



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 06/11/2018

Seller's Name(s): Guy and Angela Rouelle

Property Address: 976 VT RT 14 Woodbury
 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 checked="" type="checkbox"/> NO	<input 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: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input checked="" type="checkbox"/> YES	<input 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:

There is an easement to abutting properties in the form of a ROW. There is an easement to the water. There are survey maps on file at the town.

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

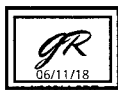
HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

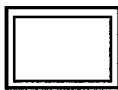
(a)	Heating System (check all that apply): <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: _____ <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: ~800 _____ Gallons (or other measure) Provider: Bourne's 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 type="checkbox"/> Hot Water Tank <input checked="" type="checkbox"/> Domestic/Off Boiler <input checked="" type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: 1 year _____ <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 checked="" 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: \$ 700 _____ Electric utility provider: Hardwick Electric 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: 100 _____ 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: Brand new hot water system used for hot water, large enough to allow baseboard heat to be installed.

TELEPHONE / INTERNET / TELEVISION

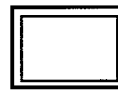
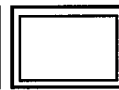
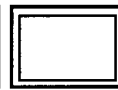
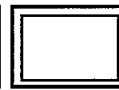
(g)	Is landline telephone service present at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____
(h)	Is cellular telephone service available at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," list available providers: _____
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: Comcast 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: Comcast 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 _____ ☐ 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): _____

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) _____ ☐ Don't Know

Approximate age of roof? 9 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? 2009 brand new roof and dormers

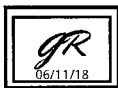
Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW


If "Yes," explain: _____

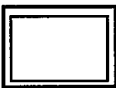
4. WATER SUPPLY

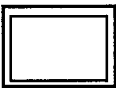
Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no 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

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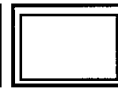
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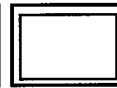





Purchaser's Initials









by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☐ Private ☒ Shared
☐ On-site ☒ Off-site ☐ Drilled Well ☐ Dug Well ☒ Spring ☐ Lake/Pond ☐ Lake Well ☐ None ☐ Don't Know
 Water System Features : ☒ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light
☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
 Water Pipes are: ☐ Copper ☐ Galvanized Metal ☐ Lead ☒ PVC (Plastic) ☐ Combination ☐ Don't Know
 If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
 Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

CONDITION OF WATER AND WATER SYSTEM
 Has the water been tested for coliform bacteria? ☒ YES ☐ NO ☐ DON'T KNOW
 If "Yes," when? 2016 By whom? State of Vermont Results: NA
 Has any other water quality or water chemistry testing been done? ☒ YES ☐ NO ☐ DON'T KNOW
 If "Yes," when? 2016 By whom? State of Vermont Results: <0.001
 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: NA
 Brand new gravity spring installed 2015
 Describe in detail any other problems you have had with your water system, including water quality or quantity:
 NA - GREAT WATER
 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? Do not know installation date
 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 ☐ Don't Know
 Date Septic Tank Last Inspected? 08/01/2017 ☐ Don't Know Reports of last inspection/pumping attached: ☒ YES ☐ NO
 Date Septic Tank Last Pumped? 08/01/2017 ☐ Don't Know By whom? Fowler's
 To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail:
 septic tank was pumped and inspected last year. Have receipt for record.

Seller's Initials

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Purchaser's Initials

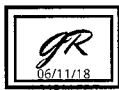
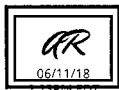
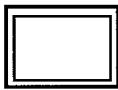
6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>1837</u> Additions to Main Bldg. _____ Additional Building(s): (a) <u>Barn</u> (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: <u>The house has been completely renovated from studs out.</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/> YES	<input 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: <u>There is a video monitoring system consisting of 3 videos outside of the house. One pointed at driveway, one at back door and one of backyard. Video is not actively monitored, only monitored if there appear to be issues.</u>			

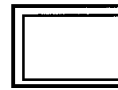
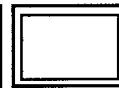
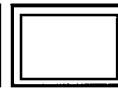
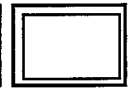
7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(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


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: <u>na</u> Phone number/e-mail: _____			

Further explanation of any of the above:

not part of homeowner association.

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:

The house has been completely renovated floors 1 and 2. all new plumbing, electric, environmental friendly spray foam, ceilings, walls, floors, including all new paint. External clapboards are 75% replaced. All everything.

