

Summary History of 222 Tucker Hill Road, Norwich, Vermont

Origin: The house was built from 1977 to 1979 on the 4.1 acre plot of the old Hazzard farm. It was started on spec by a skilled carpenter/builder named Brian Smith. We became the first actual owners of the house in the spring and summer of 1980. Shortly after, we acquired the 10 acre parcel across the road. Brian reported that he created the design from a drawing in an Eric Sloane book, of an inn in Machias, Maine which dated to the late 1790s. The original house – from the front to the back of the kitchen – was constructed with many antique materials which he had acquired as a member of a builders’ commune which disassembled old buildings in New England and down to Delaware.

Unique features: The exterior image included the classic central chimney, but Brian wanted a more open interior. His solution was the central masonry arch which rises over the stairway in antique brick to the ceiling of the second floor. It includes six flues, serving four fireplaces, a furnace and a wood stove, which come together in the center of the roof. For the central heating system, he kept his rooms uncluttered by installing hand-bent copper tubing radiant heating in the ceiling of most rooms.

Interior design: The interior is best described as inspired by Shaker design of the early 19th century, which Brian seemed to have internalized more than copied. The wide pine boards in the walls (many of them hand-planed), both horizontal and vertical, are each marked by a single narrow edge-defining bead. Cabinets throughout bear hand-crafted raised panel doors, many from antique boards planed down.

Cottage: The cottage below was originally intended as a workshop, but Brian converted it into a small separate living facility in simpler but similar style to the main house. It includes kitchen and bathroom, with a central propane heater. It was continuously rented until the last tenants left September 2023.

Additions: A few years after moving in, we retained Brian to finish the central area of the basement, which he did with homage to Shaker styling matching the upper floors. By 1990, growing children led us to look for a way to add on to the house. A local architect and friend, John Anhorn, came up with the design of a smaller parallel gambrel design which honored the original structure, and allowed for a deck. Extending a 3-car garage, the grade allowed the inclusion of a garage basement below the 3rd bay. Brian was not available, but the structure was completed by Christian Klinck, who had worked with him.

Landscaping: The plot came with a number of antique plum trees, which flower but produce only if carefully sprayed. The large apple tree on the north side produces well, at least in alternate years. A lovely aging butternut kept losing major limbs, so is now the stump in the center of the lawn. Not so the very tall Ohio nut (“Buckeye”), which is not supposed to flourish at this latitude. We added the crabapple at the corner of the driveway, the tree lilac across the driveway, and the red maple in the field across the road. Shrubbery next to the house needs regular pruning! Most impressive are the rhododendrons at the northeast corner: once in a proper location, they took off and now become a tall explosion of purple blossoms in late spring.

Rock gardens: The low-walled half circle garden at the edge of the road is pretty much original, with the old Ford tractor wheels left in place because they seem so fitting to the character of the place. The rock garden in the center comes from the excavation of what turned out to be the remains of an old stone building foundation. It now supports a variety of perennial bloomers, including daffodils, irises and small shrubs. The tall wild white rose in the center started as a welcome gift in an 8” pot!

* * * * *

For those interested, the longer history also available will provide more background detail, as well as color to explain our long loving relationship with this unique property.



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

VERMONT SELLER PROPERTY INFORMATION DISCLOSURE STATEMENT

The following is a disclosure statement, made by the seller(s), providing information concerning the condition of the property located at: 222Tucker Hill Road, Norwich, Vermont (includes 208 Tucker Hill Road). This disclosure is not a warranty of any kind by the seller(s) or any agent of the seller(s) in this transaction, and is not a substitute for any inspections or warranties the purchaser may wish to obtain. This property information disclosure statement contains 12 pages, plus _____ attached pages.

To the Seller(s):

Please fully complete the following form. Do not leave any questions blank. If the condition is not applicable to your property, or you do not have any direct knowledge of the condition then check "Unknown" where appropriate. Include any past history of problems if known. Attach additional pages if additional space is required. Please sign and date each page.

Thank you for your cooperation.

Table of Contents:

Property Type	Page 2
Appliances	Page 2
Basement	Page 3
Insulation	Page 3
Roof	Page 3
Water Supply	Page 3-4
Sewage Disposal System	Page 4-5
Heating System	Page 5
Chimney	Page 5
Plumbing	Page 5
Hot Water Tank	Page 6
Electrical System	Page 6
Asbestos	Page 6
Radon	Page 6-7
Underground Storage Tanks	Page 7
Lead Based Paint	Page 7
Environmental	Page 7
Mold	Page 7
Urea Formaldehyde Insulation	Page 8
Pest Infestation Exterior	Page 8
Exterior	Page 8
Telephone/Internet/Television	Page 8
Other Items	Page 8-11
Seller Acknowledgement	Page 12
Buyer Acknowledgement	Page 12

A. PROPERTY TYPE

SINGLE FAMILY MULTI FAMILY CONDO/TOWNHOUSE LAND COMMERCIAL

- Age of Building 44 years Additions to Main Building 1992 Additional Buildings 1979
- Is Seller currently occupying the Property? Yes _____ No X
 - If no how long has it been vacant? 18 months (daily visits while clearing)

The following are representations made by the seller and are not the representations of the seller's agents. Buyer(s) and Seller(s) agree that appliances etc. included in sale as agreed to between both parties will be as shown on the Sales Agreement and Deposit Receipt and will supersede this seller property information disclosure statements' list of appliances, etc.

