

Parcel 1.

Being Lot 1 as shown and depicted on a survey entitled "Subdivision Plan for Richard and Cheryl Freeburg" prepared by S. R. Mongeon, LLS dated October 1997 and recorded in the Town of Weathersfield Land Records. Lot 1 may be further described as follows:

Beginning at a point set in the centerline of a gravel drive location in the westerly right of way limits of Vermont Route 106 said point being 15.0 +/- feet south of an iron pin marked by the letter "B" on the above referenced survey and said point marking the northeasterly corner of the herein conveyed premises and the southeasterly corner of Lot 2; thence N 69° 11' 05" W a distance of 231.31' along the center line of said gravel drive, and the southerly boundary of Lot 2 to a point marking the southwesterly corner of Lot 2 and the southeasterly corner of Lot 3; thence continuing N 48° 13' 55" W a distance of 127.50' along the center line of the gravel drive and the southerly boundary of Lot 3 to a point set in the easterly boundary of lands and premises now or formerly of Spurr, said point marking the northwesterly corner of the herein conveyed lands and premises; thence turning and running S 25° 49' 07" W a distance of 163.95' along the easterly boundary of lands and premises now or formerly of Spurr to an iron pin set in a stonewall said point marking the southeasterly corner of lands and premises now or formerly of Spurr and the southwesterly corner of Lot 1; thence turning and running S 69° 28' 37" E a distance of 103.55' along said stonewall to an iron pin; thence continuing S 68° 43' 38" E a distance of 282.11' to an iron pin set in the westerly right of way limits of Vermont Route 106 said point marking the southeasterly corner of the herein conveyed lands and premises; thence turning and running N 12° 33' 00" E a distance of 121.27' along the westerly right of way limits of Vermont Route 106 to an iron pin set in the southerly boundary of said gravel drive; thence continuing N 12° 33' 00" E a distance of 15.0 +/- feet along the westerly right of

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way limits of Vermont Route 106 to the point and place of beginning. Lot 1 contains 1.20 +/- acres.

Lot 1 is conveyed subject to State of Vermont Wastewater Permit WW-2-0058-R1 dated August 22, 2005 and recorded in Book 140, Page 615 of the Town of Weathersfield Land Records and Wastewater Permit WW-2-0058-1 dated August 25, 2005 and recorded in Book 141, Page 1 of the Town of Weathersfield Land Records.

Parcel 2.

Being Lot 2 as shown and depicted on the above referenced survey. Lot 2 maybe further described as follows:

Beginning at a point in the center line of a gravel drive located on the westerly right of way limits of Vermont Route 106 said point being 15 +/- feet southerly of an iron pin identified as Letter "B" on the above referenced survey and said point marking the southeasterly corner of the herein conveyed lands and premises and the northeasterly corner of Lot 1; thence turning and running N 69°11' 05" W a distance of 231.31' along the center line of the gravel drive and the northerly boundary of Lot 1 to a point marking the southeasterly corner of Lot 3 and the southwesterly corner of Lot 2; thence turning and running N 31° 17' 30" E a distance of 15.25' to an iron pin located in the northerly right of way limits of the gravel drive; thence continuing N 30° 20' 41" E a distance of 117.87' along the easterly boundary of Lot 3; thence continuing N 04° 45' 50" E a distance of 35.59' along the easterly boundary of Lot 3 to an iron pin; thence continuing N16° 43'14" E a distance of 38.45' along the easterly boundary of Lot 3 to an iron pin; thence turning and running S 73° 44' 58" E a distance of 11.79' to an iron pin set in the westerly boundary of lands and premises now or formerly of Rilling; thence turning and running S 16° 43' 14" W a distance of 38.96' to an iron pin; thence turning and running N 82° 36' 00" E a distance of 204.00' along the southerly boundary of lands and premises now or formerly of Rilling to a capped re-bar set in the westerly right of way limits of Vermont Route 106 said point marking the northeasterly corner of the herein conveyed lands and premises; thence turning and running southerly along the westerly boundary of Vermont Route 106 a distance of 173 +/- feet to the point and place of beginning. Lot 2 contains 1.01 +/- acres.

Notice of permit requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying either the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

Lot 3.

