Sleepy Bear Farm

54 Upton Road, Dover, Vermont



For more information, please contact:

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LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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STATEMENT OF LIMITATIONS

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No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Residential	Single Family	**54 Upton Road**				Listed: 3/9/2026	$3,300,000
5078620	Active	**Dover**	**VT**	**05356**	Unit/Lot	Closed:	



Property Panorama VTour

Virtual Tour URL Unbranded

County VT-Windham
Village/Dist/Locale
Construction Status Existing
Year Built 2004
Architectural Style Post and Beam
Color
Total Stories 2
Zoning residential
Taxes TBD No
Tax Annual Amount $52,612.32
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 91.40
Lot Size Square Feet 3,981,384
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 9
Bedrooms Total 5
Bathrooms Total 5
Bathrooms Full 5
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $873.94
Above Grade Finished Area 3,776
SqFtFAGSrc Other
Above Grade Unfinished Area 0
SqFtUAGSrc
Below Grade Finished Area 2,032
SqFtFBGSrc Other
Below Grade Unfinished Area 0
SqFtUBGSrc
Total Finished Area 5,808
Days On Market 1
Activation Date

Public Remarks Rare in Vermont ski country is a large property with great privacy, huge views, and a wonderful house. Located on a very private 91.4 acres close to Mount Snow, Stratton and the Hermitage, Sleepy Bear Farm is sited on one of the highest built elevations in Vermont. The custom Wadsworth timber frame home is designed to take advantage of the unparalleled views of Mount Snow and the Hermitage and is ideal for gathering of friends and family and outdoor recreation. The great room's expanse of windows frame the view and sunsets to the Southwest. A double-sided stone fireplace, rises up 2 ½ stories, warms the interior, while doors open to a stone patio for summer suppers. On the other side of the fireplace is the dining room and kitchen. The kitchen is equipped to easily handle a hungry crowd. A quest bedroom, bathroom and mudroom round out the first floor. Upstairs are two primary suites, a bedroom with a loft and three bathrooms. On the lower level, a media /game room and wine room complete the apres-ski amenities and an additional six double beds in the bunk room are ready for sleepy bears. The patina of a copper roof, 100% radiant heat, custom iron work and reclaimed wood exude understated quality throughout. Hike, bike, ski, snowshoe, and cross-country ski from the house via glades, wilderness trails and the VAST Trail. In the summer, cool off in the brook with a waterfall and swimming hole and pick fruit for breakfast or pies from the apple trees and blueberry bushes. Attached garage with 2 bays. 1.5 miles to Mount Snow (Epic pass), 5 miles to the Hermitage, 14 miles to Stratton (Ikon pass). Under 2 hours to Bradley International Airport, less than 3 hours to Boston and just over 4 hours to New York.
Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Current Use
Flood Zone No
Land Gains

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Resort
Seasonal No

Map
Block
Lot
SPAN Number 183-058-12606
Property ID
Deed Recorded Type Warranty
Deed Book 367
Deed Page 279
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Field/Pasture, Mountain View, Orchards, Sloping, View, Walking Trails, Wooded
Construction Materials Post and Beam, Timber Frame, Wood Frame, Stone Exterior, Wood Exterior
Foundation Details Concrete
Roof Metal
Appliances Propane Water Heater
Flooring Hardwood
Utilities Phone, Satellite, Telephone at Site

Cooling None
Electric On-Site
Heating Propane, Radiant
Sewer Mound, On-Site Septic Exists
Water Source Drilled Well, On-Site Well Exists, Private
Interior Features Cathedral Ceiling, Wood Fireplace, 1 Fireplace, Kitchen/Dining, Primary BR w/ BA, Natural Woodwork, Soaking Tub

Basement Description Finished
Garage Yes
Garage Capacity 2
Driveway Gravel
Parking Features Attached

Road Frontage Type Other
Road Frontage Yes
Road Frontage Length 787

Exclusions

Right of First Refusal

Development / Subdivision
Planned Urban Developmt
Covenants Unknown
Easements

Assessment Year
Assessment Amount
Tax Class Non-Homestead
Tax Rate

Condo Name
Building Number
Floor Number
Units Per Building
Condo Limited Common Area
Special Assessments

Condo Fees
Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Mobile Park Name
Mobile Co-Op
Mobile Park Approval
Mobile Must Move
Mobile Make
Mobile Model Name
Mobile Serial Number
Mobile Anchor

