



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Date Prepared: 3/25/24

Seller's Name(s): Joseph Perras Laura Perras

Physical Property Address: 98 Mystic Drive Norwich
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? <i>When the house was 100:1?</i>	<input checked="" type="checkbox"/> YES	<input 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 type="checkbox"/> YES	<input checked="" 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 checked="" type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Shared Driveway Other (explain): <i>5 houses share plowing and grading, sanding</i> Annual Cost(s): <i>Mystic Landowners Assoc.</i>			
(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 JP LP

Purchaser's Initials

*1200 - 1800 plow/sand - depends on weather
~ 200 - 400 Grading 1-2x year split by 5 houses - higher end if need to bring in gravel*

(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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Are copies of any of the following available? <input type="checkbox"/> Site Plan <input type="checkbox"/> Survey <input type="checkbox"/> Tax Map <input type="checkbox"/> Subdivision Plan/Sketch	<input checked="" type="checkbox"/> YES	<input 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, 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 checked="" type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct <input type="checkbox"/> Vent <input type="checkbox"/> Steam Other (explain): _____ Age of Furnace/Boiler: <u>1998</u> <input type="checkbox"/> Don't Know Primary 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) _____ Primary Annual Fuel Usage: <u>1030</u> Gallons (or other measure) Date Range <u>2/2023 -</u> Provider: <u>Irving Energy</u> Secondary Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" 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): <u>used for gas stove in living room</u> Secondary Annual Fuel Usage: <u>205</u> Gallons (or other measure) Date Range <u>2/23-2/24</u> Provider: <u>Irving Energy</u> If propane, who owns propane tank? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Propane Supplier <input type="checkbox"/> Association Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>			
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe type and number of units (central, heat pump, window, etc.)			
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input checked="" type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: <u>1999</u> <input type="checkbox"/> Don't Know <u>second tank for water</u> 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 checked="" type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other <u>heated by solar</u> 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 checked="" type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <u>Owned</u> 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: \$ <u>1400.00</u> Date Range: <u>3/23-3/24</u> Electric utility provider: <u>Green Mountain Power</u> Property used: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Time Seasonally <i>Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.</i> Main Breaker Amperes: _____ Amps <input type="checkbox"/> Don't Know			
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," explain in detail: <u>Tank inspection 3/25/24 → needs replacement, in process</u>			

Seller's Initials

LP	JP		
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Purchaser's Initials

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TELEPHONE/INTERNET/TELEVISION

(h) Is landline telephone service present at the Property? YES NO If "Yes," current provider: _____

(i) Is cellular telephone service available at the Property? YES NO If "Yes," list available providers: Verizon

(j) Is internet service available at the Property? YES NO If "Yes," current provider: works well
 If "Yes," service is: Dial Up Broadband Cable Satellite DSL Fiber Optic EC Fiber

(k) Is television service available at the Property? YES NO If "Yes," current provider: We use streaming services but dish satellite is available
 If "Yes," source is: Antenna Cable Satellite DSL Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be **included** in the sale of the Property:

Electric Garage Door Opener - Number of Transmitters 2 Security Alarm System ADT, NOT USING Owned Leased

Humidifier Dehumidifier Lawn Sprinklers Automatic Timer Smoke Detectors - How Many? _____

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 Mini Split Compost Bin

Wood/Gas Pellet/Other Stove (describe): Vermont Castings gas fire in LR.

OTHER: Generator, Level 2 EV charger

List additional equipment and appliances, including any AC units, that will be **excluded** from the sale of the Property:

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: _____

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
 Manufactured Modular Wood Frame Other (describe): _____

Age of Building(s): Main Bldg. 1999 Additions to Main Bldg. Ø Additional Building(s): (a) _____ (b) _____

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? Yes No
 If "Yes," please explain: _____

If "yes," did you obtain all necessary permits and approvals for such work? Yes No Don't know

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:
Porch screens x 2 -> need new screen

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: _____

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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: occasional surface mold due to moisture

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: dehumidifier

Are any of the above recurring problems? YES NO If "Yes," what are the problems and how often have they recurred?

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know

Approximate age of roof? 24 y

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 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 Driven Point Well On-site Off-site

Drilled Well Dug Well Spring Lake/Pond None Don't Know Other

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

Age of Water System: 1998

If Drilled Well: Drilled by: Artesian Well Co. VT Tag #: _____ Depth: 450 ft.

Gallons Per Minute (at time of driller's report): 1.5 GPM. Date of driller's report: _____

What is the annual cost for municipal water \$: NA Date Range: _____ Metered YES NO

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? YES NO DON'T KNOW Pending

If "Yes," when? 3/19/24 By whom? Dan Jones Results: _____

Has any other water quality or water chemistry testing been done? YES NO DON'T KNOW

If "Yes," when? 3/19/24 By whom? _____ Results: pending

Water softener YES NO If "Yes," Own Rent If rented, from whom: _____

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: _____

Does the water have any odor, bad taste, cloudiness or discoloration? YES NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:

We have water softener and iron filter. There is discoloration if you run water without iron filter.