Being Lot 3 as shown and depicted on the above referenced survey. Lot 3 may be further described as follows:

Beginning at a point set in the center line of a gravel drive located on the northerly boundary of Lot 1 said point marking the southeasterly corner of the herein conveyed lands and premises and the southwesterly corner of Lot 2; thence N 31° 17' 30" E a distance of 15.25' to an iron pin set in the northerly boundary of the gravel drive; thence continuing N 30° 20' 41" E a distance of 117.87' along the westerly boundary of Lot 2; thence continuing N 4° 45' 50" E a distance of 35.59' along the westerly boundary of Lot 2; thence continuing N 16° 43' 14" E a distance of 38.45' along the westerly boundary of Lot 2 to an iron pin; thence turning and running S 73° 44' 58" E a distance of 11.79' to an iron pin set in the westerly boundary of lands and premises now or formerly of Rilling; thence turning and running N 16° 43' 14" E a distance of 247.04' along the westerly boundary of lands and premises now or formerly of Rilling to an iron pin set in the southerly right of way limits of Vermont Route 131 said point marking the northeasterly corner of the herein conveyed lands and premises; thence turning and running S 82° 36' 00" W a distance of 274.43' along the southerly right of way limits of Vermont Route 131 to an iron pin said point marking the northwesterly corner of the herein conveyed lands and premises; thence turning and running S 24° 50' 29" W a distance of 210.78' along the easterly boundary of lands and premises now or formerly of Spurr to an iron pin; thence turning and running S 69° 12' 24" E a distance of 139.49' to an iron pin; thence turning and running S 25° 49' 07" W a distance of 50.28' along the easterly boundary of lands and premises now or formerly of Spurr to an iron pin set in the northerly boundary of the gravel drive; thence continuing S 25° 49' 07" W a distance of 15.0 +/- feet along the westerly boundary of lands and premises now or formerly of Spurr to the center line of the gravel road; thence turning and running S 48° 13' 55" E a distance of 127.50' along the middle of the gravel road and the northerly boundary of Lot 1 to the point and place of beginning. Lot 3 contains 1.90 +/- acres.

Notice of permit requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying either the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

Said lands and premises are conveyed subject to an easement and include water rights set forth in a deed from Roger Russell to Jeffrey W. Spurr dated November 30, 1988 recorded in Book 73, Page 462 of the Town of Weathersfield Land Records and therein described as

follows:

Included in this conveyance unto the Grantee his heirs and assigns, is a perpetual easement for ingress and egress, by foot or motor vehicle, over and upon the existing drive and proposed parking area on the property being retained by the Grantors herein, to the lands and premises being conveyed herein.

Excepting and reserving from this conveyance, unto the Grantors, their heirs and assigns, a perpetual water right, in common with the Grantee, his heirs and assigns, in and to the artesian well situated upon the lands and premises herein conveyed. Together with the right to lay, relay, and maintain pipes to said artesian well, doing no unnecessary damage. The Grantors and Grantee shall equally share in the cost of maintenance of the artesian well.

Reference is hereby had to said deeds and survey and the deeds and records therein mentioned for a more particular description of the premises herein conveyed.

Reference is made to a Power of Attorney executed by the said Richard G. Freeburg and Cheryl R. Freeberg dated January 28 2013 and to be recorded herewith in the Weathersfield Land Records. Barry J. Polidor certifies that he has not received any notification that the above mentioned Power of Attorney has been canceled or revoked, and that said Power of Attorney remains in full force and effect.

The above referenced survey plan is recorded at Map Slide 164A as well as Map Slide 178 of the Weathersfield Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, U.V.L.C.C. a Vermont Limited Liability Corporation, to its own use and behoof forever; and RICHARD G.FREEBURG AND CHERYL R. FREEBURG, the said Grantors, for themselves and their heirs, executors and administrators, do covenant with the said Grantee, U.V.L.C.C. a Vermont Limited Liability Corporation, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of February, 2013.

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IN PRESENCE OF

Richard G. Freeberg

Richard G. Freeberg

by Barry J. Polidor
Barry J. Polidor, Attorney in Fact

Cheryl R. Freeburg

Cheryl R. Freeburg
By Barry J. Polidor
Barry J. Polidor, Attorney in Fact

STATE OF VERMONT
Windham COUNTY, SS.

At Springfield this 4 day of February, 2013 Richard G. Freeburg and Cheryl R. Freeburg personally appeared by their Power of Attorney, Barry J. Polidor, and they acknowledged this instrument by them sealed and subscribed to be their free act and deed.