Deed 2 Book
Deed 2 Page
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page
Surveyed Yes
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Verification Progrm
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Verificatn Progrm 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Verificatn Progrm 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Auction No
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number

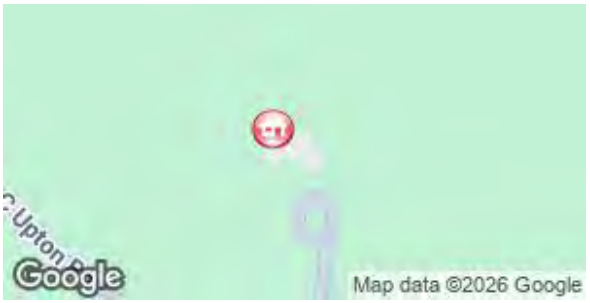


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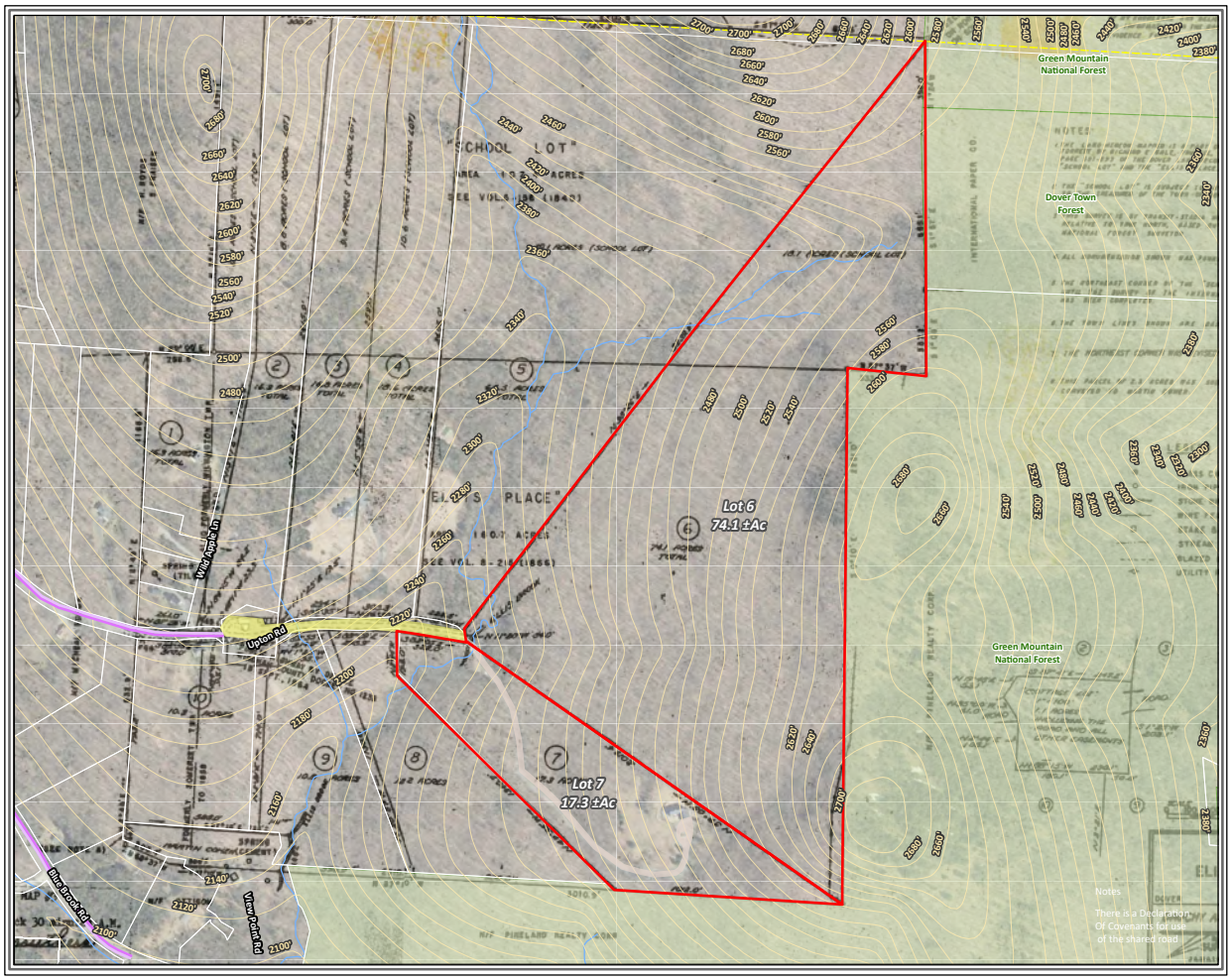