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: Guy Rowelle dotloop verified
06/11/18 4:32PM EDT
U3QI-UDDAJZNI-AOTG
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Angela Rowelle dotloop verified
06/11/18 2:23PM EDT
RH6W-G7DG-DUAW-DC8A
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS *Required Federal Lead Warning Statement*

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead-based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

	GR 06/11/18 9:32PM EDT
	GR 06/11/18 10:42AM EDT

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

GR 06/11/18 4:32PM EDT	GR 06/11/18 10:42AM EDT

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller's Initials

GR 06/11/18 4:32PM EDT	GR 06/11/18 10:42AM EDT		
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Purchaser's Initials

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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


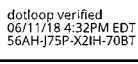
Agent's Acknowledgment (initial)

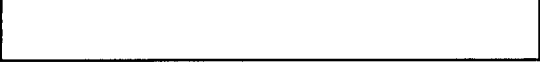



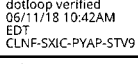
Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

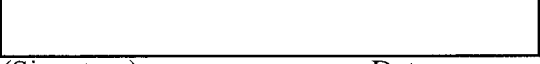
Certification of Accuracy

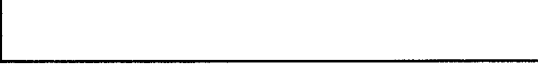
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

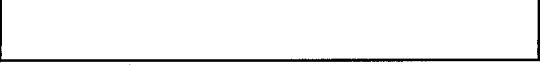
Seller:  
(Signature) Date


Purchaser: 
(Signature) Date


Seller:  
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
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Purchaser: 
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Seller: 
(Signature) Date

Purchaser: 
(Signature) Date

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N 15°12'57" E

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S 15°12'57" W

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S 63°11'38" E

102.70'

N 25°36'29" E

254.17'

S 64°23'34" E

120.17'

N 36°28'07" E

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S 51°25'23" E

127.35'

S 13°37'09" W

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S 18°26'31" E

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S 39°14'47" W

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S 35°28'11" W

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EXECUTOR'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, BONNIE MIKOSKI, AND I LORI DEVAUL, Executors of the Goods, Chattels and ESTATES OF DONALD GEORGE BARCLAY AND KATHLEEN S. BARCLAY, late of Woodbury in the County of Washington and State of Vermont, deceased, SEND GREETING:

WHEREAS, the Honorable Probate Court for the District of Washington at a session thereof, holden at the Probate Office in Montpelier in said District, on the 28th day of April A.D. 2006, on due application in writing, for that purpose, which said application having been duly published according to law, did license and authorize said BONNIE MIKOSKI AND LORI DEVAUL to sell at public auction or private sale all of the real estate of said deceased, for the purpose of being beneficial to the heirs;

AND WHEREAS, having previously taken the oath required by law, and fulfilled all the requisitions of the Statute, and of the license aforesaid, we have sold all of the same real estate to GUY A ROUELLE AND ANGELA S. DERINGER of Westfield in the County of Chautaugua, for the sum of One Hundred Twenty One Thousand Dollars (\$121,000.00).

NOW, KNOW YE, that pursuant to the license and authority aforesaid, and not otherwise, and in consideration of the said sum of One Hundred Twenty One Thousand Dollars (\$121,000.00), the receipt whereof, I do hereby acknowledge, I do by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said GUY A. ROUELLE AND ANGELA S. DERINGER, husband and wife as tenants by the entirety, their heirs and assigns, the following described land and buildings in the Town of Woodbury in said County of Washington described as follows, viz.:

Being the remainder of the same lands and premises conveyed to Donald Barclay and Kathleen Barclay by Warranty Deed of Helen Sabin Tassie dated August 11, 1978 and recorded in Book 33 at Page 322 of the Town of Woodbury Land Records.

Being also the remainder of the same lands and premises conveyed to Donald Barclay and Kathleen Barclay by Special Administrator's Deed of Wendell A. Rose Special Administrator of the Goods, Chattels and Estate of Elmer C. Sabin dated June 15, 1993 and recorded June 15, 1993 in Book 41 at Page 508 of the Town of Woodbury Land Records.

Reference is made to the Warranty Deed from Donald Barclay and Kathleen Barclay to Peter Barclay and Christy Barclay dated February 6, 1993 and recorded February 11, 1993 in Book

41 at Page 317 of the Town of Woodbury Land Records and reference is also made to the Quit-Claim Deed from Donald Barclay and Kathleen Barclay to Randy E. DeVaul and Lori Barclay DeVaul dated May 27, 2000 and recorded July 17, 2000 in Book 49 at Page 26 of the Town of Woodbury Land Records.

Said lands and premises are more particularly described as Lot #1 as shown on a plan entitled "Donald Barclay, Vermont Route No. 14, Woodbury, Vermont, Property Subdivision," prepared by Wayne D. Lawrence, P.E., Project No. 91045, dated December 1991, and recorded in the Town of Woodbury Land Records as Map 124.

Said lands and premises are subject to and benefited by a twenty-five foot wide right-of-way easement, to be used in common with the record title holders of Lots 1, 2 and 3 (all as shown on aforesaid plan) for ingress and egress by vehicular and pedestrian traffic. The cost of maintenance and repair of said right-of-way easement shall be borne proportionately by said lot owners with respect to the use of said right-of-way easement.

