Ira, North Street
Rutland County, Vermont, 491.4 AC +/-

Town Line
Fence
Boundary
Stream, Intermittent
River/Creek
Water Body

491.4 +/- ACRES
MIDDLETOWN SPRINGS TOWN LINE
REAL ESTATE SIGN
OPEN CLEARING/LANDING
DIRECTIONAL SIGN HERE

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
Ira, North Street
Rutland County, Vermont, 491.4 AC +/-
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN M. WILFERT, JR. and MARY HERR WILFERT, Co-Trustees of the JOHN M. WILFERT, JR. LIVING TRUST, U.T.A. March 18, 1991, of Woodstock, Vermont, hereinafter referred to as GRANTORS, in consideration of One Dollar ($1.00) and other good and valuable consideration paid to our full satisfaction by MARK ST. PIERRE and AMANDA ST. PIERRE, of Richford, Vermont, hereinafter referred to as GRANTEES, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM forever unto the said GRANTEES, MARK ST. PIERRE and AMANDA ST. PIERRE, husband and wife, tenants by the entirety, certain lands and premises in the Towns of Ira and Middletown Springs, County of Rutland and State of Vermont, described as follows, viz:


"Being all and the same lands and premises consisting of two (2) separate parcels, consisting of 782 acres, more or less, conveyed to the Grantor, JOHN M. WILFERT, JR., located in the Towns of Ira and Middletown Springs, Vermont, which lands and premises were conveyed to the Grantor by two (2) separate deeds as follows:

"Being all and the same lands and premises conveyed to the Grantor JOHN M. WILFERT, JR., by Quitclaim Deed of DAVID WILFERT, dated February 26, 1999, and recorded on March 24, 1999, in Book 35 at Page 516 of the Middletown Springs Land Records and also recorded as of April 19, 1999 in Book 24 at Page 46 of the Ira Town Land Records; and


"These two (2) parcels are subject to any and all mortgages, utility line easements, water rights and public highway rights of way of record, if any, or permits which pertain to and affect the subject lands and premises.

"As to these two (2) parcels, the Co-Trustees have the clear and express power pursuant to Article 17, Section 3(u) of said Trust to purchase, sell, transfer, exchange or otherwise acquire or dispose of any real estate, as well as, to grant leases, and to grant or release easements and other interest with respect to said real estate all as set forth in said Trust provisions. Furthermore, any person dealing with the property need not inquire any further as to the powers of the Co-Trustees as those are set forth in the Trust and a certification under oath made by a Co-Trustee that the Trust is still in effect and that the said person or person are still acting as Co-Trustees shall be sufficient for any person and/or institutions dealing with the Trust or Co-Trustees in said capacity. Furthermore, if any changes to the Trust power or in the position of the Co-Trustees are made, then the amendment of said powers of Co-Trustees shall be recorded in the applicable land records."

TO HAVE AND TO HOLD said granted premises with all of the privileges and appurtenances thereof to the said GRANTEES, MARK ST. PIERRE and AMANDA ST. PIERRE,
husband and wife, tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and we, JOHN M. WILFERT, JR. and MARY HERR WILFERT, Co-Trustees of the JOHN M. WILFERT, JR. LIVING TRUST, U.T.A. March 18, 1991, the said GRANTORS, for ourselves and our heirs, executors, administrators and assigns, do covenant with the said GRANTEES, MARK ST. PIERRE and AMANDA ST. PIERRE, and their heirs and assigns, 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 the manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE; except as stated herein, and we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, save as above-mentioned.

IN WITNESS WHEREOF, the GRANTORS hereunto set their hands and seals to this Warranty Deed this 3rd day of October, 2011.

STATE OF VERMONT  )
 ) ss.:  
COUNTY OF WINDSOR  )

On this 3rd day of October, 2011, before me personally appeared JOHN M. WILFERT, JR. and MARY HERR WILFERT, Co-Trustees of the John M. Wilfert, Jr. Living Trust, U.T.A. March 18, 1991, to me known, or sufficiently proven, to be the persons whose names are subscribed to the within instrument, and acknowledged this instrument by them sealed and subscribed to be their free act and deed and the free act and deed of the John M. Wilfert, Jr. Living Trust U.T.A. March 18, 1991.

In Witness Whereof, I hereunto set my hand and seal.