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Listed By:
T Story Jenks - LandVest, Inc/Woodstock



Path: \\wagis-bos\RECG-GIS\arGISorg\Projects\Assigned\VT1651 54 Upton Rd, Dover, VT\VT1651 ortho.aprx

54 Upton Rd

Dover, VT

Base Plan Orthophotograph

Legend

- Subject Property - 91.4 ±Ac
- Town Highway 12 Class 3 - Gravel (3.3 mi)
- Private Shared Road
- Driveway
- Adjacent Properties
- Protected Land
- Perennial Streams
- Contours (ft)



Notes

Credits: 2023 imagery from ESRI 'World Imagery' map service.

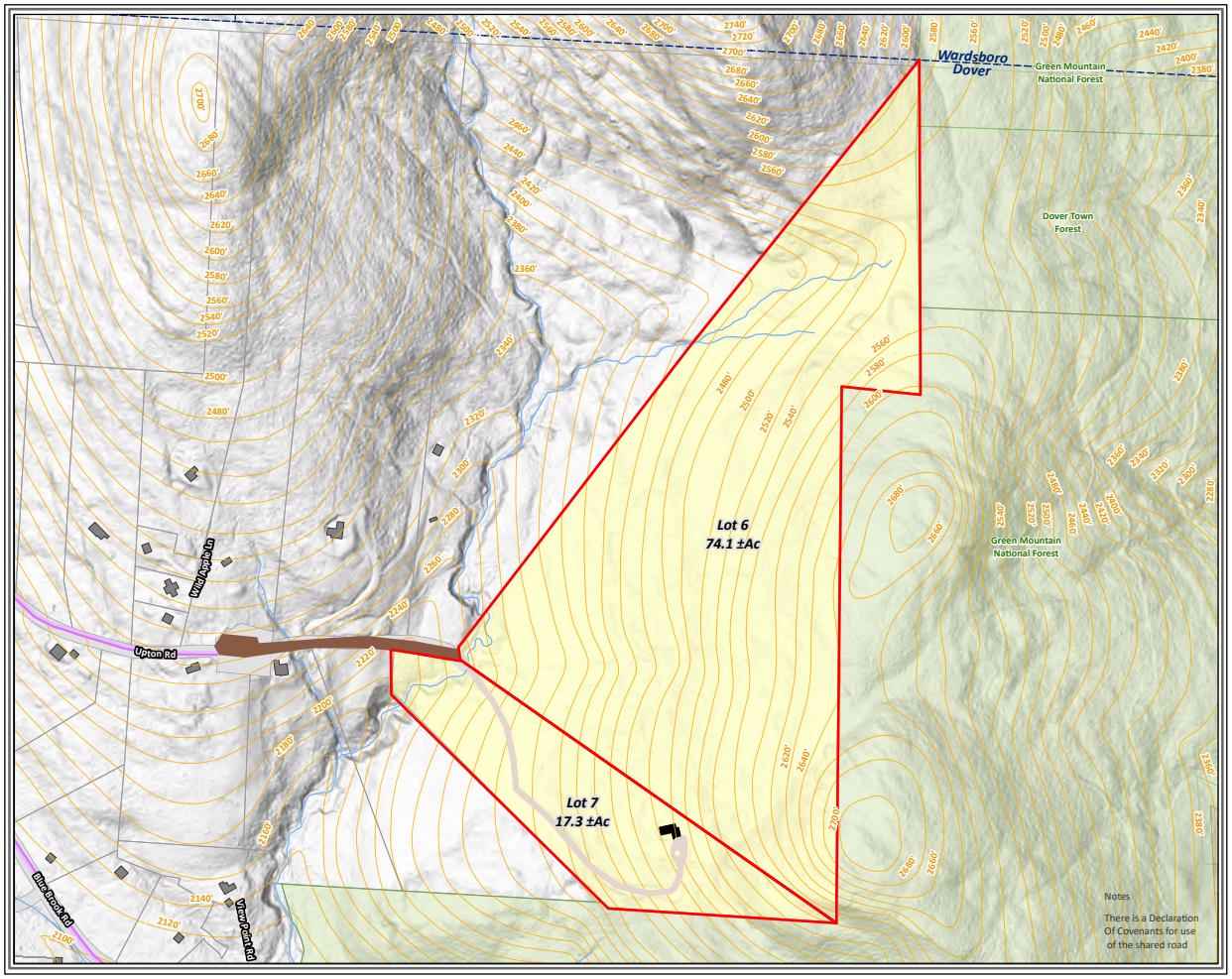
Project Number: VT1651
Date: 03/04/26

0 200 400 800 Feet

Scale: 1" = 400 "