B. APPLIANCES, etc.	Included?	Age?	In good working condition at time of listing?
Refrigerator	<u>Yes</u>	<u>20 years*</u>	<u>Yes</u>
Freezer	<u>Yes</u>		<u>Yes - unit with refrigerator</u>
Range	<u>Yes</u>	<u>25 years*</u>	<u>Yes</u>
Range Hood			
Microwave			
Disposal			
Dishwasher	<u>Yes</u>	<u>44 years</u>	<u>Yes</u>
Trash Compactor			
Washer	<u>Yes</u>	<u>20years*</u>	<u>Yes</u>
Dryer	<u>Yes</u>	<u>2 years</u>	<u>Yes</u>
Woodstove	<u>Yes</u>	<u>30 years*</u>	<u>Yes</u>
Ceiling Fan			
Garage Door Opener(s)	<u>Yes (1)</u>	<u>31 years</u>	<u>Yes</u>
Lighting Fixtures	<u>Yes (3)</u>	<u>40 years*</u>	<u>Yes</u>
Window Treatments	<u>Yes</u>	<u>3 years</u>	<u>Yes (3 Levolor honeycomb shades; 2 more to be installed)</u>
Dehumidifier	<u>Yes</u>	<u>4 months</u>	<u>Yes</u>
Pool Equipment			
Hot Tub	<u>Yes</u>	<u>39 years*</u>	<u>Yes (whirlpool in upstairs bathroom)</u>
Central Vac			
Outdoor Grill			
Sump Pump			

*Approximate date of replacement of original equipment

OTHER ALSO INCLUDED

Large armoire/closet in upstairs SE bedroom

Is anything specifically excluded?

2 hanging lighting fixtures
Yamaha compact upright piano (could be available for purchase if buyer interested)

C. PROPERTY CONDITION AND IMPROVEMENTS MADE

1. BASEMENT Full: Partial: Other:

- Are there perimeter drains? Yes No Unknown
- Is there a sump pump? Yes No Unknown
- Evidence or problems with water leakage or moisture? Yes No
 - If yes, please explain, including the frequency and extent of the problem:
Central roof must be raked for major snow storms; otherwise ice dams may lead to leakage in kitchen
Heavy rains may lead to small water leakage at left side of cellar door

2. INSULATION LOCATION YES NO UNK. IF YES, TYPE AMT. R/FACTOR UNK.

- Attic or Cap Attic space is over unheated garage
- Crawl Space Cellulose (eastern roof) Unknown
Fiberglass (western roof)
- Exterior Walls Fiberglass Unknown (4" stud depth)
- Floors
- Has urea formaldehyde foam insulation been installed? No If yes, when? _____

3. ROOF

- Age of Roof: 5-30 years (different sections) Type of Roof: Cedar shingle
- Any Roof moisture or leakage? Yes No Unknown
 - If yes, please explain including the frequency and extent of the problem: _____
See above regarding ice dams - valleys in central (connecting) roof section
Snow deposit of 4-5" or greater Roof peak cap installed on this section fall 2023.
- History of repairs: November 2004 - fallen tree limb punctured North side of garage/attic roof
Summer 2005 - added ventilator strapping and re-shingled connector roof over kitchen

4. WATER SUPPLY

- Private: Public: Seasonal:
- Yearly Usage Fee? Yes No Amount \$ _____
- If well, what type? Drilled Depth: 225 feet (approx.)
- Location: Across driveway, to south Gallons per minute: 20+
- Type of pump: Deep electric to pressure tank Depth of pump: 220 feet (approx.)
- Quantity of water: _____ Quality of water: Excellent, "soft"
- If not well, what type? _____ Is there a treatment system present? No
- Number of persons currently using the system: 4 recently; 2 until September 2023
- Does system supply water for more than one household? Yes No
Also supplies rental cottage on property
- Installed by: _____
- Date of installation: Estimate mid-1990s What is the source of your information? _____
- Known problems (low pressure or running out of water) or repairs? Yes No
 - If yes, please explain Shortly after installation pump stopped working. Installer pulled pump, found
inadequate spacers allowed wiring to rub against stone walls of column.
Re-wired with double spacers, no problems since. Summer 2023 pressure
tank membrane (in basement) failed; pressure tank replaced October 2023.

4. WATER SUPPLY (con't)

- Has water been tested? Yes No If yes, date of last report: (Updated test pending)
- To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No If yes, are test results available? Yes No
 - Please attach a copy of that report to this form.
- What steps were taken to remedy the problem? _____
- Have you provided buyer with a copy of the VT Dept. of Health Testing Recommendations for Private Water Supplies? Yes No If Yes, when: Pending test
 - If No, please explain why? No confirmed buyer yet

Special Note: Private water supplies (wells) are affected by many conditions about which Seller may have no knowledge or have the ability to control. These water supply systems can change, deteriorate, or fail, often with no warning. **Seller makes no warranty or representation whatsoever that the water supply, including quality and quantity, will operate or continue to function for any period of time. Buyer's inspection of these systems by a qualified inspector is strongly recommended.**

5. SEWAGE DISPOSAL SYSTEM

- Type of system: Public: Or Private: Unknown:
- Community/Shared: Yes No Unknown:

IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

Yearly Usage Fee? \$ _____ Sewer Bond? \$ _____

IF PRIVATE:

- Tank Type: Septic Holding Cesspool Unknown Other
- Tank Size in Gallons: 1000 Unknown: _____
- Tank Construction: Concrete Metal Other Unknown
- Location: North side of house OR Location unknown: _____
- How many bedrooms is system designed for? 4 Are there plans available? No
- Date of installation: 1978
- How often has it been pumped? Every 4-10 years Date of last servicing: July 12, 2022
- Name of Co. Servicing Tank: Herrin Septic
- Have you experienced any malfunctions? No
- Comments: Recent inspections questioned possible cracks in primary tank