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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 Shared 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: _____
 What is the annual cost of municipal sewer? \$ NA Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

Date system installed: 1998 Is the system entirely on your Property? YES NO DON'T KNOW
 If "No," where is it? _____

Has the system been repaired since you have owned the Property? YES NO If "Yes," when? _____
 What was done? _____ By whom? _____

Type of septic tank: Concrete Metal Fiberglass Other (describe) _____ Don't Know
 Septic tank capacity (in gallons) 1000 Don't Know
 Date Septic Tank Last Inspected? _____ Don't Know Reports of last inspection/pumping attached YES NO
 Date Septic Tank Last Pumped? 3/2022 Don't Know By whom? Jay's Septic
 If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? Yes No
 If so, date of most recent service _____ Cost: \$ _____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? YES NO If "Yes," describe in detail: _____

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? YES NO DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	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	
(b)	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	
(c)	Is property enrolled in Vermont's Current Use program?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	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	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: <u>50+ acres in current use shared by 5 houses</u>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	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

Seller's Initials LP JF

Purchaser's Initials

(j)	Has the Property been tested for Radon Gas? <i>Radon Mitigation</i> If "Yes," when? <i>Not sure</i> By whom? _____ Results: _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? <i>Surface mold in basement when dehumidifier not running</i> If "Yes," what has been done about the mold? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could 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	
(n)	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
(o)	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
(p)	Is the Property currently under warranty or other coverage by a pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years? <i>sprayed for wasps under porch</i>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

(s) Further explanation of answers to any of the above:
2021 squirrel abatement - Estate Wildlife - Resolved.

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association 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 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 pets allowed? If yes, what is allowed? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any rental restrictions? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any special assessments on the Property? If "Yes," 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 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 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 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: _____

Seller's Initials VP JP

Purchaser's Initials

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: *Carroll* 3/26/24
(Signature) (Date)

Purchaser:
(Signature) (Date)

Seller: *[Signature]* 3/26/24
(Signature) (Date)

Purchaser:
(Signature) (Date)

Seller:
(Signature) (Date)

Purchaser:
(Signature) (Date)

Seller:
(Signature) (Date)

Purchaser:
(Signature) (Date)

Vermont Parcel Program





3/25/2024, 4:03:30 PM

 VT Parcels

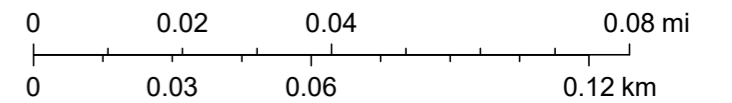
VCGI Color Imagery Service

 Red: Band_1

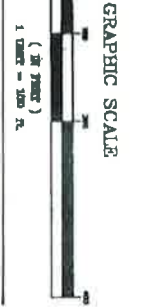
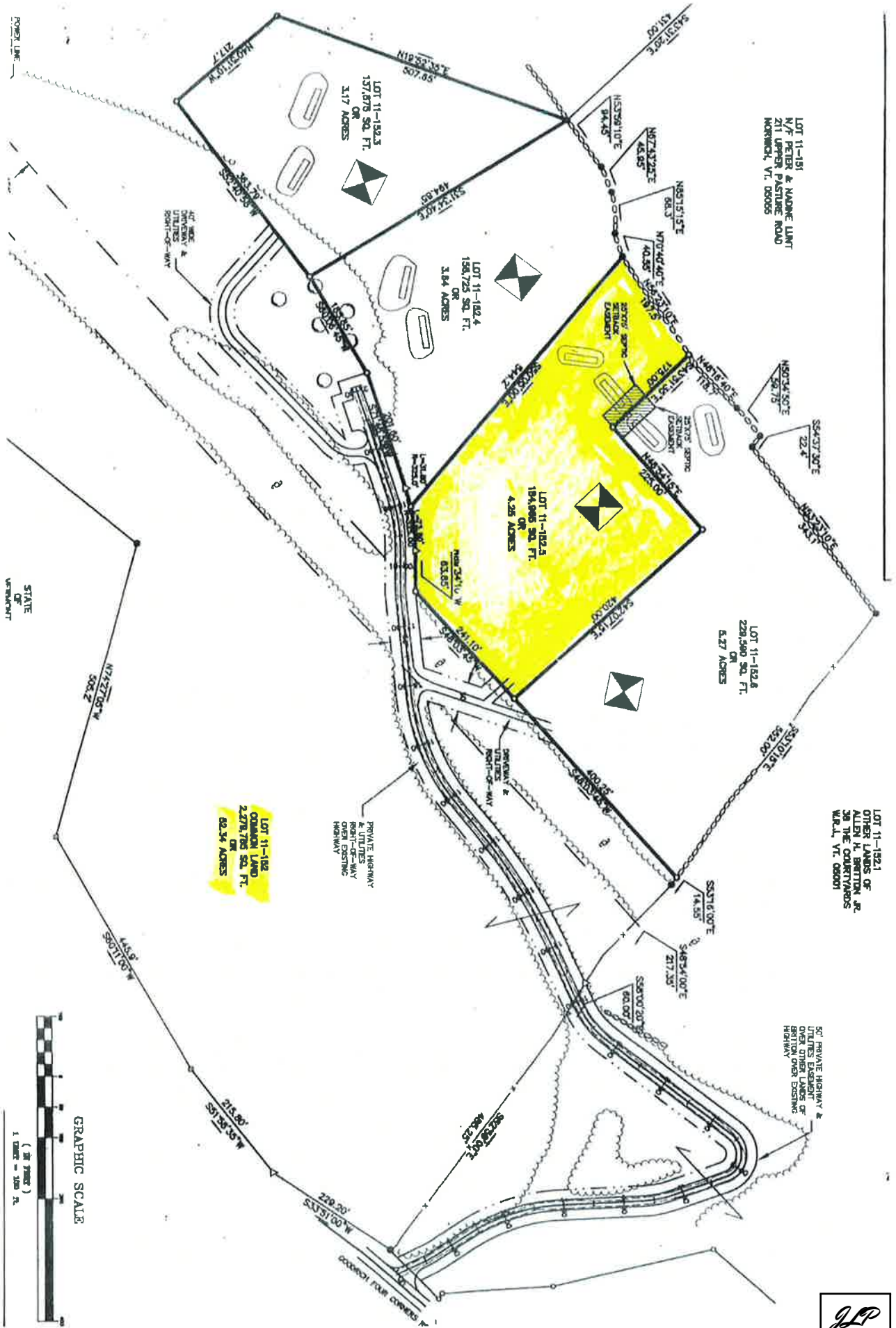
 Green: Band_2