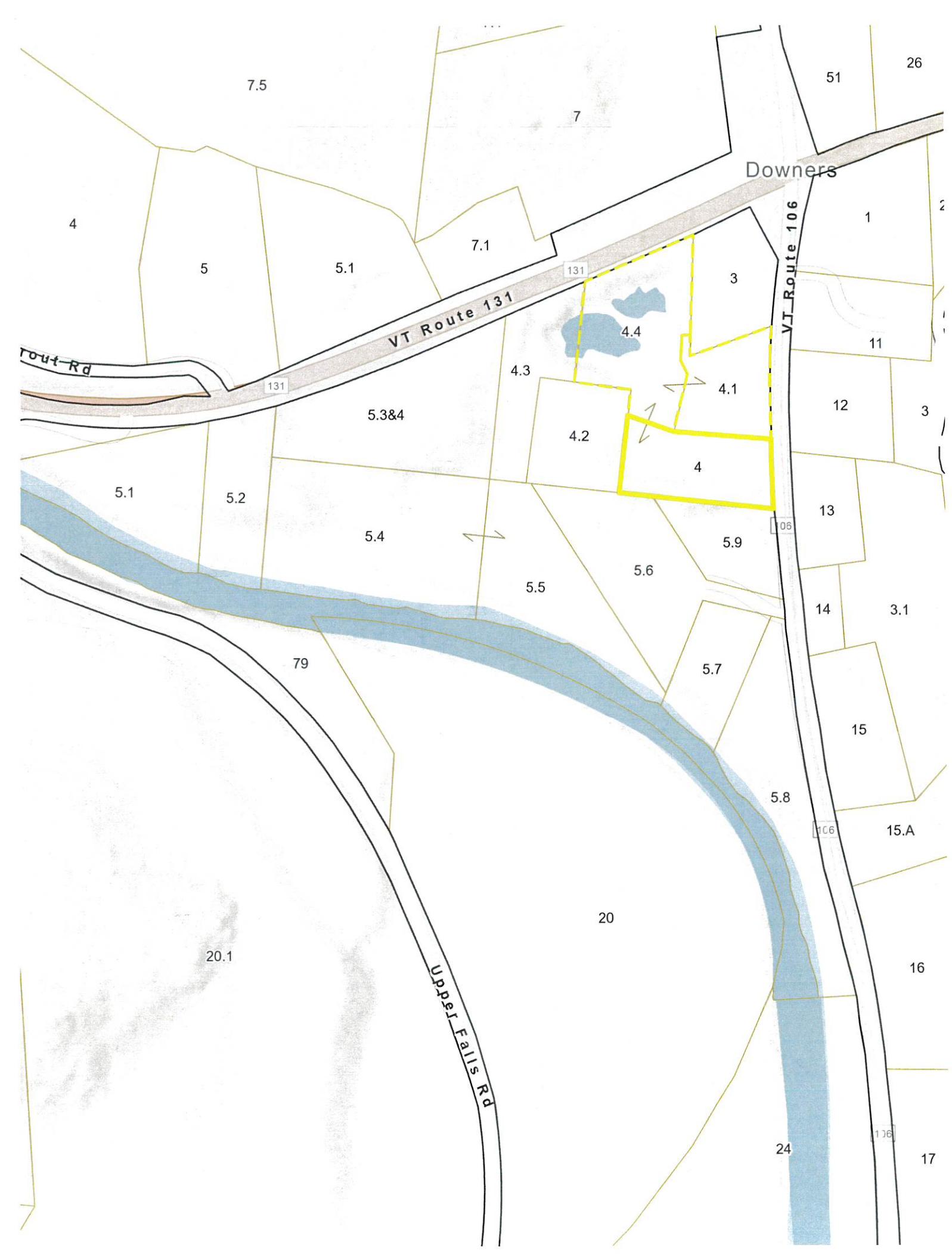
Before me,

Philip W. Lyon
Notary Public

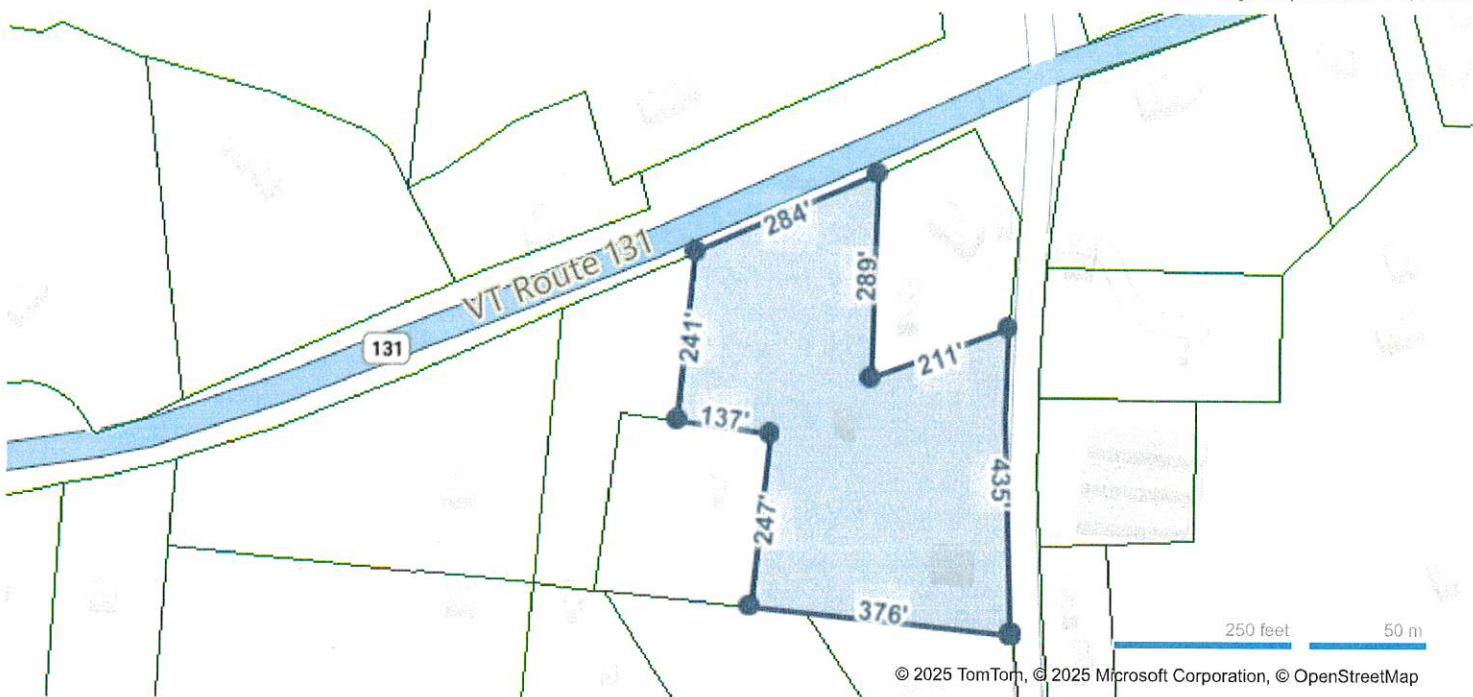
Commission Expires 2/10/13

Weathersfield, Vermont Town Clerk's Office, February 5, A.D. 2013 at 11:51 AM
received Warranty Deed of which the foregoing is a true record.

Attest: David B. Smith Assistant Town Clerk



Tuesday, September 16, 2025


LOCATION
Property Address 4192 Vermont Route 106
Weathersfield, VT 05151-9306

County Windsor County, VT

GENERAL PARCEL INFORMATION
Parcel ID/Tax ID (224) 070104

SPAN Number 705-224-10551

Account Number
District/Ward 224

2020 Census Trct/Blk 9661/3

Assessor Roll Year 2024

PROPERTY SUMMARY
Property Type Commercial

Land Use Auto Repair & Related/Garage

Improvement Type Auto Repair & Related/Garage

Square Feet 3120

CURRENT OWNER
Name Uvllc

Mailing Address Po Box 231
Newbury, VT 05051-0231

SCHOOL ZONE INFORMATION
Weathersfield School 5.4 mi
Primary Middle: K to 8 Distance

SALES HISTORY THROUGH 09/05/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/4/2013	\$88,000	Uv LLC	Freesburg Richard & Freesburg Cheryl	Deed		201303141107350039

TAX ASSESSMENT

Tax Assessment	2024	Change (%)	2023	Change (%)	2022
Assessed Land	\$197,600.00		\$197,600.00		\$197,600.00
Assessed Improvements	\$68,900.00		\$68,900.00		\$68,900.00
Total Assessment	\$266,500.00		\$266,500.00		\$266,500.00

Exempt Reason
TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$7,132.00

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building #1

Type	Auto Repair & Related/Garage	Condition	Units
Year Built	1970	Effective Year	Stories
BRs		Baths	F H
Total Sq. Ft.	3,120		Rooms

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage			

PROPERTY CHARACTERISTICS: LOT

Land Use	Auto Repair & Related/Garage	Lot Dimensions
Block/Lot		Lot Square Feet
Latitude/Longitude	43.398985°/-72.515659°	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	224

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	CABLE	No	1200 Mbps	

Viasat	SATELLITE	No	100 Mbps
VTel Wireless, Inc.	FIXED WIRELESS	No	25 Mbps

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	50027C0619E	09/28/2007

LISTING ARCHIVE

No Listings found for this parcel.

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