This plan is conceptual only and is not represented as an engineered plan.

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54 Upton Rd

Dover, VT

Base Plan

Legend

- Subject Property - 91.4 ±Ac
- Highway 12 Class 3 - Gravel (3.3 mi)
- Private Shared Road
- Driveway
- Adjacent Properties
- Protected Land
- Building Footprints
- Perennial Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

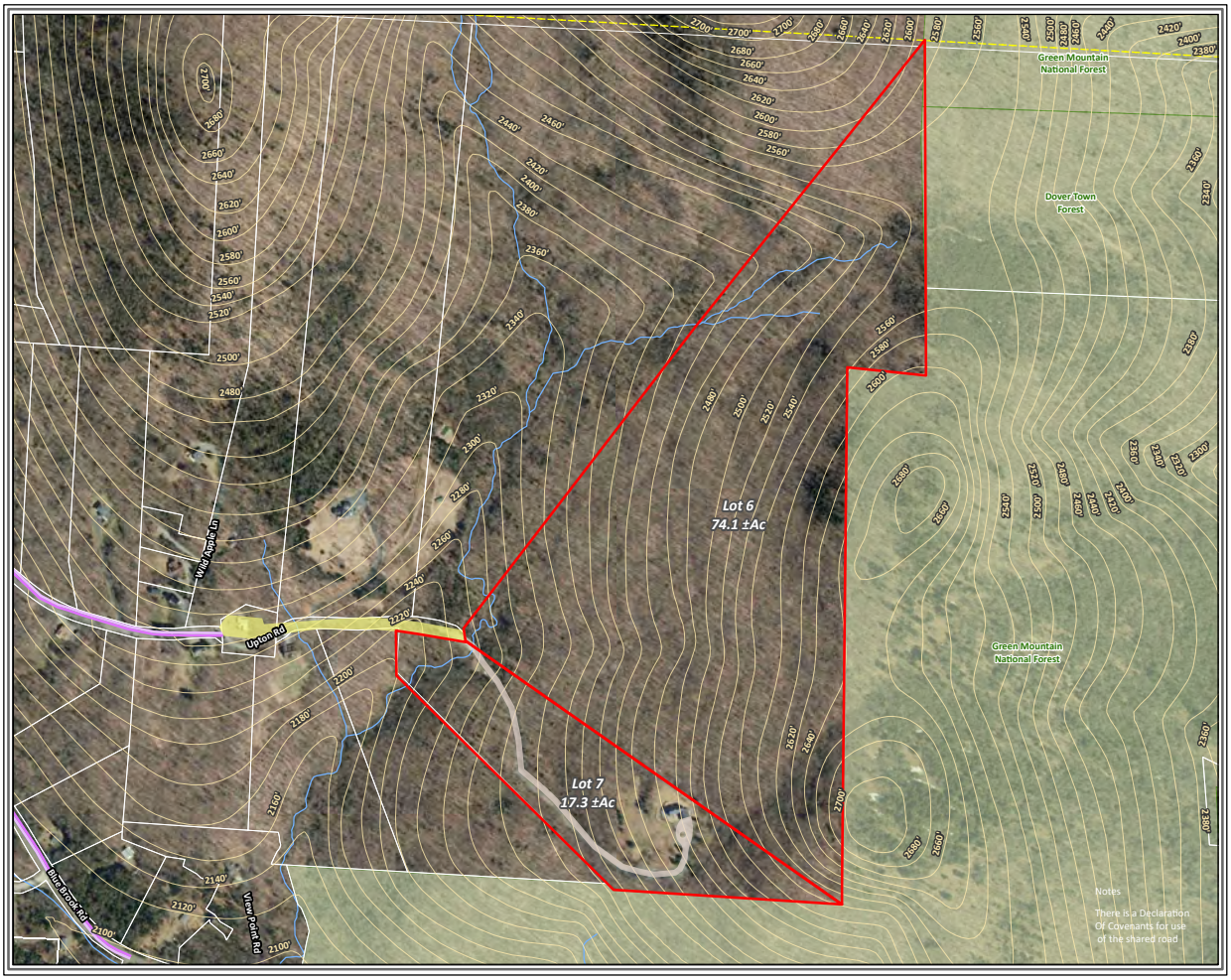
Project Number: VT1651
Date: 03/04/26

0 200 400 800 Feet

Scale: 1' = 400 "