 Blue: Band_3

1:2,257



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 Property Transfer
32V.S.A. Chap. 231
- ACKNOWLEDGMENT -
RETURN RECEIVED
(INCLUDING CERTIFICATES AND, IF REQUIRED ACT
250 DISCLOSURE STATEMENT)

Return No. 2015-51
Signed Judith Russell Aust
Date May 5, 2015

RECEIVED
May 5 A.D. 2015
AT 11 O'CLOCK 00 MIN A.M.
AND RECORD IN and Records
BOOK 218 PAGE 261-266
ATTEST
Judith Russell Aust
TOWN CLERK, NORWICH, VERMONT

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that we, **Richard J. Simons and Kathryn H. Simons**, a married couple, Grantors, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** paid to our full satisfaction by **Joseph L. Perras II and Laura A. Perras**, a married couple, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** to the Grantees, **Joseph L. Perras II and Laura A. Perras**, a married couple, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Norwich, Windsor County, Vermont, which is called "the Property" in this deed, and which is described as follows:

Plan 560-C. "Plan 560-C" is a plan titled "Boundary Line Adjustment Plan for Thomas & Misty Porter & Richard J. & Kathryn H. Simons, Mystic Drive – Norwich, Vermont," dated 09 January 2015, Scale 1"= 50', Proj. No. 12529, prepared by Pathways Consulting, LLC, recorded at **Map Slide 560-C**.

Plan 292B. "Plan 292B" is a plan titled "Subdivision for G.R. Porter & Sons, Inc., Land of Allen Britton, Jr., Goodrich Four Corners Road, Norwich, Vermont," dated 7/02/98, Project No. 11958," prepared by Hathorn Surveys, and recorded at **Map Slide 292B**.

Source of Title. The real property conveyed by this deed was conveyed to Richard J. Simons and Kathryn H. Simons in two deeds:

- a. Most of the real property conveyed by this deed was conveyed to Richard J. Simons and Kathryn H. Simons by warranty deed of Robert G. Rosenblum and Nancy K. Rosenblum dated 07 November 2012 and recorded at **Book 209, Page 102**.
- b. A small part of the real property, shown as Parcel B on Plan 560-C, was conveyed to Richard J. Simons and Kathryn H. Simons by warranty deed of Thomas H. Porter and Misty B. Porter dated April ____, 2015, and recorded at Book ____, Page ____.

Description. The real property conveyed by this deed is described as follows, as shown on Plan 560-C and Plan 292B:

* Beginning at a ¾" capped rebar, set flush, at Point M9 as shown on Plan 560-C, on the northerly side Mystic Drive, shown as Common Land on Plan 292B, at the most southerly point of Parcel B as shown on Plan 560-C and the most southerly point of the real property conveyed by this deed;

* Then running along land now or formerly of Thomas H. Porter and Misty B. Porter for the following courses and distances, all as shown on Plan 560-C:

- * North 03° 07' 50" West a distance of 70.00 feet to a computed point;
- * North 03° 07' 50" West a distance of 126.87 feet to a ¾" capped rebar, up 6 inches, at Point M7 as shown on Plan 560-C;
- * North 51° 46' 40" West a distance of 90.12 feet to a ¾" capped rebar, up 6 inches, at Point M6 as shown on Plan 560-C;
- * North 38° 13' 20" East a distance of 75.00 feet to a ¾" capped rebar, up 6 inches, at Point M5 as shown on Plan 560-C;
- * North 51° 46' 40" West a distance of 207.79 feet to a ¾" capped rebar, up 6 inches, at Point M3 as shown on Plan 560-C, at the most northerly corner of Parcel A;

* Then turning and running in a line along land now or formerly of Samwick North 54° 43' 00" East a distance of 119.35 feet to a 5/8" capped rebar, up 12 inches, at Point M4 as shown on Plan 560-C;

* Then turning and running along land now or formerly of Heidi P. Webster, shown on Plan 292B as Lot 11-152.6, for the following courses and distances as shown on Plan 292B:

- * South 43° 51' 35" East a distance of 175.00 feet to a set capped rebar;
- * North 48° 54' 15" East a distance of 225.00 feet to a set capped rebar;
- * South 42° 07' 15" West a distance of 420.00 feet to a set capped rebar on the edge of the Common Land shown on Plan 292B;

* Then turning and running along the Common Land South 48° 03' 45" West a distance of 241.10 feet to the northerly edge of the common driveway and a set capped rebar;

* Then turning and running North 89° 34' 10" West a distance of 63.85 feet along the common driveway to a ground point not marked;

* Then proceeding around a curve having a radius of 325.00 feet, and a length of 73.80 feet along the common driveway, to a set 5/8" capped rebar, down 14 inches, at Point M8 as shown on Plan 560-C, at the most easterly corner of Parcel B as shown on Plan 560-C;

* Then continuing along the Common Land and the northerly side of the Mystic Drive right-of-way for the following courses and distances, as shown on Plan 560-C:

* In a curving line that curves counterclockwise that has the following curve data: chord bearing of South 72° 54' 10" West, an arc length of 31.80 feet, a chord length of 31.79 feet and a curve radius of 325.00 feet, to a computed point;

* South 70° 06' 00" West, a distance of 43.24 feet to computed point;

* South 70° 06' 00" West, a distance of 100.00 feet to a ¾" capped rebar, set flush, at Point M9 as shown on the Plan, at the southwest corner of Parcel B, that was described above as the point of beginning.

Right-of-Way That Benefits Lot 11-152-400 and Burdens Lot 11-152-500. The real property conveyed by this deed is conveyed subject to a right-of-way that was reserved and described as follows in a deed of Parcel B from Thomas G. Porter and Misty B. Porter to Richard J. Simons and Kathryn H. Simons dated April __, 2015 and recorded at Book ____, Page ____:

Right-of-Way. The Grantors reserve from this conveyance a right-of-way described as follows. Parcel B is conveyed subject to a right-of-way, which called "the Right-of-Way" in this instrument and shown as "Proposed Right-of-Way to Benefit Lot 11-152-400" on the Plan that has the following Location, Scope, and Benefit and Burden.

Location of the Right-of-Way. The Location of the Right-of-Way is a triangular area with its south line running from the capped rebar at Point M9 as shown on the Plan, proceeding North 70 degrees 06' 00 West a distance of 100.00 feet to a computed point. The west line of the Right-of-Way area is from the capped rebar shown as M9, and running North 03° 07' 50" West, a distance of 70.00 feet to a computed point at the most northerly corner of the area affected by the Right-of-Way. The east or north line of the Right-of-Way area is a line running from the northerly corner computed point in a southeasterly direction a distance of 104.2 feet to a computed point on the northerly side of Mystic Drive; the southern line of the Right-of-Way area runs along southern line of Mystic Drive South 70° 06'00" West a distance of 100.00 feet to the capped rebar at Point M9 as shown on the Plan.

Scope of the Right-of-Way. The Right-of-Way shall have the following scope. The Right-of-Way may be used for access to Lot 11-152-400 in all kinds of vehicles and on foot for all lawful purposes. The Right-of-Way may be used for the provision of all utilities to Lot 11-152-400, including, but not limited to, water lines, electric power lines, telephone lines, internet service lines, fiber optic cables, cable television and other cable lines, and sewer lines. The term "provision of all utilities" shall be broadly interpreted in the future to include utilities that may become common for the use of properties such as Lot 11-152-400 in the future but that are not known to the scrivener now. The owners of Lot

11-152-400 may construct, maintain, repair, and replace a driveway on the Right-of-Way, and may erect, bury, construct, maintain, repair, and replace utility lines in the area affected by the Right-of-Way. All such utilities shall be underground. The owners of Lot 11-152-500 shall have to right to use the area of the Right-of-Way for such uses that are not inconsistent with the use of the Right-of-Way by the owners of Lot 11-152-400, but the owners of Lot 11-152-500 shall not obstruct or impair the area affected by the Right-of-Way.