We will be engaging an engineer to recommend repairs or revision of system

Leach field: Yes No Other Type: _____

- If yes, location: Further north below house Size _____ Unknown _____

5. SEWAGE DISPOSAL SYSTEM (con't)

- Date of installation of leach field: 1978
- Installed by: Original builder
- Have you experienced any malfunctions? Yes No
- Comments: Recent inspection noted some exposure of ends of distribution system
- Is system located in a shoreland zone? Yes No Unknown Type text here
- Source of information: _____
- Comments: See above regarding engineer for planning

Special Notice: Sewer septic and waste water systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which the Seller may have no knowledge or have the 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. Buyer's inspection of these systems by a qualified inspector is strongly recommended.**

6. HEATING/AC SYSTEMS

- Type of Heat: Oil hot water Gallons per year: 1590.5 July 2021 to June 2022 (last full occupancy year)
- If fuel is propane, who owns the tank? _____
- Age of system: 44 years Number of Zones: 3 Size of fuel tank: 275 gallons
- Fuel Company: Suburban Propane Phone: 603-448-4708
- When was the furnace last cleaned? 5 July 2023 Cleaned by: Suburban Propane
- Type of AC: Central None Window None # of units included in sale None
- Any known problems or repairs for either? Yes No Unknown
 - If yes, please explain System for addition (1992) has 3 subzones whose controls have failed
We are seeking a qualified technician to replace and wire the controls
(Fuel consumption varies by user, occupants and seasons)

7. CHIMNEY Note 4 fireplace flues, 2 woodstove flues, 1 furnace flue; woodstove uses main fireplace

- Age: 44 years Lined? 1986 (for woodstove in main fireplace flue) - stainless steel
- When was chimney last cleaned? _____ Cleaned by: _____
- Problems? Limited chimney fire above woodstove in main fireplace, winter 1986; flue subsequently lined
- Do fireplaces work? Yes _____ Brick, stone, metal? Brick

8. PLUMBING SYSTEM

- Copper, Galvanized, PVC? Copper* Age? 44 years original house
32 years addition
*PVC connection to guest house
- Any known problems or repairs? Yes No Unknown
 - If yes, please explain PVC connection to guest house burst in basement summer 2018.
More secure connections established, maintaining supply to guest house

9. HOT WATER TANK

- Age: 3 months Type: Electric Gallons: 40

Comments: Previous hot water tank (second in 44 years) failed September 2023; replaced

10. ELECTRICAL SYSTEM

- Fuses or circuit breakers? Circuit breakers Age: Some GFIs added 2023
44 years (original)
31 years (addition)
- Type of wiring: 3-wire, 12 gauge Amperage: 20 Location of box: Basement
- Electric Company: Green Mountain Power Phone: 888-835-4672
- Annual Cost: 12,290 kwh last full occupancy year (includes approx. 4,000 kwh to rented guest house)
July 2021 to June 2022
- Any known problems or repairs? Yes No Unknown
 - If yes, please explain Routine maintenance of fixtures and outlets, some upgraded switches
Added additional GFIs, replaced outdoor outlets fall 2023

(Electricity consumption varies by user, occupants and seasons)

11. ASBESTOS- CURRENT OR PREVIOUSLY EXISTING

- Insulation on the heating system pipes or ducts? Yes No Unknown
- In the siding? Yes No Unknown
- In the roofing shingles? Yes No Unknown
- In the flooring tiles? Yes No Unknown
- Other? Yes No Unknown
 - If yes, source of information: _____
- Has asbestos been removed or encapsulated? Yes No Unknown
- If Yes, please explain: _____

12. RADON- CURRENT OR PREVIOUSLY EXISTING

- Has the property been tested for radon gas in the air? Yes No
- Tested by: Home test kit Date: 1984
 - If yes, what were the test results? Negative
 - If applicable, what remedial steps were taken? Despite negative test, basement walls to be covered in finishing of basement space were painted with epoxy paint before sheetrock walls installed
- Has the property been tested since remedial steps? Yes No
 - Please attach a copy of the test results to this form.
 - Has the property been tested for radon gas in the water? Yes No
 - Date: _____ Tested by: _____

12. RADON- CURRENT OR PREVIOUSLY EXISTING (con't)

If Yes, what were the results? _____

• If applicable, what remedial steps were taken? _____

• Has the property been tested since remedial steps? Yes No

• If Yes, Please attach a copy of the test results to this form.

• Comments: _____

13. UNDERGROUND STORAGE TANKS

• Are there now, or have there been, any underground storage tanks on your property?

Yes No Unknown

• If yes, are the tanks currently in use? Yes No

• If not, how long have tank(s) been out of service? _____

• Or have tank(s) been removed? Yes No Unknown

• Location of underground storage tanks: South facing side of original house

• What materials are, or were, stored in the tank(s)? Heating oil

• Age of tank(s)? _____ Size of tanks(s)? _____

• Have you experienced any problems or leakage? Yes No Unknown

• If Yes, please explain: Comment: 550 gallon underground oil tank removed May 2021 by Harper Environmental (Vermont state certified contractor). They found no evidence of leakage.

14. LEAD BASED PAINT

• Do you have any knowledge of any presence of lead-based paint and /or lead-based paint hazards, such as any cracking, peeling or flaking lead-based paint on this property?

Yes No Unknown

• If yes, source of information: _____

PLEASE NOTE: For residential dwellings built prior to 1978 Seller(s) and Buyer(s) must also execute the Federal Disclosure of Information on Lead Based Paint form which will be made part of this Disclosure.

15. ENVIRONMENTAL

• Do you have knowledge of any environmental issues that do or may affect the property?

