (30) days from submission of such plans and specifications shall be deemed approved.

4. All exterior construction, will be completed within 12 months from start of construction.
5. All excavated areas around house/building will be landscaped, as per approved plans, within 12 months after completion of construction.
6. Builder/buyer will be required to plant a minimum of 6 trees/shrubs on each lot within 6 months of completing construction.
7. A 20' easement in favor of the Village of Morrisville, for utility lines where these lines may cross private property, will be reserved where needed.
8. Buyers are responsible for costs on installation and maintenance of water and sewer and electric lines from main lines to their house/buildings.
9. No metal asbestos chimneys will be allowed. All exposed portions of any chimney will be finished in stone, brick, stucco or otherwise covered in a tasteful manner. No exposed concrete block chimneys will be allowed.
10. Minimum driveway width will not be less than 12' and meet all Morrisville Street Department standards.
11. Owners of developed and undeveloped lots will maintain them in a safe and aesthetic manner, not allowing weeds and brush to overgrow unused portions of the property and not allowing trash or debris to accumulate.
12. Water saving devices: Flow restricting fixtures will be required in all homes.
13. Insulation standards: R-19 side walls, R-38 in ceilings and R-10 on all foundation areas a minimum of 2' below grade, will be required for any residential buildings.
14. No electric heating will be allowed for primary heating source in any building in this project.
15. All buildings are to meet Morrisville Zoning set-back requirements.
16. Enforcement and remedy under this declaration shall be by proceeding in equity or at law to restrain violations or to cover damages, cost (including reasonable attorney's fees) to be borne by violator. Failure to enforce any restriction or provision of this declaration shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.
17. These covenants are to run with the land and shall be binding on all lot owners, their heirs, assigns and successors and all persons claiming under them for a period of fifteen (15) years from the date these covenants are recorded; after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or part.
18. These covenants and conditions may be amended or repealed at any time upon the approval of at least three-fourths of the lot owners. In any such vote, each lot shall be entitled to one vote. The lot owner(s) requesting the amendment or repeal must send such request to the owners of all other lots by registered mail and unless the lot owner responds by registered mail within forty-five days after receipt of said request, it will be deemed that said lot owner has voted in favor of the amendment or repeal.
19. The invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
20. The Grantors, or their legal representative, shall have the primary and exclusive jurisdiction to interpret, administer and enforce these covenants and find all facts relative to any claim or suspected violations. At such time as all lots in this subdivision have been conveyed, it is anticipated that a homeowners association will be formed. At that time, the Grantor, or their representative, will have no further involvement with the administration and enforcement of these covenants and the homeowners association will assume the functions of the interpretation, administration and enforcement the foregoing covenants.

21. These covenants apply only to the 52 permitted lots shown on the survey of this subdivision. The balance of the property owned by the Grantor shall not be bound by these covenants unless they are included in separate document.
22. Each buyer acknowledges that Grantor owns 42 acres adjacent to and south-westerly of the property to which these covenants apply which may be subdivided in the future and buyer further agrees that he has no objection to this additional development if done in a manner compatible with the existing Jersey Heights Development.
23. Grantor as used herein, shall be H. A. Manosh, Inc. or his assigns.
24. All roads shall be deeded to the Village of Morrisville or, if not accepted by the Village, to the owners of lots that use the road as access to their lots.

Morristown, Vermont, Town Clerk's Office June 25 1992 At 12 o'clock
00 minutes, P.M. Received the instrument of which the foregoing is a true
record. ATTEST: Mary Ann Wilson Town Clerk.



PAYABLE TO:
MAIL TO:

TOWN OF MORRISTOWN, VERMONT
Town Clerk-Treasurer's Office
P O Box 748, 43 Portland St., Morrisville VT 05661
802 - 888 - 6370

**THIS IS THE ONLY BILL YOU
WILL RECEIVE. PLEASE
FORWARD TO NEW OWNER
IF PROPERTY IS SOLD.**

PROPERTY TAX BILL FY2019

PARCEL ID	BILL DATE	TAX YEAR
25007.	09/14/2018	1819

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Location: JERSEY WAY 0190

Description: AC & DWL

OWNER **PHELPS JOSEPH P & KATHARINE G**
PO BOX 248
MORRISVILLE VT 05661

HOUSESITE TAX INFORMATION

SPAN # 414-129-12763 SCL CODE: 129
TOTAL PARCEL ACRES 0.53
HOUSESITE VALUE 381,400
HOUSESITE EDUCATION TAX 5,262.18
HOUSESITE MUNICIPAL TAX 3,340.30
HOUSESITE TOTAL TAX 8,602.48