Maintenance of Driveways or Utility Lines in the Right-of-Way. The owner of the Lot 11-152-400 shall pay all the costs of maintaining any driveway and any utility lines in the area affected by the Right-of-Way.

Benefit and Burden of the Right-of-Way. The Right-of-Way shall benefit Lot 11-152-400, and the owners of Lot 11-152-400, their heirs and assigns. The Right-of-Way shall burden Lot 11-152-500 and the owners of Lot 11-152-500, their heirs and assigns. The Right-of-Way shall be appurtenant to, run with, and touch and concern, both Lot 11-152-400 and Lot 11-152-500.

Right-of-Way Used in Common with Others. The real property conveyed by this deed is conveyed with the benefit of a right-of-way to be used in common with others, 50 feet in width, as recited in a Warranty Deed from Allen H. Britton, Jr. and Barbara G. Britton to G.R. Porter & Sons, Inc. dated September 9, 1998 and recorded in Book 128, Pages 689-693 and shown on the plan recorded at Map Slide 292B. The portion of the right of way on the Common Land, as shown on said plan, is also to be used in common with others and maintained as provided in the herein below referenced Declaration of Common Plan and Protective Covenants and Restrictions.

Septic Setback Easement. The real property conveyed by this deed is conveyed subject to a 25-foot x 75-foot septic setback easement located along the common boundary between Lot 11-152.5 and Lot 11-152.2 as shown on Plan 292B.

Permits and Covenants. The real property conveyed by this deed is conveyed subject to the provisions of State of Vermont Wastewater System and Potable Water Supply Permit WW-3-2409 dated 06 April 2015, and recorded at Book 217, Page 836-837.

The real property conveyed by this deed is also conveyed subject to all terms and conditions contained in State of Vermont Land Use Permit No. 3W0810 dated September 22, 1998 and recorded in Book 129, Pages 42-45 of the Norwich Land Records and amended by the terms and conditions contained in Permit No. 3W0810-A dated December 7, 1998 and recorded in Book 130, Page 77 of said Norwich Land Records. Said parcel is also conveyed subject to all terms and conditions contained in State of Vermont Subdivision Permit No. EC-3-1941 dated September 22, 1998 and recorded in Book 129, Pages 376-378 of said Land Records and amended by the terms and conditions contained in Permit No. EC-3-1941-R1 dated December 4, 1998 and recorded at said Land Records in Book 131, Pages 395-397, which conditions and restrictions are incorporated herein by reference as if fully set forth.

The real property conveyed by this deed is also conveyed subject to certain protective covenants and restrictions as recited in the Declaration of Common Plan and Protective Covenants and Restrictions dated November 19, 1998 and recorded at the Norwich Land Records in Book 129, Pages 623-628 and amended in Amendment to Declaration of Common plan and Protective Covenants and Restrictions dated May 12, 1999 recorded in the Norwich Land Records in Book 131, Pages 646-650.

Merger and Annexation. The Grantors intend by executing this deed below, and the Grantees intend, by recording this deed in the land records to merge and annex two separate parcels into one, single, undivided parcel of approximately 4.25 acres, as shown on Plan 560-C. By doing so, they intend to abandon the status of the two parcels as separate parcels. By doing so, they understand that they may not convey either of the two parcels separately in the future, and that, by merging and annexing the two parcels into the one, single, undivided parcel they will have to comply with all applicable state and local regulations relating to subdivisions in order to convey any subdivided part of the one, single, undivided parcel created by this deed.

Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Norwich, Vermont, Land Records.

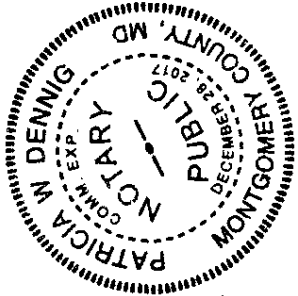
TO HAVE AND TO HOLD the Property, with all privileges and appurtenances of the Property, to the Grantees, **Joseph L. Perras II and Laura A. Perras**, a married couple, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; and we, **Richard J. Simons and Kathryn H. Simons**, the Grantors, for ourselves and our heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that until the signing of this deed, we are the sole owners of the Property, and we have good right and title to convey the Property in the manner set out above, and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as set out specifically or by reference above, and we engage to **WARRANT AND DEFEND** the Property from all lawful claims whatever, except as set out specifically or by reference above.

Signed and dated on the 24 day of April, 2015.

Richard J. Simons
Richard J. Simons

STATE of MARYLAND
COUNTY of MONTGOMERY

Richard J. Simons personally appeared before me at Potomac on the 24 day of April, 2015 and he acknowledged that his signing this instrument was his free act and deed.



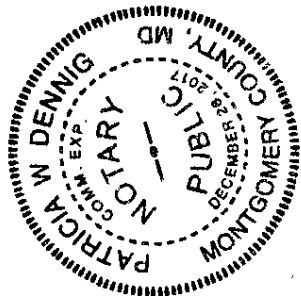
Before me: Patricia W. Dennig
Notary Public
My Commission Expires: 28 December 2017

Signed and dated on the 24 day of April, 2015.