Yes No Unknown

• If Yes, please explain: _____

16. MOLD

• Does the property have any evidence of Mold? Yes No Unknown

• If yes, was there any remediation? Yes No

September 2023: Mold found on ceiling in basement after water spill from hot water tank. Ceiling treated, then repainted

17. UREA FORMALDEHYDE FOAM INSULATION

- Does the property have any evidence of UFFI? Yes No Unknown
 - If Yes, was there any remediation? Yes No

18. PEST INFESTATION

- Have you had any past or present problems with termites, carpenter ants, rodents, etc.? Yes No Unknown
- Any treatments for infestation? Yes No Unknown
 - If Yes, Please attach reports to this form.
 - If Yes, please explain: safe repellent; placed environmentally safe loaded baits in discrete interior spaces. Squirrels in addition crawl space excluded with blocking of all entries.
 - Any unrepaired damage? Yes No Unknown

19. EXTERIOR

- Type of siding: Pine clapboard
- Painted or stained? Stained
- Date when property was last painted or stained: Some parts 2023; others as needed over years

20. TELEPHONE / INTERNET / TELEVISION

- Is land line phone service available at property? Yes No Unknown
- Is cell service available at property? Yes No Unknown
(note WiFi calling available)
- Is internet service available at property? Yes No Unknown
 - Type: Dial Up Broadband DSL Cable Satellite Fiber optic to both dwellings
- Is television service available at property? Yes No Unknown
 - Type: Antenna Cable Satellite Fiber optic to both dwellings

D. OTHER ITEMS AFFECTING THE USE OR CONDITION OF THE PROPERTY

I. Are you as the Seller, aware of any of the following:

- a) Any principal use of the property other than as residential property, such as commercial use, dumping site, farming? Yes No Unknown
- b) Any liens, encroachments, boundary line disputes, easements, zoning restrictions or violations, rights-of-way, leases, protective covenants, claims of adverse possession, or attachments on the property that may affect the property? Yes No Unknown

• If Yes, please explain: _____

• What is the source of information? _____

c) Are you aware of any landfills or dumps on the property or in the area, or any other factors, such as soil, flooding, drainage or any unusual factors that may affect the value of the property? Yes No Unknown

- If Yes, please explain: _____

d) Are you aware of any problems with other buildings on the property? Yes No Unknown

- If Yes, please explain: Recent tenants left floor burns (cigarette), also allowed long-term leakage in sub-floor utility space leading to structural rot. Both now being repaired.

e) Are you receiving a tax exemption for this property for any reason? Yes No Unknown

- If Yes, please explain: _____

f) Features of the property shared in common with adjoining land owners such as wells, fences, walls, roads, driveways, etc.: Yes No Unknown

- If Yes, please explain: _____

- Who has use and responsibility for maintenance of feature? _____

- Yearly expense? _____

g) Is any of the land being conveyed in Current Use taxation status? Yes No Unknown

- If yes, how many acres are in current use? _____

h) Any deed restrictions or similar matters that may affect your interest in the property? Yes No Unknown

- If Yes, please explain: _____

i) Has property been surveyed? Yes No Unknown

- If so are boundaries marked? Yes No Unknown
- If so, is survey available? Yes No
- How is property zoned? Rural Residential

Settling or grading problems? Yes No Unknown

- If Yes, please explain: Some historic settling of piers supporting shed on north side of guest house; shimmed 2 times in 40+ years.

- j) Is property located in a Federal flood zone? Yes No Unknown
- If yes, are any buildings in the flood plain? Yes No Unknown
 - Describe: _____
-
- k) Major damage to the property or any of the structures from fire, wind, ice, or floods? Yes No Unknown
- If Yes, please explain: _____
-
- l) Any zoning violations or non-conforming uses? Yes No Unknown
- If Yes, please explain: _____
-
- m) If your property is on the water and has a dock and/or boathouse, is your dock and/or boathouse (circle which structure applies) conforming with Wetlands Regulations? Yes No Unknown
- Have you made any repairs to your dock and/or boathouse (circle which structure applies) which required a permit? Yes No Unknown
 - If yes, please provide the approval number and date here _____
- n) Are there any assessments other than property taxes, water and sewer fees such as:
- Electric company line extension: _____
 - Other: _____
- o) What additional repairs or improvements have you made to the property within the last few years?
- Deck on north side: replaced deck floor (Trex); repaired or replaced cedar railings and balustrade.
 Multiple rooms minor plaster repairs and ceilings repainted@type text here
 Electric service pedestal replaced fall 2023 (Richard Electric)
- Have there been any modifications or repairs made without the necessary permits or not in compliance with building codes? Yes No Unknown
 - If Yes, please explain: _____
-
- p) Is your property on a town maintained road? Yes No Unknown
- If private, what are your approximate yearly costs to maintain it? _____
- q) Is your property on a town maintained road? Yes No Unknown
- If private, what are your approximate yearly costs to maintain it? _____
- r) Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? Yes No Unknown

- If Yes, please explain: _____

s) Is your property located in a conservation zone designated by a federal, state or local statute?
 Yes No Unknown

t) Has Seller received notice that property will be re-assessed by any taxing authority in the next 12 months?
 Yes No Unknown

u) Are you aware of any off-site conditions in your neighborhood or community that could adversely affect the value of desirability of the Property, such as noise , major new developments, zoning changes, etc.:
 Yes No Unknown
 • If so, what is it? _____

v) Is this property a condo or other common ownership association? Yes No

- If so, is there anything that could affect the desirability of the development?
 Yes No Unknown

- Any condition issues that may result in an increase in assessment or fees?
 Yes No Unknown