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54 Upton Rd

Dover, VT

Base Plan Orthophotograph

Legend

- Subject Property - 91.4 ±Ac
- Town Highway 12 Class 3 - Gravel (3.3 mi)
- Private Shared Road
- Driveway
- Adjacent Properties
- Protected Land
- Perennial Streams
- Contours (ft)



Notes

Credits: 2023 imagery from ESRI 'World Imagery' map service.

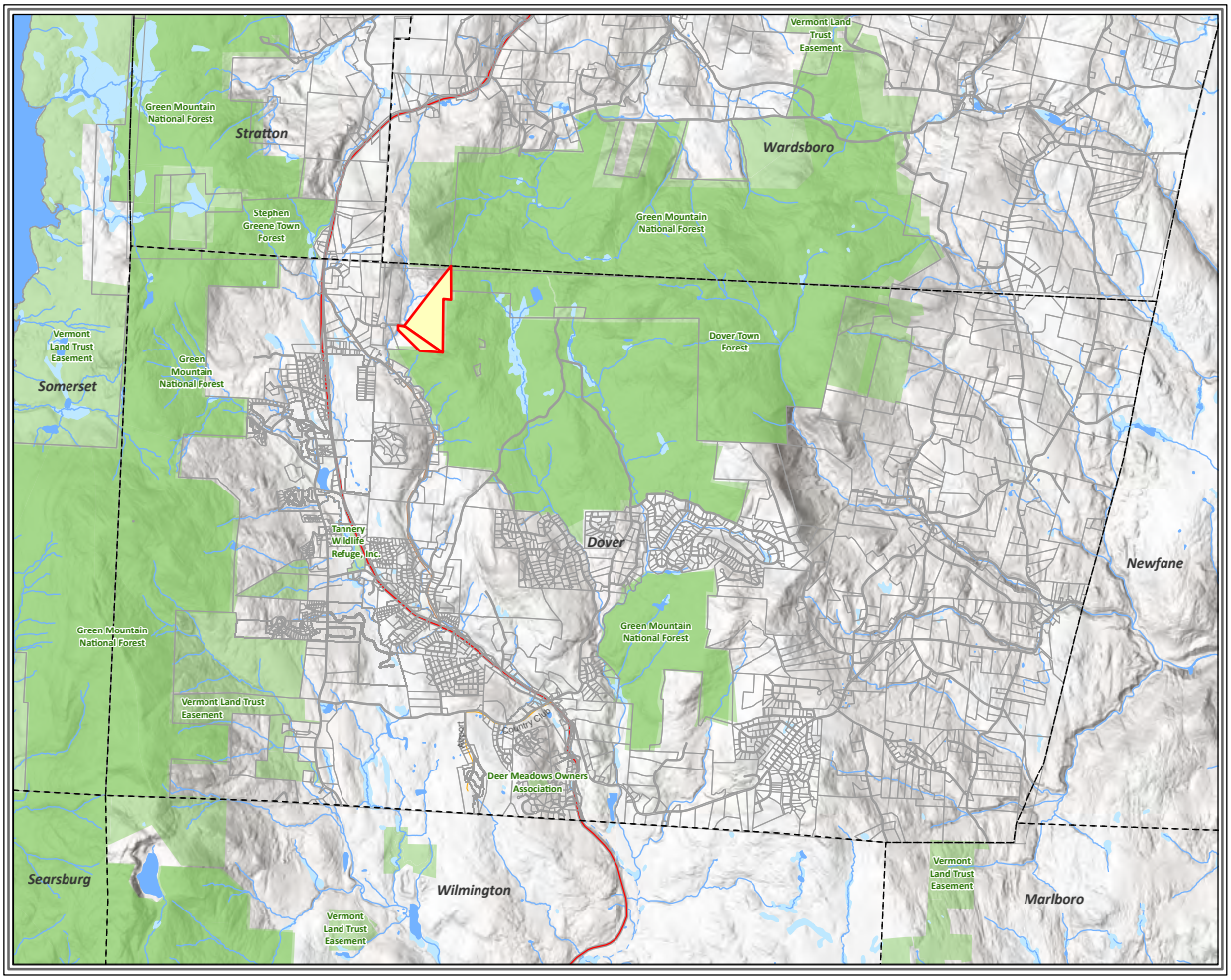
Project Number: VT1651
Date: 03/04/26

0 200 400 800 Feet

Scale: 1" = 400 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest



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54 Upton Rd

Dover, VT

Town Locus

Legend

- Subject Property - 91.4 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1651
Date: 02/27/26

0 2,000 4,000 8,000 Feet

Scale: 1' = 4,000 "

This plan is conceptual only and is not represented as an engineered plan.

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PROPERTY DETAILS ADDENDUM
SLEEPY BEAR FARM
54 UPTON ROAD, DOVER VERMONT

PROPERTY

91.4 +/- acres
Timber Frame Residence
Private
Backs up to Green Mountain National Forest
Within 1.5 miles of Mt. Snow

RESIDENCE

Timber Frame Architecture C2004

- 5 bedroom, 5 bathroom house
    - 1st fl - 1 bed, ¾ bath
    - 2nd fl – primary bed, full bath
    - 2nd fl - 2 beds, 2 full baths
    - Lower fl - bunk room, ¾ bath

Builder/Design – Wadsworth Design Build
5,808 Finshed s.f.
Wide pine floors – 1st and 2nd floor
Oak floors – Basement
2 single bay attached heated garages
Stone patio
Fireplaces – 1st fl wood burning double sided &
2nd fl wood burning primary bedroom
Radiant heat throughout

First Floor

Mudroom
Tile floor
Coat closet
Cubbys and hooks
Washer/Dryer closet
Access to 2 garages, kitchen & lower floor

1 Bay Attached Garage
Automatic garage doors
Workbench & shelves
Utility Sink
Radiant heat

1 Bay Attached Pass through Garage