Kathryn H. Simons
Kathryn H. Simons

STATE of MARYLAND
COUNTY of MONTGOMERY

Kathryn H. Simons personally appeared before me at Potomac on the 24 day of April, 2015 and she acknowledged that her signing this instrument was her free act and deed.



Before me: Patricia W. Dennig
Notary Public
My Commission Expires: 28 December 2017

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RECEIVED
 November 20, A.D. 1997
 10 O'CLOCK 40 MIN. A.M.
 AND RECORDED IN Land Records
 BOOK 129 PAGE 623-628
 ATTEST: Russell Russell
 TOWN CLERK, NORWICH, VERMONT

DECLARATION OF COMMON PLAN
 and
PROTECTIVE COVENANTS and RESTRICTIONS

Affecting Land on Goodrich Four Corners Road, Norwich, Vermont

WHEREAS, G.R. Porter & Sons, Inc., a Corporation organized under the laws of the State of Vermont, (hereinafter referred to as the "Owner"), is the record owner of certain land in the Town of Norwich, County of Windsor and State of Vermont conveyed by deed of Allen H. Britton, Jr. and Barbara G. Britton, dated September 9, 1998, and recorded in Volume 128, Pages 689-693 of Norwich Land Records (hereinafter referred to as the "subject land") and

WHEREAS, the Owner desires and intends from time to time to sell and convey the subject land in not more than four (4) lots and a "Common Land" lot as shown on a survey plan entitled "G.R. Porter & Sons, Inc., lands of Allen Britton, Jr., Goodrich Four Corners Road, Norwich, VT, July 2, 1996, Scale: "as shown", Project No. 119598, Hatborn Surveys, Inc., Wilder, Vermont" (the "Plan"); and

WHEREAS, the Owner desires that the present character of the subject land be preserved for the benefit of the owners of each of the subdivided lots, and that the Common Land be maintained for recreational use by the owners of those subdivided lots who wish to share in ownership of said Common Land; and

WHEREAS, the Owner believes that the character of the subject land can best be maintained by imposing certain protective covenants and restrictions, all for the benefit of the subject land and the owners from time to time of portions thereof; and

WHEREAS, in order to facilitate conveyances of portions of the subject land subject to and with the benefit of such Protective Covenants and Restrictions and to obviate the repetitive recordings thereof with each conveyance, it is now desired to set forth of record such Protective Covenants and Restrictions as herein provided; and

WHEREAS, the Owner desires and intends that after any portion of the subject land has been conveyed, the remaining portions thereof shall be subject to and have the benefit of such Protective Covenants and Restrictions as herein provided;

NOW THEREFORE, the Owner hereby declares that each and every portion of the subject land shown on the Plan shall be conveyed subject to and with the benefit of Protective Covenants and Restrictions set forth in this Declaration. All of the provisions of this Declaration shall be deemed to be incorporated and included in any deed of a portion of the subject land as if for all purposes and in all respects said provisions were set forth in full therein; and any such deed shall recite that, by acceptance of the conveyance, the Grantee agrees to be bound by the provisions of this Declaration. The Owner further declares that upon the first

conveyance of any portion of the subject land, all remaining portions thereof shall be subject to and with the benefit of the provisions set forth in this Declaration. The benefits and burdens of the Protective Covenants and Restrictions contained herein shall run with the land and shall benefit and bind the heirs, successors, and assigns of the Owner and all Grantees of the Owner and their heirs, successors, and assigns with respect to the subject land.

ARTICLE I

Subdivision and Development Restrictions

1. None of the five parcels shown as Lots 11-152.3, 11-152.4, 11-152.5, 11-152.6 and 11-152 on the Plan (sometimes referred to hereinafter as "Lots"), recorded in the Norwich Land Records, at Map __, shall be further subdivided.
2. Title to the parcel shown on the Plan as Lot 11-152, Common Land, and hereinafter referred to in this Declaration as "Common Land" shall be conveyed and/or reserved in equal undivided one-fourth shares to the owners of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6 and thereafter may be held from time to time only by one or more owners of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6 as specified in Article II below.
3. The Lots are expressly subject to the terms and conditions of Land Use Permit #3W0810 issued by the District 3 Environmental Board on September 22, 1998. While this Declaration may impose additional restrictions on the Lots, it shall not be interpreted in any way as to impose less restrictions than the terms and conditions of said Land Use Permit.