- What is the Condo Association Fee? _____

- Are any required storm water permits current?
 Yes No Unknown

- Are there any Homeowners Association or Common Area expenses or assessments affecting the property?
 Yes No Unknown

- Are there any current actions, disputes or lawsuits pending between the owner's association and other parties?
 Yes No Unknown

- Do you know of any violations of any laws or regulations, condo rules or CC&R's relating to the property?
 Yes No Unknown


- If you answered Yes to any of the questions in this section, please explain:

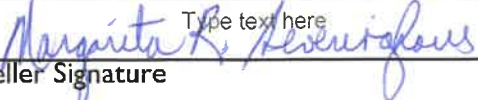
w) Please state any other facts or information relating to this property that should be noted to the buyer:

x) What are the highlights of your property that you like most?
 Unique dwellings built to late 20th century standards, but true to style and real skills of early 19th century Shaker builders. In main house, builder maintained external classic 18th century design with large center chimney, but created more open interior with multi-flued brick arch over a central stairway - none like it nearby! Fine landscaped spaces, and a beautiful rock garden in front yard, over an old stone barn foundation. Historic apple and plum trees

SELLER'S ACKNOWLEDGMENT

I/we, the seller, have provided the information contained in this information disclosure statement and represent that all statements and information are accurate and correct to the best of my/our knowledge. I/we understand that information contained in this information disclosure statement will be communicated to prospective buyers.


Seller Signature

 Type text here
Seller Signature

Date: January 16, 2024

Date: January 17, 2024

BUYER'S ACKNOWLEDGMENT

Note to purchaser(s): Prior to settlement you should exercise whatever due diligence you deem necessary with respect to adjacent parcels in accordance with the terms and conditions as may be contained in the real estate purchase contract. You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 651B. Such information may be obtained by contacting the local police department.

I/we acknowledge receipt of a copy of this statement. I/we have carefully inspected the property. Subject to any inspections allowed under my/our contract, I/we agree to purchase the property in its present condition only, without warranties or guarantees of any kind by seller or any (real estate licensee) concerning the condition or value of the property.

I/we agree to verify any of the above information that is important to me/us by an independent investigation of my own. I/we have been advised to have the property inspected by professional inspectors.

I/we acknowledge that neither seller nor any (real estate licensee) involved in this transaction is an expert at detecting or repairing physical defects in the property. I/we state that no representations made by seller and/or seller's agent concerning the property and/or it's condition are being relied upon by me/us and I/we at my/our option will perform my/our own independent investigation(s) as agreed to under my/our Sales Agreement and Deposit Receipt.


Buyer Signature


Buyer Signature

Date: _____

Date: _____

Property Utilities and Services

Property Address 222 Tucker Hill Rd, Norwich, VT 05055

Utility Information:

Annual Cost: \$ <u>2117.11</u>	Electric	Co.: <u>Green Mountain Power - Main house</u>
\$7,231.91 <u>\$1,250 approx.</u>	Oil 1,590G	Co.: <u>Suburban Propane</u>
752G \$ <u>3763.07</u>	Gas Natural	Co.: _____
\$ <u>1772.36</u>	Gas Propane	Co.: <u>Suburban Propane @ Guesthouse</u>
\$ _____	Wood-ELECTRIC	Co.: <u>@ GMP - Guesthouse</u>
\$ _____	Kerosene	Co.: _____

Septic Maintained by: Herin's Septic
 Last Pumped: July 12, 2022 Date: July 12, 2022

Furnace Maintained by: Suburban Propane
 Last Cleaned: July 5, 2023 Date: _____

Chimney Maintained by: Top Hat Chimney Sweep
 Last Cleaned: Unknown Date: _____

Water Tested by: Vt Dept. of Health
 Results: Pending Date: _____

Other _____

Association Contact & Phone #: _____

Association Address: _____

Cable TV Company: _____

Phone Company: EC FIBER

Internet Service: EC FIBER

Rubbish Removal: _____

Snow Removal: COUNTRYSIDE MANAGEMENT

Misc.: gardening services: KRISTINA OZKINIS-ROOTED GARDENS

Information herein provided by:

Christa Chenevigne 1/17/24
 Seller Date

Margaret R. Chenevigne 01/17/24
 Seller Date

 Seller Date

 Seller Date

Know all Men by these Presents

That I, BRIAN SMITH,

of NORWICH in the County of WINDSOR

and State of VERMONT Grantor, in the consideration of

One Dollar and other good and valuable considerations----- ~~Dollars~~
paid to my full satisfaction by

RUIZ

JOHN M. SEVERINGHAUS and MARGARITA SEVERINGHAUS,
husband and wife, both

of NEW YORK in the County of NEW YORK

and State of NEW YORK Grantees, by these presents, do

freely Give, Grant, Sell, Convey and Confirm unto the said Grantee s

RUIZ

JOHN M. SEVERINGHAUS and MARGARITA SEVERINGHAUS,
as tenants by the entirety

and their heirs and assigns forever, a

certain piece of land in NORWICH in the

County of WINDSOR and State of Vermont, described as

follows, viz:

A certain tract of land lying on the westerly side of Tucker Hill Road, together with the buildings thereon, being all and the same land and premises conveyed to the Grantor by Warranty Deed of Alice Boyle Flannery and Elizabeth Leora Flannery, dated April 22, 1976 and recorded in Book 53, Pages 156-157 of the Norwich Land Records and described therein as follows:

Beginning at a point marked by an iron pipe set in the ground in the westerly right-of-way line of said Tucker Hill Road, which point marks the northeasterly corner of the parcel herein conveyed and the southeasterly corner of the land of the Norwich Water Company;

