

Subject Property

NOTE: Property Lines are not accurate

00058

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT Kessen Roberts, LLC, a Vermont limited liability company with a place of business at Brattleboro, in the County of Windham and State of Vermont, Grantor, in the consideration of One Dollar and other valuable consideration paid to its full satisfaction by Whetstone, LTD, a Vermont corporation with a place of business at Vernon in the County of Windham and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, and its successors and assigns forever, a certain piece of land in Brattleboro in the County of Windham and State of Vermont, described as follows, viz:

SEE SCHEDULE A ATTACHED

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Whetstone, LTD and its successors and assigns, to its own use and behoof forever; and the said Grantor, Kessen Roberts, LLC, for itself and its successors do covenant with the said Grantee, Whetstone, LTD, and its successors and assigns, that until the sealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid and except for real estate taxes assessed as of April 1, 2005, which the Grantee herein assumes and agrees to pay; and it hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Kessen Roberts, LLC hereunto set its hand and seal this 6 day of January A.D. 2006.

Vermont Property Transfer Tax
VT 954 Chpt 210

— ACKNOWLEDGMENT —

Return Rec'd - Tax Paid - Record at North Cent. Rec'd

VT Land Use & Development Plans Act Cert Rec'd

Return No. File - 00058

Signed John S. Galtier, Notary Clerk

Date January 6, 2006

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COPY

IN PRESENCE OF:

Richard C. Clark
Witness

Kessen Roberts, LLC
By: Robert B. Key
Member

Richard C. Clark
Witness

By: Pamela H. Roberts
Member

STATE OF VERMONT
WINDHAM COUNTY, SS.

At Brattleboro, this 6th day of January, 2006, Pamela H. Roberts and Robert B. Kessen, Members of Kessen Roberts, LLC, personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of Kessen Roberts, LLC.

Before me, Richard C. Clark
Notary Public

My Commission Expires: 2/10/07

SCHEDULE A

Being all and the same land and premises conveyed to Kessen Roberts, LLC by Warranty Deed of Flatrock Limited dated March 29, 2004 and recorded at Book 324, Page 740 of the Brattleboro Land Records and further described as follows:

Being all and the same lands and premises conveyed to Two River Traders, Ltd. by Warranty Deed of First Vermont Bank and Trust Company, dated December 30, 1992 and recorded January 4, 1993 in Book 232, Page 697 of the Brattleboro Land Records.

Two Rivers Traders, Ltd. was merged into PMC 1906 Corporation by Certificate of Merger, dated August 13, 1998 and recorded September 18, 1998 in Book 269, Page 112 of the Brattleboro Land Records, which Corporation changed its name to Flatrock Limited by Certificate of Amendment dated May 25, 1999 and recorded June 8, 1999 in Book 274, Page 562 of the Brattleboro Land Records.

"Meaning and intending to convey all and the same lands and premises as were conveyed to First Vermont Bank and Trust Company by Mortgage Deed of Michael N. Lacroix dated November 1, 1988 and recorded in Book 208, Page 695 of the Brattleboro Land Records. Said mortgage was duly foreclosed and decreed to First Vermont Bank and Trust Company under a Judgment Order and Decree of Foreclosure in the matter "First Vermont Bank and Trust Company v. Michael N. Lacroix", Docket Number S254-92 Wmc dated July 21, 1992 and by a Certificate of Non-redemption dated July 27, 1992 and recorded August 5, 1992 in Book 229, Page 420 of the Brattleboro Land Records.

"Being all and the same lands conveyed to Michael N. Lacroix by Warranty Deed of Bruce A. Bryant dated September 15, 1988 and recorded in Book 208, Page 693 of the Brattleboro Land Records, and therein described as follows:

"Being all and the same lands and premises as were conveyed to the Grantor herein, Bruce A. Bryant, by warranty deed of John C. Williams and Ruth C. Williams, husband and wife, dated 6 July 1982, recorded in Volume 169, Page 489 of the Brattleboro Land Records, and in said deed described as follows:

"Being the premises known as 15-17 Terrace Street, so-called, more particularly described and bounded as follows:

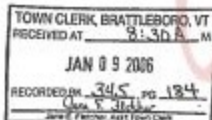
"Bounded northerly by lands now or formerly of F. Cabot Holbrook and Anna F. Holbrook; bounded easterly by lands now or formerly of said F. Cabot Holbrook and Anna F. Holbrook; bounded southerly by land of the Roman Catholic Society; and bounded westerly by lands now or formerly of Joseph L. Fleming and Elsie V. Fleming, together with buildings thereon.

"Excepting and reserving however from the premises above described such right as the Town of Brattleboro and the public have to pass and repass over the street running through said premises known as Terrace Street.

"Meaning and intending to convey all and the same land and premises conveyed to John C. Williams and Ruth C. Williams by warranty deed of J & R Corporation, dated April 2, 1979 and recorded April 3, 1979 in Book 158, Page 483 of the Brattleboro Land Records".