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON RESIDENTIAL	
REAL	381,400	381,400		
TOTAL TAXABLE VALUE	381,400	381,400		
GRAND LIST VALUES	3,814.00	3,814.00		
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners		TAX RATE NAME	TAX RATE	GRAND LIST = TAXES
		MUNICIPAL	0.5739	x3,814.00= 2188.85
		HIGHWAY	0.2890	x3,814.00= 1,102.25
		LOCAL AGREEMENT	0.0015	x3,814.00= 5.72
		HOMESTEAD EDUCATION	1.3797	x3,814.00= 5262.18
		VILL OF MORRISVILLE	0.0114	x3,814.00= 43.48
		TOTAL TAX		8602.48
1ST PAYMENT	11/15/2018	2ND PAYMENT	05/15/2019	STATE PAYMENTS NET TAX DUE

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Trend Business Solutions 800-639-8028

TOWN OF MORRISTOWN
TAX YEAR 1819

TOWN OF MORRISTOWN
TAX YEAR 1819

1ST PAYMENT DUE 11/15/2018	
OWNER NAME PHELPS JOSEPH P & KATHARINE G	
PARCEL ID 25007-	
AMOUNT DUE	
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you

2ND PAYMENT DUE 05/15/2019	
OWNER NAME PHELPS JOSEPH P & KATHARINE G	
PARCEL ID 25007-	
AMOUNT DUE	
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you



118025061



118025062

PAYABLE TO:
MAIL TO:

TOWN OF MORRISTOWN, VERMONT
Town Clerk-Treasurer's Office
P O Box 748, 43 Portland St., Morrisville VT 05661
802 - 888 - 6370

**THIS IS THE ONLY BILL YOU
WILL RECEIVE. PLEASE
FORWARD TO NEW OWNER
IF PROPERTY IS SOLD.**

PROPERTY TAX BILL FY2019

PARCEL ID	BILL DATE	TAX YEAR
25007.	01/04/2019	1819

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Description: AC & DWL
Location: 190 JERSEY WAY

OWNER
PHELPS JOSEPH P & KATHARINE G
PO BOX 248
MORRISVILLE VT 05661

SUPPLEMENTAL HOUSESITE TAX INFORMATION

SPAN # 414-129-12763 SCL CODE: 129
TOTAL PARCEL ACRES 0.53
HOUSESITE VALUE 381,400

HOUSESITE MUNICIPAL TAX 67.50
Include this amount when filing income tax.
RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE	HOMESTEAD	NON RESIDENTIAL
REAL 381,400	381,400	
TOTAL TAXABLE VALUE 381,400	381,400	
GRAND LIST VALUES 3,814.00	3,814.00	
TAX RATE NAME	TAX RATE	x GRAND LIST = TAXES
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners	SUPPLEMENTAL TAX 0.0177	x3,814.00= 67.50
SUPPLEMENTAL TAX BILL DUE TO CORRECTIONS OF THE 2018 GRAND LIST.		
1ST PAYMENT 03/15/2019	2ND PAYMENT 05/15/2019	TOTAL TAX 67.50
STATE PAYMENTS NET TAX DUE		

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Trend Business Solutions 800-639-8028

TOWN OF MORRISTOWN
TAX YEAR 1819

TOWN OF MORRISTOWN
TAX YEAR 1819

SUPPLEMENTAL 1ST PAYMENT DUE	
03/15/2019	
OWNER NAME	
PHELPS JOSEPH P & KATHARINE G	
PARCEL ID	
25007-	
AMOUNT DUE	
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you

SUPPLEMENTAL 2ND PAYMENT DUE	
05/15/2019	
OWNER NAME	
PHELPS JOSEPH P & KATHARINE G	
PARCEL ID	
25007-	
AMOUNT DUE	
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you



119025061



119025062