Thence proceeding in a southerly direction along the westerly side of said Tucker Hill Road, the following courses and distances;

S42° 18' 30" W a distance of 43.19 ft.; S51° 23' 30" W a distance of 167.36 ft.; S50° 02' W a distance of 190.17 ft. and S42° 46' W a distance of 177.35 ft. to a point marked by an iron pipe set in the ground, which point marks the southeasterly corner of the parcel herein conveyed;

Thence turning and proceeding along the line of land of Charles Hodgdon following a fence line the following courses and distances: N54° 00' W a distance of 91.67 ft. and N53° 42' W a distance of 225.94 ft. to a point marked by an iron pipe set in the ground, which point marks the southwesterly corner of the parcel herein conveyed;

Thence turning and proceeding along line of land of Charles Hodgdon following a line partially marked by a stone wall and fence line the following courses and distances;

N46° 38' E a distance of 166.34 ft. to the end of a stone wall;
N45° 01' E a distance of 304.58 ft. and N53° 01' E a distance of 101.09 ft. to a point at the intersection with a stone wall;

Thence turning and proceeding along a fence line marking the southerly line of land of Norwich Water Company S54° 51' E a distance of 227.52 ft. and

Thence S53° 38' E a distance of 98.31 ft. to the point of beginning.

Said parcel contains 4.2 acres of land, more or less.

Meaning to convey hereby all and the same lands and premises as conveyed to Alice Boyle Flannery and Elizabeth Leora Flannery by Warranty Deed of Charles Hazzard and Edith Hazzard dated August 16, 1973 and recorded in Book 48, Pages 43-44 of the Norwich Land Records, to which deed and record and the deeds and records therein referred to, further reference may be had for further description.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee s,

JOHN M. SEVERINGHAUS and MARGARITA ^{RUIZ} SEVERINGHAUS,
as tenants by the entirety, and

heirs and assigns, to their own use and behoof forever;

And I the said Grantor , BRIAN SMITH

for myself and my heirs,
executors and administrators, do covenant with the said Grantees

JOHN M. SEVERINGHAUS and MARGARITA ^{RUIZ} SEVERINGHAUS, and their

*heirs and assigns, that until the ensembling of these presents , I am
the sole owner of the premises, and have good right and title to convey the
same in manner aforesaid, that they are **Free from every encumbrance;**
except as stated above*

37

hereby engage to **Warrant and Defend** the same against all lawful claims
whatever,

In Witness Whereof, I hereunto set my hand and seal
this 27th day of August A. D. 19 80.

In Presence of

Laman Smith Piggall

Brian Smith
Brian Smith



Daniel A. Hotchkiss



State of Vermont, } ss. At White River Junction this
WINDSOR County } 27th day of August A. D. 19 80

BRIAN SMITH

personally appeared, and he acknowledged this instrument, by
him sealed and subscribed, to be his free act and deed.

Before me Gary T. Brooks
Notary Public

(Title)

My commission expires:
2/10/83



WARRANTY

BRIAN SMITH

TCD

JOHN M SEVERINGHAUS
and
MARGARITA RUIZ SEVERINGHAUS

Dated, 1980

Norwich VT CLERK'S OFFICE

RECEIVED FOR RECORD

August 27 A. D. 1980

T 1 O'CLOCK 52 MINUTES P. M.

ND RECORDED IN Land Record

OOK 64 PAGE 136 OF LAND RECORDS

TTTEST Clara M. [unclear] CLERK

ECORDERS FEE \$

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

ACKNOWLEDGMENT

Return No. 9532175

Signed Gary T. Brooks, Clerk

Date 8/27/80



130

Know all Men by these Presents

That Charles A. Hodgdon, Sr.

of Norwich in the County of Windsor

and State of Vermont Grantor, in the consideration of

One Dollar and other good and valuable considerations-----~~Dollars~~
paid to my full satisfaction by

John M. Severinghaus and Margarita Ruiz Severinghaus, husband and wife,

of Norwich in the County of Windsor

and State of Vermont Grantees, by these presents, do

freely Give, Grant, Sell, Convey and Confirm unto the said Grantees

John M. Severinghaus and Margarita Ruiz Severinghaus, husband and wife,
as tenants by the entirety with right of survivorship

and their heirs and assigns forever, a

certain piece of land in Norwich in the

County of Windsor and State of Vermont, described as

follows, viz:

Being a parcel of land located off Town Highway No. 34 in Norwich, Vermont, and shown as Parcel 3 on a certain plan entitled, "Subdivision of Charles Hodgdon" dated August, 1977, Project No. 67577, by T & M Surveys, Inc. of Lebanon, New Hampshire and recorded in the Norwich Land Records, bounded and described as follows:

Beginning at an iron pin set in the ground along the westerly sideline of Town Highway #34 at the northern most corner of Parcel #3 as shown on said Plan;

Thence running South 38° 36' East a distance of 246 feet along land of Hazen to an iron pin;

Thence running South 55° 26' East a distance of 575 feet along land of Yeomans to an iron pin;

Thence running South 62° 32' West a distance of 744.4 feet along land of Christy to an iron pin;

Thence running North 38° 52' West a distance of 652 feet to an iron pin set in the ground along the westerly sideline of Town Highway #34;

Thence running North 51° 20' East a distance of 567 feet along the westerly sideline of Town Highway #34 to the point of beginning.

Estimated to contain 10.2 acres.