Said land and premises are conveyed subject to a twenty-five foot right-of-way easement as shown on aforesaid plan, which said right-of-way easement is for the use and benefit of the record title holder of Lot #3 for ingress and egress by vehicular and pedestrian traffic. The cost of maintenance and repair of said right-of-way easement shall be borne proportionately by said lot owners with respect to the use of said right-of-way easement.

Said land and premises are subject to utility easements, right-of-way easements, spring rights and public rights-of-way of record. In addition, said land and premises are conveyed subject to the terms and conditions of a Subdivision Permit No. EC-5-2239, which permit is dated February 20, 1992, and recorded at Book 40, Pages 298-300 of the Woodbury Land Records.

Reference is hereby made to the aforesaid deed and its record and to the deeds and records cited therein, and to the aforesaid plan and its record and to the deeds and records cited therein, for a further and more particular description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereof, to the said GUY A. ROUELLE AND ANGELA S. DERINGER, husband and wife as tenants by the entirety, their heirs and assigns forever, to them and their own use.

And we the said BONNIE MIKOSKI AND LORI DEVAUL, Executor of the ESTATE OF DONALD GEORGE BARCLAY AND KATHLEEN S. BARCLAY, do covenant with the said GUY A. ROUELLE AND ANGELA S. DERINGER, their heirs and assigns, that the said DONALD GEORGE BARCLAY AND KATHLEEN S. BARCLAY died seized of the granted premises, that I am duly authorized by the Court aforesaid, to convey the same to the said GUY A. ROUELLE AND ANGELA S.

DERINGER in manner and form aforesaid, that I have in all things observed the direction of the law, and the license aforesaid, in the sale aforesaid; that I will, and my heirs, executors and administrators shall WARRANT AND DEFEND said premises against all persons claiming the same, by, from or under the said DONALD GEORGE BARCLAY AND KATHLEEN S. BARCLAY, or I, the said Executor, but against no other person.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28th day of December, 2006.

IN PRESENCE OF:

Estates of Donald Barclay and Kathleen Barclay

Suzanne Blandin
Witness as to both

By: Bonnie Mikoski
BONNIE MIKOSKI

Lori Devaul
LORI DEVAUL

STATE OF VERMONT)

COUNTY OF Washington)

: ss.)

At Montpelier in said County, on this 28th day of December 2006, personally appeared BONNIE MIKOSKI AND LORI DEVAUL individually and as Executors of the ESTATES OF DONALD GEORGE BARCLAY AND KATHLEEN S. BARCLAY, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of said ESTATE.

Before Me, Suzanne Blandin
Notary Public

My commission expires: 02/10/07

f705.008 Executors Deed (Bowles).wpd

WOODBURY, VT., TOWN CLERK'S OFFICE

Date: 12-31-06 at 9 o'clock

45 minutes a M. Received for record

Executor's deed of which the foregoing is a true copy

Attest: Marion Mlyn Town Clerk

Vermont Property Transfer Ta.
32 V.S.A. Chap. 231

- ACKNOWLEDGEMENT -

(INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 25,
DISCLOSURE STATEMENT) AND TAX PAID

Return No. 73-06

Attest: Marion Mlyn Clerk

Date 12-31-06

PAYABLE TO:

MAIL TO:

TOWN of WOODBURY

PO Box 10

Woodbury, VT 05681

Town Treas. Brandy Smith

802/456-7051

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
14-18.	08/28/2017	2017

Office hours: Mon-Thurs 9-1, Mon 6-8 PM. Payment must be received on (or legibly postmarked by) 10/26/2017. Delinquent taxes after 10/26/17 ADD 6% penalty at 1/2% per month and interest at 1/2% per month.

Location: SABIN POND, RT 14

Description: 3.8 ACRES, 50 FF, DWELLING & BARNs

OWNER ROUELLE, GUY
DERINGER, ANGELA
976 RT. 14
EAST CALAIS VT 05650

HOUSESITE TAX INFORMATION

SPAN # 780-248-10701 SCL CODE: 248
TOTAL PARCEL ACRES 3.80
HOUSESITE VALUE 208,300
HOUSESITE EDUCATION TAX 3,467.15
HOUSESITE MUNICIPAL TAX 909.65
HOUSESITE TOTAL TAX 4,376.80
FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	222,900	222,900	
TOTAL TAXABLE VALUE	222,900	222,900	
GRAND LIST VALUES	2,229.00	2,229.00	
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
	MUNICIPAL	0.4367 x2,229.00=	973.40
	HOMESTEAD EDUCATION	1.6645 x2,229.00=	3710.17
			4683.57
PAYMENT	10/26/2017	TOTAL TAX	
DUE	4683.57	STATE PAYMENTS	
			NET TAX DUE
			4683.57

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN of WOODBURY

PAYMENT DUE		TAX YEAR
10/26/2017		2017
OWNER NAME		
ROUELLE, GUY		
PARCEL ID		
14-18-		
AMOUNT DUE	4683.57	
AMOUNT PAID		

FOR RECEIPT:
PLEASE INCLUDE
SASE

OFFICE USE ONLY:

Check []
Cash []

Sketch only