"Said buildings and improvements upon such property, if any, are sold AS IS, as Grantees, by their acceptance of this deed, agree to accept the same in their present condition. Subject to the rights of any tenants in possession.

"Also assigning herein all the Grantor's right, title and interest to any leases, of record or in fact to the demised premises".





SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Whetstone LTD Jim Godfrey

Physical Property Address: 50 Terrace Street Brattleboro
Street City/Town

Type of Property: Single Family Residence Multi-Family Residence (duplex, triplex, etc.)
 Condominium/Townhouse Land Only Commercial

Use of Property: Primary Residence Vacation Property Rental Property Other: _____

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

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(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 J M G

Purchaser's Initials _____

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input 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 type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input 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 type="checkbox"/> Base Board <input checked="" type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct <input type="checkbox"/> Vent <input checked="" type="checkbox"/> Steam <input type="checkbox"/> Other (explain): <u>0 Boiler (Age) New 2024, 2 Furnace/Boiler Unknown Age</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): <u>ALL OIL 1x New Boiler in 2024, 1x Steam Boiler age Unknown, 1x Forced Hot Air</u> Primary Annual Fuel Usage: <u>3954</u> Gallons (or other measure) Date Range: <u>2020-2023</u> Provider: <u>Dead River</u> AGE Unknown Secondary Fuel Type: <input 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): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? <input type="checkbox"/> Owner <input 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 type="checkbox"/> Hot Water Tank <input checked="" type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: _____ <input type="checkbox"/> Don't Know Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ . Monthly rental fee: \$ _____			
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned or Leased: _____			
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>1,483</u> Date Range: <u>2020-2023</u> Electric utility provider: <u>Green Mountain Power</u> Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Main Breaker Amperes: _____ Amps <input checked="" type="checkbox"/> Don't Know <i>Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.</i>			
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input 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 checked="" type="checkbox"/> NO If "Yes," explain in detail: _____ _____			

Seller's Initials

J M G

Purchaser's Initials

TELEPHONE / INTERNET/ TELEVISION

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

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

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

(k) Is television service available at the Property? YES NO If "Yes", current provider: Unknown
 If "Yes", source is: Antenna Cable Satellite DSL Fiber Optic Unknown

OTHER EQUIPMENT AND APPLIANCES

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

Electric Garage Door Opener - Number of Transmitters _____ Security Alarm System Owned Leased

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

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): _____

OTHER: Coin Operated Washer + Dryer in common area

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. 75-105 Additions to Main Bldg. _____ 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: _____

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:

Seller's Initials Purchaser's Initials

BASEMENT/CELLAR/CRAWL SPACE:
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? YES NO
 if "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
 YES NO DON'T KNOW If "Yes," explain in detail, including any repairs: _____

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

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know
 Approximate age of roof? 75-125 Years

Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW
 If "Yes," explain: 2024 Incidental Leak - Routine Slate maintenance repair

Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW
 If "Yes," when? Routine Slate maintenance

Are there any current problems with the roof? YES NO DON'T KNOW
 If "Yes," explain: Incidental leak to Apt #3 is being repaired

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: _____
 If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
 Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
 What is the annual cost for municipal water \$ Water + Sewer Combined - 3,297 Annual Date Range: 2020-2023 Metered YES NO

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? YES NO DON'T KNOW
 If "Yes," when? _____ By whom? _____ Results: _____

Has any other water quality or water chemistry testing been done? YES NO DON'T KNOW
 If "Yes," when? _____ By whom? _____ Results: _____

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

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: _____

Seller's Initials Purchaser's Initials

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: Water + Sewer Combined - 3,297 Annual
 What is the annual cost of municipal sewer? \$ _____ Date Range: 2020 - 2023

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
 Date system installed: _____ Is the system entirely on your Property? YES NO DON'T KNOW
 If "No," where is it? _____

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

Type of septic tank: Concrete Metal Fiberglass Other (describe) _____ Don't Know
 Septic tank capacity (in gallons) _____ Don't Know
 Date Septic Tank Last Inspected? _____ Don't Know Reports of last inspection/pumping attached YES NO
 Date Septic Tank Last Pumped? _____ Don't Know By whom? _____
 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 to 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 type="checkbox"/> YES	<input checked="" 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: _____	<input type="checkbox"/> YES	<input checked="" 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 checked="" type="checkbox"/> NO	<input 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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials J M G

Purchaser's Initials

(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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: <u>Routine Semi-Annual Rodent exclusion treatment</u>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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 type="checkbox"/> NO	<input checked="" 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 type="checkbox"/> NO	<input checked="" 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? <u>Routine Semi-Annual Rodent exclusion treatment</u>	<input checked="" type="checkbox"/> YES	<input checked="" 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: <u>Tenant complained of Mice</u>			