Meaning and intending hereby to convey a portion of the premises as conveyed to Andrew Hodgdon by Powell Laskaski by Deed dated May 18, 1915 and recorded in the Norwich Land Records, Book 22, Page 157. Said premises are a portion of the premises as conveyed to Charles A. Hodgdon, Sr. by Laurence F. Gardner by deed dated December 23, 1976 and recorded in the Norwich Land Records, Book 54, Page 474.

There is herein reserved to the Grantor, Charles A. Hodgdon, Sr. and his son, Raymond Hodgdon, the right to cultivate and harvest hay on the within conveyed premises for a period of ten (10) years from the date of the execution of the within deed.

To have and to hold *said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, John M. Severinghaus and Margarita Ruiz Severinghaus, husband and wife, as tenants by the entirety with right of survivorship, and their*

heirs and assigns, to their own use and behoof forever;

And I the said Grantor, Charles A. Hodgdon, Sr.

for myself and my heirs, executors and administrators, do covenant with the said Grantees, John M. Severinghaus and Margarita Ruiz Severinghaus, husband and wife, and their

*heirs and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **Free from every encumbrance;***
Except as set forth above.






132

I hereby engage to **Warrant and Defend** the same against all lawful claims whatever, except as set forth above.

In Witness Whereof, I hereunto set my hand ~~and seal~~
this 5th day of December A. D. 1980.

In Presence of

Daniel A. Hobbins
Witness
Way T. Brooks
Witness

Charles A. Hodgdon, Sr.
Charles A. Hodgdon, Sr. 





New Hampshire
State of Vermont, ss. At Hanover this
Grafton County 5th day of December A. D. 1980.

Charles A. Hodgdon, Sr.
personally appeared, and he acknowledged this instrument, by
him sealed and subscribed, to be his free act and deed.

Before me Christine M. Dell'Erba
CHRISTINE M. DELL'ERBA, Notary Public
My Commission Expires March 28, 1983
(Title)

Certificate required by Act #250 signifies exemption from the Land Use and Development Plans Act. Certificate required by ACT #291 signifies exemption from the Board of Health Regulations and also Certificate required by Flood Hazard Regulations.



WARRANTY

HARLES A HODGDON SR

TO

JOHN M SEVERINGHAUS and
MARGARITA RUIZ SEVERINGHAUS

Dated, December 5, 1980

Norwich CLERK'S OFFICE

RECEIVED FOR RECORD

DECEMBER 2 A. D. 1980

T 9 O'CLOCK - MINUTES 9 M.

ND RECORDED IN Land Record

BOOK 65 PAGE 130 OF LAND RECORDS

TEST Clair M. Ward CLERK

RECORDERS FEE \$ _____

Vermont Property Transfer Tax
32 V.S.A. Chrp. 231

ACKNOWLEDGMENT -
Notary Public - Board of Health Care, Inc. d.o.
State & Development Plans Act Cert. Rec'd.

BOOK No. 9383101
Notary Clair M. Ward CLERK
Date 12/10/80

PAYABLE TO:
MAIL TO:

Town of Norwich

Finance Office
P. O. Box 376
Norwich, VT 05055
802-649-1419 #3

This is the ONLY bill you will receive. FORWARD to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
09-027.000	04/19/2024	2023-2024

On any unpaid principal - interest will be added at 1% per month for the first three months & 1 1/2% thereafter . After Feb. 9, 2024 a 4% penalty & 1% interest will be assessed.

Description: 14.1 ACRES & 2 DWLS
Location: 222 TUCKER HILL RD

OWNER SEVERINGHAUS JOHN M
SEVERINGHAUS MARGARITA R
222 TUCKER HILL RD
NORWICH VT 05055

HOUSESITE TAX INFORMATION	
SPAN # 450-142-12883	SCL CODE: 142
TOTAL PARCEL ACRES	14.10
HOUSESITE VALUE	575,510
HOUSESITE EDUCATION TAX	11,487.18
HOUSESITE MUNICIPAL TAX	3,850.16
HOUSESITE TOTAL TAX	15,337.34
FOR INCOME TAX PURPOSES	

ASSESSED VALUE	HOMESTEAD	NONHOMESTEAD
REAL 758,200	611,910	146,290
TOTAL TAXABLE VALUE 758,200	611,910	146,290
GRAND LIST VALUES 7,582.00	6,119.10	1,462.90

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.6585	x7,582.00=	4,992.73	HOMESTEAD EDUCATION	1.9960	x6,119.10=	12,213.72
VOTED EXEMPT	0.0025	x7,582.00=	18.96	NONHOMESTEAD EDUCATION	1.8676	x1,462.90=	2,732.11
COUNTY TAX	0.0080	x7,582.00=	60.66	See reverse side for education tax rate calculation information.			
TOTAL MUNICIPAL TAX 5,072.35				TOTAL EDUCATION TAX 14,945.83			
MUNICIPAL STATE PAYMENT 0.00				EDUCATION STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 5,072.35				EDUCATION NET TAX DUE 14,945.83			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 20,018.18			
				TOTAL STATE PAYMENT 0.00			
				TOTAL NET TAX DUE 20,018.18			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Norwich
TAX YEAR 2023-2024

USPS POSTMARK IS ACCEPTED.
PLEASE INCLUDE THE PARCEL NUMBER ON EACH PAYMENT.
Want a receipt? Send a self-addressed, stamped envelope with payment

1ST PAYMENT DUE	
08/30/2023	
OWNER NAME	
SEVERINGHAUS JOHN M	
PARCEL ID	
09-027.000	
AMOUNT DUE	10009.09
AMOUNT PAID	

Town of Norwich
TAX YEAR 2023-2024

USPS POSTMARK IS ACCEPTED.
PLEASE INCLUDE THE PARCEL NUMBER ON EACH PAYMENT.
Want a receipt? Send a self-addressed, stamped envelope with payment

