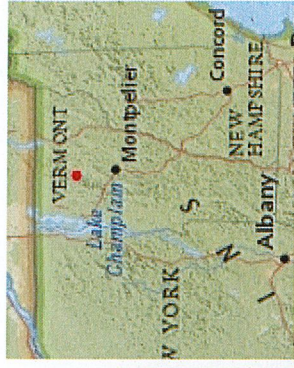




Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



1: 6,503
July 17, 2018

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

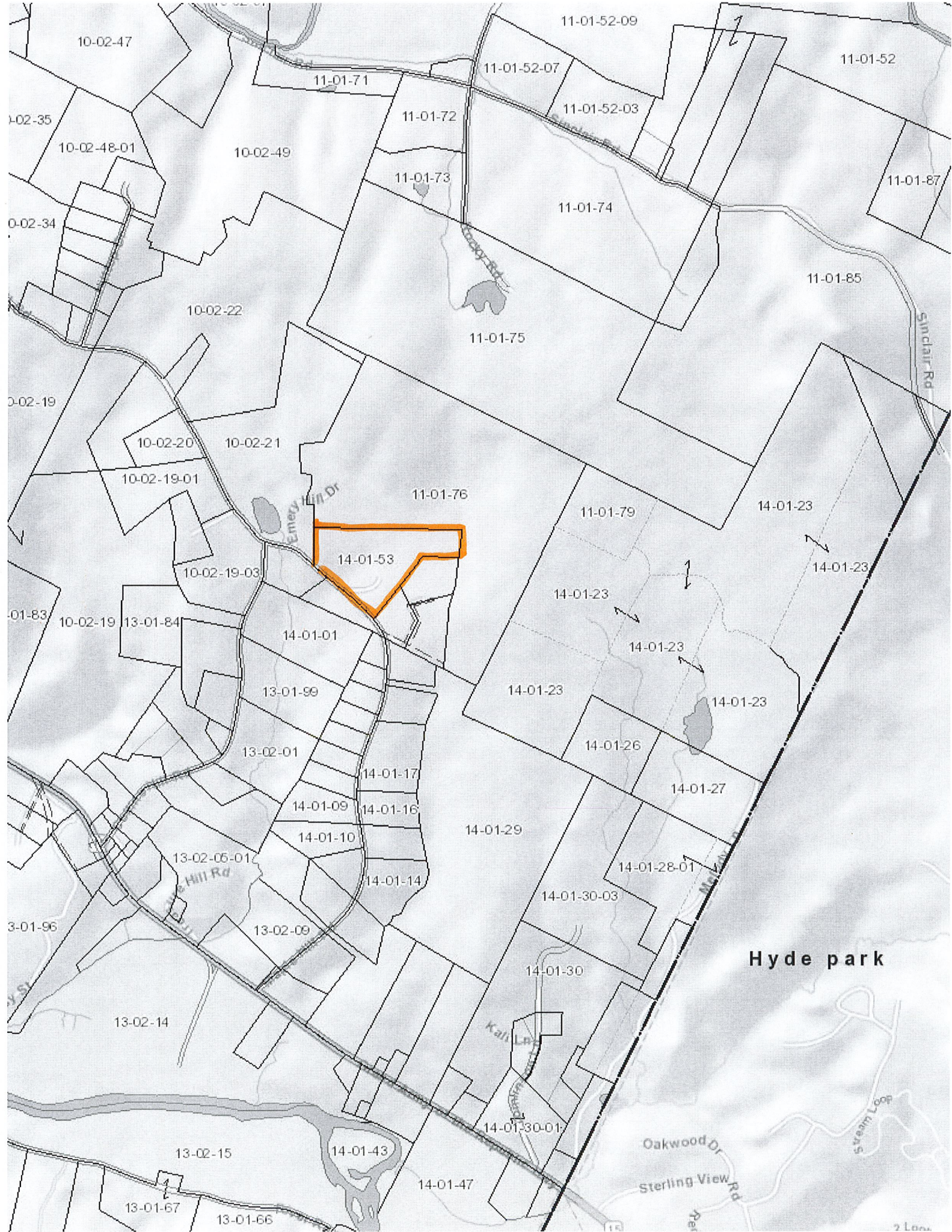
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

LEGEND

- Parcels (Standardized)
- Buildings (E911)
- 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