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 checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any rental restrictions? _____	<input type="checkbox"/> YES	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: <u>N/A</u> Phone number/e-mail _____			
Further explanation of any of the above: _____				

Seller's Initials J M G

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: James M. Godfrey 9/9/24 Purchaser: _____
(Signature) (Date) (Signature) (Date)
Whetstone LTD

Seller: _____ Purchaser: _____
(Signature) (Date) (Signature) (Date)
Jim Godfrey

Seller: _____ Purchaser: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Purchaser: _____
(Signature) (Date) (Signature) (Date)



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

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

Property Address: 50 Terrace Street, Brattleboro, VT 05301

Seller's Disclosure (initial applicable sections)

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

	Authentisign SAG

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

- 2. Records and reports available to the Seller:

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

	Authentisign SAG

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

Purchaser's Acknowledgement (initial applicable sections)

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

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

Seller's Initials [] [Authentisign SAG] [] []

Buyer's Initials [] [] [] []

Purchaser has:

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

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

Agent's Acknowledgment (initial)



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

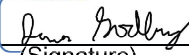
Certification of Accuracy

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

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Whetstone LTD

Seller:  09/13/2024
(Signature) Date

Purchaser:
(Signature) Date

Jim Godfrey, as authorized signatory

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date



Vermont Lead Law Disclosure and IRC Practices Verification Form For Residential Rental Property Real Estate Transactions

This form is required when rental housing built before 1978 is being sold. It is the seller's responsibility to ensure that this form is completed before the execution of a purchase and sale agreement. After the sale is executed, the form must be submitted to the Vermont Department of Health using the address at the bottom of this form.

Residential Rental Property Information:

SPAN Number: 081-025-15332

Property Address: 50 Terrace Street, Brattleboro, VT 05301

Town:

Seller's Name(s) and Mailing Address:

Whetstone LTD, Jim Godfrey, as authorized signatory
P.O. Box 53, Vernon, VT 05354-0053

Buyer's Name(s) and Mailing Address:

Seller's email address

Buyer's email address

1. Check the appropriate box (check only one):

- The undersigned seller(s) verified that Inspection, Repair and Cleaning (IRC) Practices have been completed in all units in the property and a current IRC Practices Compliance Statement has been filed with the Vermont Department of Health.
- The undersigned seller(s) provided notice to the buyer that IRC Practices have not been completed in all units in the property and a current IRC Practices Compliance Statement has not been filed with the Vermont Department of Health.

2. Check the appropriate box (check only one):

- The property is **not** subject to an Assurance of Discontinuance, Administrative Order, or Court Order.
- The property is subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** all terms of such order have been fully completed.
- The property is subject to an Assurance of Discontinuance, Administrative Order, or Court Order and the terms have not been fully completed **and** a copy of such Assurance of Discontinuance, Administrative Order, or Court Order **is attached**.

Note: Before the sale, all obligations under the Assurance or Order must be fully completed or the Assurance or Order amended by the Court to transfer the remaining

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obligations to the buyer. 18 V.S.A. § 1767(c)

Notice to the buyer: If the residential rental property is not currently in compliance with the IRC Practices requirements, Vermont law allows the buyer 60 days after closing to bring the property into compliance, unless an extension of time is granted by the Commissioner of Health. If you do not comply with this requirement, you will be fined. You may request an extension in writing with the Commissioner of Health using an approved form that must be submitted at least 10 days before the due date. If you need to apply for an extension, write to the Health Department using the contact information at the bottom of this form. The Commissioner may grant the request only for good cause.

The buyer intends to rent one or more units within this property:

Yes
 No

Certification of Accuracy

The undersigned seller(s) certify, to the best of their knowledge and belief, that the information provided above is true and accurate:

Date _____ Seller _____
Whetstone LTD
Date 9/13/24 Seller *James M. Godfrey*
Jim Godfrey, as authorized signatory
Date _____ Seller _____

The undersigned buyer(s) acknowledge receipt of materials and information specified above:

Date _____ Buyer _____
Date _____ Buyer _____
Date _____ Buyer _____

Please submit a copy of this completed form by email or mail to:

Email: ALRP@vermont.gov

Mail:
Asbestos and Lead Regulatory Program
Division of Environmental Health
Vermont Department of Health
PO Box 70, Drawer 30
Burlington, VT 05402



Vermont Mandatory Flood Disclosure



Date Prepared: _____

Seller's Name(s): Whetstone LTD
Jim Godfrey, as authorized signatory

Property Address: 50 Terrace Street Brattleboro, VT 05301
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

FEMA flood map number 50025C 0506E Map effective Date 9/28/07

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3a	If yes, please describe:		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

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

Seller: Whetstone LTD
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: Jim Godfrey, as authorized signatory
(Signature) (Date)

Seller: James M. Godfrey 9/13/24
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)