2ND PAYMENT DUE	
02/09/2024	
OWNER NAME	
SEVERINGHAUS JOHN M	
PARCEL ID	
09-027.000	
AMOUNT DUE	10009.09
AMOUNT PAID	

Vermont Parcel Program



1/11/2024, 6:12:35 PM

VT Parcels

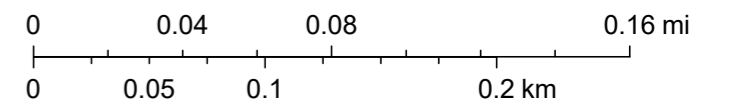
VCGI Color Imagery Service

Red: Band_1

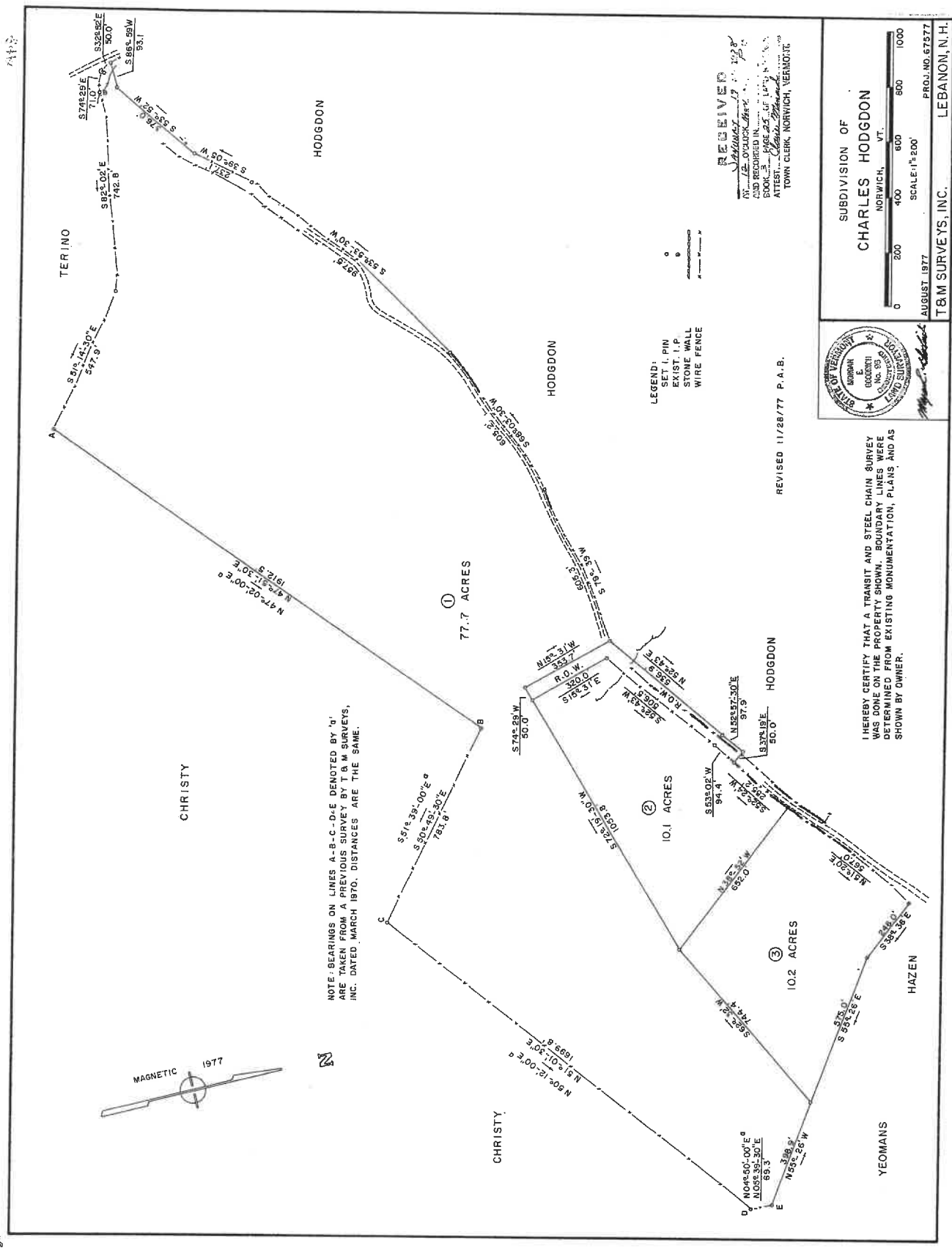
Green: Band_2

Blue: Band_3

1:4,514



VCGI, Esri Community Maps Contributors, VCGI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.


THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

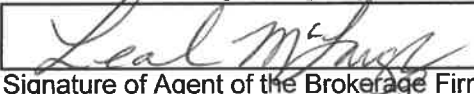
John M. Severinghaus
Printed Name of Consumer

Four Seasons Sotheby's International Realty
Printed Name of Real Estate Brokerage Firm

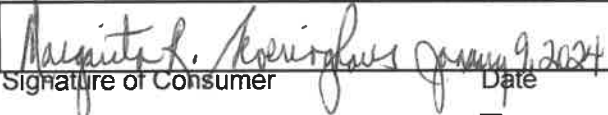
 9 Jan 2024
Signature of Consumer Date

Leah McLaughry and Evan Pierce
Printed Name of Agent Signing Below

Declined to sign

 1/9/24
Signature of Agent of the Brokerage Firm Date

Margarita R. Severinghaus
Printed Name of Consumer

 January 9, 2024
Signature of Consumer Date

Declined to sign