SKETCH/AREA TABLE ADDENDUM

Parcel No 168-025

Property Address

City

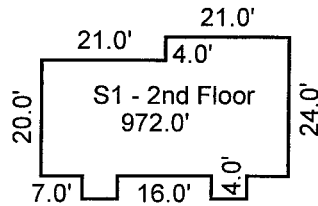
State

Zip

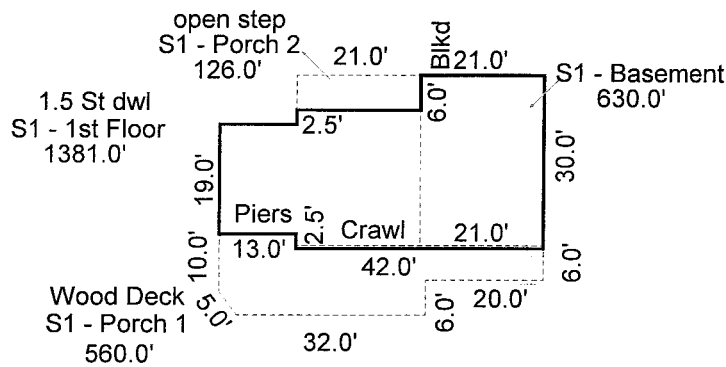
Owner Zachai

Client

Appraiser Name



40' X 50' Barn



Bottomly Road

Maple Hill Road

Scale: 1 = 33

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1381.00	170.0	1381.00
1FL2	S1 - 2nd Floor	1.00	972.00	148.0	972.00
1BS	S1 - Basement	1.00	630.00	102.0	630.00
P/P11	S1 - Porch 1	1.00	560.00	136.0	560.00
P/P12	S1 - Porch 2	1.00	126.00	54.0	126.00

TOTAL BUILDING (rounded)

2353

Comment Table 1

Comment Table 2

Comment Table 3



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

Seller's Name(s):

Krystal Woodward

Alison Segar

Property Address:

63 Bottomley Road
Street

Johnson
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

K W A S

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 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? <u>stakes</u>	<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 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 checked="" 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 checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input 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 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 checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input 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 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>Momsville</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: _____ 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;"></div>	

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 checked="" type="checkbox"/> YES <input 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: _____ If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input checked="" 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>Xfinity</u> If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input checked="" type="checkbox"/> DSL

Seller's Initials

KW

AS

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? 6 ☐ 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: Exhaust Fans 2nd floor (air exchange)
 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? _____
 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 AB KW 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? _____ 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: _____

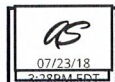
5. SEWER/SEPTIC/WASTEWATER SYSTEM

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. _____ 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 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 type="checkbox"/> NO	<input checked="" 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 checked="" 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: _____			

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 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 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 type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

K W K

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: _____ _____				

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:	<div style="border: 1px solid black; padding: 2px;">Kristen Woodward 7-22-18</div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"></div>
	(Signature) Date		(Signature) Date
Seller:	<div style="border: 1px solid black; padding: 2px;">A-26 7-22-18</div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"></div>
	(Signature) Date		(Signature) Date
Seller:	<div style="border: 1px solid black; padding: 2px;"></div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"></div>
	(Signature) Date		(Signature) Date
Seller:	<div style="border: 1px solid black; padding: 2px;"></div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"></div>
	(Signature) Date		(Signature) Date



VermontRealtors®



**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).

07/23/18
4:07PM 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):

07/23/18
4:07PM 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

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07/23/18
3:28PM EDT

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: Kurtward 7-22-18
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Alison Segar dotloop verified 07/23/18 3:28PM EDT OLDS-REVL-DZXN-UGAM
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

IMPROVEMENTS/RENOVATIONS

ADDITIONS/REMODELING

PROPERTY ADDRESS: 63 Bottomley Road
Johnson VA 05656

New full bathroom. Year: 2015
New ~~lighting~~ light fixtures & wiring. Year: 2015
New gutters Year: 2016
Plumbing for full bathroom & washer/drier Year: 2015
Plumbing (new toilet) for upstairs bath Year: 2016
~~AT~~ New deck extension. Year: 2017
Neo fans for ceiling Year: 2016
New windows for barn Year: 2016/17
landscaping Year: 2016-2018
Repainted exterior of house Year: 2017-18
Junior wall ~~steps~~ on second floor 2017
Internet access

X AKS
Seller's Name

X Kristal Woodward
Seller's Name

July 22nd 2018
Date

7-22-18
Date

EXECUTOR'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME, Christine Zachai, Executor of the ESTATE OF DORIAN ZACHAI, late of Johnson, Vermont, in the County of Lamoille and State of Vermont, deceased, SEND GREETING:

WHEREAS, the Honorable Vermont Superior Court, Lamoille Probate Division, at a session thereof, held at the Probate Court at Hyde Park, County of Lamoille, State of Vermont, on the 5th day of August 2015, on due application in writing, and having been duly published according to law, did license and authorize Christine Zachai, Executor of the ESTATE OF DORIAN ZACHAI, to sell at public auction or private sale all of the real estate of the said deceased, for the purpose of distributing to the heirs of the Estate.

AND WHEREAS, having previously taken the oath required by law, and fulfilled all the requisitions of the Statute, and of the license aforesaid, they have sold the same real estate to KRYSTAL A. WOODWARD of Johnson, Vermont, and ALISON J. SEGAR, of Burlington, Vermont.

NOW, KNOW YE, that pursuant to the license and authority aforesaid, and not otherwise, and in consideration of TEN AND MORE DOLLARS, the receipt of which is hereby acknowledged, I do by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said KRYSTAL A. WOODWARD and ALISON J. SEGAR, as Tenants in Common as hereinafter set forth, and their heirs and assigns, the following described land in Woodbury, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Dorian Zachai by Warranty Deed of David J. Small dated November 9, 2004 and recorded at Book 105, Page 409 of the Town of Johnson Land Records, being more particularly described therein as follows:

Being all and the same lands and premises as was conveyed to David J. Small by the Warranty Deed of Mary K. Bottomly dated May 1, 2002 and recorded in Book 89, Pages 115-117 of the Johnson Land Records.