ARTICLE II

Common Land

1. No interest in any portion of the Common Land shall at any time be conveyed, devised, or otherwise transferred unless the Grantee shall at the time of the transfer be a record owner in fee simple of at least one of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6. Upon any attempt to convey, devise, or otherwise transfer any interest in the Common Parcel to any Grantee who is not an owner in fee simple of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6, the ownership interest to have been transferred by such unauthorized attempt shall become immediately vested in the holders of the other undivided interests in the Common Land in the same proportions and form of title in which such remaining undivided interests are held.
2. The owner(s) of each of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6 must transfer their undivided interests in the Common Land at the time of any conveyance, devise or transfer of their ownership interest in Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6. Such transfer of an undivided interest in the Common Land may be to any owner of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6 at the time of

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such conveyance, and may occur upon such terms as shall be agreed upon by the parties to such transfer authorized under this paragraph. Upon the failure of any holder of an undivided interest in the Common Land to properly transfer such undivided interest in accordance with the terms of this paragraph, such interest shall become immediately vested in the holders of the other undivided interests in the Common Land in the same proportions and form of title in which such remaining undivided interests are held.

3. Any person holding any interest in the Common Land waives any right of partition of said Common Land to which he or she is otherwise entitled pursuant to Title 12, Chapter 179 of the Vermont Statutes Annotated as amended from time to time.

4. Use and enjoyment of the Common Land is restricted to those lawfully in possession, from time to time, of those of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6 which are owned by the holders of the undivided interests in the Common Land. Use of the Common Land by guests is permitted only when the guest is accompanied by a person entitled to use and enjoyment under this paragraph or when the guest has received from a person entitled to use and enjoyment under this paragraph a specific invitation for that occasion of use. There shall be no standing invitations granted to non-resident guests to use the Common Land.

5. Use of the Common Land shall be restricted to noncommercial purposes.

6. No owner of any of the subject land shall use any portion of the Common Land for watering, feeding, raising, maintaining, or breeding any animals, including but not limited to livestock, fish, or fowl. Any fencing required to restrain any living creatures from entering the Common Land or other lots on the subject land shall be the sole responsibility of the owners or keepers of such creatures. Dogs shall be kept under owner's control at all times, either by leash or fencing or underground electronic fencing on the owner's lot.

7. Hunting on the Common Land shall only be permitted for owners of Lots or persons physically accompanied by owners of Lots.

8. Motorized recreational equipment such as outboard motorboats, motorcycles, snowmobiles or all-terrain vehicles is prohibited on the Common Land, except that snowmobile use for maintaining ski trails shall be permitted, and the general prohibition shall not be interpreted to exclude machinery to maintain or improve the Common Land for recreational purposes.

9. Property taxes and responsibility for maintenance and liability insurance shall be shared equally by the holders of the undivided interests in the Common Land defined as follows: each set of owners of Lots 11-152.3, 11-152.4, 11-152.5 and 11-152.6 that also holds any undivided interest in the Common Land shall constitute one holder.

Maintenance shall include but not be limited to road maintenance, snowplowing and grading of the common drive as shown on the Plan; any required maintenance to the Green Mountain Power Company power line serving the houses on the Lots, including repairs necessitated by storm damage and required trimming; pruning; removal of brush overgrowth and dead wood (with such wood being the property of the holders and divided equally); and similar activities of maintaining the Common Land in a condition that is undeveloped but usable for recreational purposes. Decisions to incur maintenance and insurance expenses require approval of a majority of holders. Expenses for partial years of ownership shall be prorated between the respective holders. Any holder may incur maintenance expenses as the holder's sole responsibility without majority approval but may not undertake such maintenance activity without first having consulted all other holders. Individual holders shall be responsible for maintenance of driveways on their individual Lots, and for maintenance to underground power sources (i.e. "secondary service") even where such secondary service runs through the Common Land.

10. Any alteration, development, or use of the Common Land that is not maintenance as described above shall require unanimous approval of all owners of any interest in the Common Land, regardless of whether or not the party proposing to undertake the alteration offers to pay all expenses. Alteration of Common Land includes, but is not limited to, the following: cutting or planting of trees; earthmoving; dredging; erection of any structures including fences, shelters, rafts, docks, and play or sports equipment; mooring or storage of boats; and similar activities.

ARTICLE III Dispute Resolution

In the event of a dispute concerning any provision of this Declaration, the parties shall submit such dispute to binding arbitration pursuant to the Rules of the American Arbitration Association then pertaining. The decisions of the arbitration panel shall create a binding and enforceable obligation of each party affected thereby. If, as the result of the refusal of any party to meet the obligations imposed by the decision of the American Arbitration Association a person holding an interest in the subject land incurs expenses of enforcement including, but not limited to, attorney's fees, such expenses shall be the obligation of the party refusing to honor the decision of the American Arbitration Association.

ARTICLE IV Duration

These covenants and restrictions shall be binding for a period of 30 years from the date of recording of this Declaration, after which time same shall be automatically extended for successive periods of 10 years, unless an instrument signed

by all the then owners of the subject land authorizes an amendment to said Declaration in whole or in part.

ARTICLE V
Amendment

The obligations created by this Declaration may be waived, amended, or revised in whole or in part only by a writing signed by all persons holding interests in all portions of the subject land at the time of such waiver, amendment, or revocation, which writing shall not become effective until recorded in the Norwich Land Records.