Before me,

Notary Public
My Commission Expires: 2/10/15

TOWN CLERK'S OFFICE
MIDDLETOWN SPRINGS

Recorded in Hand Accounts:
Book A, Page 39, 39

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNED RECEIVED

Return No: 11-12
Signed: Town Clerk, Clerk
Date: 10/10/11
Property Description & Results:

This 782.8 parcel is located on North Street beginning in the town of Middletown Springs and ending in the town of Ira, Vermont. This property was classified as one continuous forest stand based on the owner’s interest in sugaring and in obtaining a maple tap count. Mainly a Northern Hardwood forest, this property is primarily stocked with Sugar maple, Red maple, White ash and Yellow birch. Spruce and White pine are the two primary softwood species, however hardwoods dominate this property.

High variability in stocking was found to be a concern when completing this tally. Large strip cuts and small group selection cuts were found throughout the parcel. Aside from these voids, the extensive road system and skid trails encumbered many acres. It is from these gaps, that deviation occurs. With that said, the total tap count was estimated at approximately 40 taps per acre or roughly 31,000 taps total. These taps are found in veins throughout the property and not spread out evenly. It should be noted, maples that were at least 8” DBH (Diameter Breast Height) were tallied as trees capable of being tapped. All acceptable tap trees were tallied as only one tap, despite many maples belonging to the 18” and larger size classes. These larger trees are capable of offering more taps per tree.

Overall sugaring was found to be a great fit for this property. Much of the pre-installation work is already completed and now just requires installing the required infrastructure. Some of the more northern sections will still require pre-installation clearing.

Below is a detailed account of the cruise as well as the corresponding addendums.
Stand one:

**Average Age:** 65 years old down to sapling stage with many differing age classes.

**Slope Ranges:** 0 to 18%

**Stand Class:** Uneven Age

**Prism or Plot Size:** BAF 10 Prism  **Number of Points/Plots Sampled:** 70

**Sampling Date:** May 12\(^{th}\) -16th 2014

**Access Distance:** Less than one mile

**Acres:** 782.8.  **Forest Type:** Northern Hardwood to Mixed Wood.

**Total Basal Area:** 124.18 BA

**Total Basal Area A.G.S. (Acceptable Growth Stock):** 56.59 BA AGS

**Quadratic Mean Stand Diameter:** 14.82

**Site Index:** 55  **Species:** Sugar maple  **Site Class:** 2

**Primary Species:** Sugar maple  **Contributing Species:** Red maple, White ash & Yellow birch.

**Stems Per Acre:** 104

**Documentation of Existing practices:**

This property was harvested through the techniques of small group selection and strip cutting. Sections were cut extremely hard, with little remaining timber. An extensive road system covers the vast majority of the property and is currently being used by several Vermont ATV riding clubs.

**Stand History:** A regenerating high grade harvest, mostly logger’s choice, with sections of small group selection strewn throughout the stand. This property has turned into an Uneven aged Northern Hardwood to Mixed Wood stand due to the cutting that has occurred over the past twenty years. Over 50% of the total timber
is classified as UGS (Unacceptable Growth Stock) that should have been harvested at the time of the last known sale

**Stand Health:** Beech Bark Disease was noted on many of the beech stems. The previous skidding operator did bruise some of the stems close to the trails, inviting both Butt Rot and Red Rot to be introduced into the open wounds.

**Stocking: Fully Stocked.** Below the “A” Line in the Northern Hardwood Stocking Guide NE-603

Note: While this stand was delineated as ‘fully stocked’ by the stocking guide standards, it should be noted that this is based on the total Basal area. Much of the size class in this stand is above 18” DBH. This leads to the possibility of a few very large trees in open areas skewing the numbers, which is partially the case in this instance.

The Silvicultural Guide for Northern Hardwood and Mixed Wood in the Northeast-N.E. 603 was Referenced
A Forestry & Wildlife Management Company

Northeast Natural Resource Management

158 Little Rutland Rd. Bomoseen, Vermont 05732
603-359-0272

A Timber Cruise and Maple Tap Count

For the Property of:

Mark & Amanda St. Pierre

1546 Richford Rd. Richford, Vermont 05476

Property Location:

North Street, Middletown Springs, Vermont

Cruise Completed May-2014