Being a parcel of land containing 14.8 acres, more or less, with dwelling house and other improvements located thereon, and situated at 63 Bottomly Road, in the Town of Johnson, Vermont.

This conveyance is made subject to and with the benefit of any protective covenants, permits, conditions and restrictions, utility easements, spring and water rights, easements for ingress and egress 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, of the Vermont Statutes Annotated.

Reference is hereby made to the above-mentioned deeds and their records, and to all prior deeds and records for a more complete and more particular description of the within described premises conveyed in this deed.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereof, to the said KRYSTAL A. WOODWARD and ALISON J. SEGAR, as Tenants in Common, the said KRYSTAL A. WOODWARD to hold an undivided 40% interest and the said ALISON J. SEGAR to hold an undivided 60% interest, and their heirs, and their heirs and assigns forever, to their own use and behoof forever.

And I, Christine Zachai, Executor of the ESTATE OF DORIAN ZACHAI, do covenant with the said KRYSTAL A. WOODWARD and ALISON J. SEGAR, and their heirs and assigns, that the said DORIAN ZACHAI died seized of the granted premises, that I am duly authorized by the Vermont Superior Court, Lamoille Probate Division aforesaid, to convey the same to the said KRYSTAL A. WOODWARD and ALISON J. SEGAR, in the manner and form set forth; that I have in this sale and all other things observed the direction of the law, and the license aforesaid; and that the ESTATE OF DORIAN ZACHAI, and its heirs and assigns, shall **WARRANT AND DEFEND** said premises against all persons claiming the same, by, from or under the ESTATE OF DORIAN ZACHAI, or the said Executor, but against no other persons.

IN WITNESS WHEREOF, Christine Zachai, Executor of the ESTATE OF DORIAN ZACHAI, hereunto sets her hand and seal this 23 day of November, 2015.

ESTATE OF DORIAN ZACHAI

By: 

Christine Zachai, Executor

STATE OF VERMONT)
COUNTY OF CALDWELL) SS.

At DANVILLE, Vermont, this 23rd day of November, 2015, Christine Zachai, Executor of the ESTATE OF DORIAN ZACHAI, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of the ESTATE OF DORIAN ZACHAI.

Before me, 

Notary Public

My Commission Expires: 02/10/16

RECEIVED FOR RECORD
Nov 30, 2015 07:30:00A
ROSEMARY AUDIBERT
TOWN CLERK
JOHNSON, VT

PAYABLE TO:

MAIL TO:

TOWN OF JOHNSONP.O. BOX 383
JOHNSON, VT 05656**TAX BILL**

802-635-2611

PARCEL ID	BILL DATE	TAX YEAR
168-025.	08/02/2017	2017-2018

Location: 63 BOTTOMLEY RD

Description: 14.8 AC & DWL

OWNER WOODWARD KRYSTAL A
 SEGAR ALISON J
 63 BOTTOMLEY RD
 JOHNSON VT 05656

HOUSESITE TAX INFORMATION

SPAN # 336-104-10110 SCL CODE: 104
 TOTAL PARCEL ACRES 14.80
 HOUSESITE VALUE 213,100
 HOUSESITE EDUCATION TAX 2,972.96
 HOUSESITE MUNICIPAL TAX 1,589.09
 HOUSESITE TOTAL TAX 4,562.05
 FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	243,300	243,300	
TOTAL TAXABLE VALUE	243,300	243,300	
GRAND LIST VALUES	2,433.00	2,433.00	
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	0.7393 x2,433.00= 1798.71
		LOCAL AGREEMENT	0.0064 x2,433.00= 15.57
		HOMESTEAD EDUCATION	1.3951 x2,433.00= 3394.28
1st Payment	2nd Payment	3rd Payment	4th Payment
09/11/2017	11/10/2017	02/12/2018	05/10/2018
TOTAL TAX			
STATE PAYMENTS			
NET TAX DUE			

5208.56

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF JOHNSON
TAX YEAR 2017-2018TOWN OF JOHNSON
TAX YEAR 2017-2018TOWN OF JOHNSON
TAX YEAR 2017-2018TOWN OF JOHNSON
TAX YEAR 2017-2018

1ST PAYMENT DUE
09/11/2017
OWNER NAME
WOODWARD KRYSTAL A
PARCEL ID
168-025-
AMOUNT DUE
AMOUNT PAID

2ND PAYMENT DUE
11/10/2017
OWNER NAME
WOODWARD KRYSTAL A
PARCEL ID
168-025-
AMOUNT DUE
AMOUNT PAID

3RD PAYMENT DUE
02/12/2018
OWNER NAME
WOODWARD KRYSTAL A
PARCEL ID
168-025-
AMOUNT DUE
AMOUNT PAID

4TH PAYMENT DUE
05/10/2018
OWNER NAME
WOODWARD KRYSTAL A
PARCEL ID
168-025-
AMOUNT DUE
AMOUNT PAID