DATED at Norwich, Vermont this 19 day of November, 1998.

IN PRESENCE OF:

G.R. PORTER & SONS, INC.

DAN GROSSIGNI
Witness

By [Signature]
duly authorized agent Thomas G. Porter, President

MASCOMA SAVINGS BANK, f/b, joins in this instrument as holder of a mortgage granted by Mortgage Deed of G.R. Porter & Sons, Inc., dated September 10, 1998, recorded at Book 128, Pages 694-702 of the Norwich Land Records, for the purpose of consenting to this Declaration of Common Plan and Protective Covenants and Restrictions, and signifying agreement that all portions of the subject land shall be subject to the terms and conditions contained herein.

STATE OF VERMONT
WINDSOR COUNTY, SS.

On November 19, 1998 personally appeared THOMAS G. PORTER, ^{*President, of G.R. Porter & Sons, Inc.} who acknowledged the foregoing instrument sealed and subscribed by him, to be his free act and deed, and the free act and deed of G.R. Porter & Sons, Inc.

DAN GROSSIGNI
Notary Public

My Commission Expires: 2-10-99

^{Laborer, New Hampshire}
DATED at ~~Norwich~~, Vermont this 11 day of November, 1998.

IN PRESENCE OF:

[Signature]
Witness

MASCOMA SAVINGS BANK, f/b
By [Signature] SVP
SENIOR VICE PRESIDENT

STATE OF NEW HAMPSHIRE
GRAFTON COUNTY, SS.

On Nov 11, 1998 personally appeared DAVID G. WILSON
who acknowledged the foregoing instrument sealed and subscribed by him/her, to be
his/her free act and deed, and the free act and deed of Mascoma Savings Bank, fsh.


Notary Public

My Commission Expires: 7-11-2003

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
11-152.500	03/25/2024	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: 4.25 ACRES & DWL
Location: 98 MYSTIC DR

HOUSESITE TAX INFORMATION	
SPAN # 450-142-11994	SCL CODE: 142
TOTAL PARCEL ACRES	4.25
HOUSESITE VALUE	694,200
HOUSESITE EDUCATION TAX	13,856.23
HOUSESITE MUNICIPAL TAX	4,644.20
HOUSESITE TOTAL TAX	18,500.43
FOR INCOME TAX PURPOSES	

OWNER
PERRAS JOSEPH L
PERRAS LAURA A
98 MYSTIC DR
NORWICH VT 05055

ASSESSED VALUE	HOMESTEAD	
REAL 704,300	704,300	
TOTAL TAXABLE VALUE 704,300	704,300	
GRAND LIST VALUES 7,043.00	7,043.00	

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	x7,043.00=	4,637.82	HOMESTEAD EDUCATION	1.9960	x7,043.00=	14,057.83
VOTED EXEMPT	0.0025	x7,043.00=	17.61	See reverse side for education tax rate calculation information.			
COUNTY TAX	0.0080	x7,043.00=	56.34				
TOTAL MUNICIPAL TAX 4,711.77				TOTAL EDUCATION TAX 14,057.83			
MUNICIPAL STATE PAYMENT				EDUCATION STATE PAYMENT			
MUNICIPAL NET TAX DUE				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 18,769.60			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Norwich
TAX YEAR 2023-2024

1ST PAYMENT DUE
08/30/2023
OWNER NAME
PERRAS JOSEPH L
PARCEL ID
11-152.500
AMOUNT DUE
AMOUNT PAID

USPS
POSTMARK IS ACCEPTED.

PLEASE INCLUDE THE PARCEL NUMBER ON EACH PAYMENT.

Want a receipt?
Send a self-addressed, stamped envelope with payment

Town of Norwich
TAX YEAR 2023-2024

2ND PAYMENT DUE
02/09/2024
OWNER NAME
PERRAS JOSEPH L
PARCEL ID
11-152.500
AMOUNT DUE
AMOUNT PAID

USPS
POSTMARK IS ACCEPTED.

PLEASE INCLUDE THE PARCEL NUMBER ON EACH PAYMENT.

Want a receipt?
Send a self-addressed, stamped envelope with payment



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:

Joseph Perras
Printed Name of Consumer

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

Joseph L. Perras
Signature of Consumer

dotloop verified
03/25/24 6:45 AM EDT
LRT0-WTTX-ZPNF-H4DV
Date

Leah McLaughry
Printed Name of Agent Signing Below

Leah McLaughry
Signature of Agent of the Brokerage Firm

dotloop verified
02/28/24 3:21 PM EST
7NUZ-IG8Q-A7P1-TOTI
Date

Laura Perras
Printed Name of Consumer

Laura A. Perras
Signature of Consumer

dotloop verified
03/25/24 6:47 AM EDT
J81X-J1H1-ULEH-LXK
Date

Evan Pierce
Signature of Agent of the Brokerage Firm

dotloop verified
03/26/24 11:28 AM EDT
7CR8-ENG5-TSRE-HXOS
Date

Declined to sign