2 automatic garage doors
Equipment storage
Access to outside wood storage porch

Kitchen
Granite counters
Tile backsplash
Pantry drawers
Center Island

- Granite counter
- Stainless steel sink
- Barn seating

Appliances

- Viking gas/electric range
    - 6 gas cooktop with griddle
    - 2 electric ovens
    - Hood
- Viking Refrigerator/freezer
- Viking dishwasher
- Microwave
-

Dining Area
Open to kitchen
Wood burning stone fireplace

Great Room
29' ceiling
Stone chimney floor to ceiling
Wood burning fireplace

Wet Bar
Shelves
Counter

Utility Closet

Hallway (sliding door)

- ***3/4 Bathroom***
    - Tile shower
    - Vanity with sink
- ***Bedroom***
    - Closet

Second Floor

Primary Bedroom Suite
Walk-in closet
Wood burning fireplace
Soaking/spa tub
¾ Bathroom

- Tile shower
- Granite vanity with sink

Bedroom with Loft
Closet
Loft with fixed stairs

Full Bathroom
Tile shower
Soaking tub
Pedistal porcelain sink

Bedroom
Stairs to 1st floor outside
Double Closet
Full Bathroom

- Tile shower
- Vanity with copper sink
- Soaking tub

PROPERTY DETAILS ADDENDUM
SLEEPY BEAR FARM
54 UPTON ROAD, DOVER VERMONT

Basement
2 inside stairs to 1st floor
1 stairway to outside
9' 11" ceilings

Media Room
Wet bar with sink & counter refrigerator
9' ceiling

Closet
Stacked Washer & Dryer

Utility Closet

Bunk Room
6 bunk beds with step drawers
Double closet
2nd egress under stairs

¾ Bathroom
Tile shower
Vanity with sink

Wine Room
Wine racks on 4 walls

UTILITIES
Propane fired hot water
Radiant heat – 5 zones
120 gallon hot water tank
Air exchange (working but unplugged)
Kohler Propane Generator - transfer swith in
1-bay garage, off parking area
Security – smoke/co, motion, cellular connection
2 – 1,000 gal buried propane tanks - parking
Water sediment filer and pressure tank
Well – 520 feet, 50 GPM (see well record)
Waste Water system (tank below stone patio)

CONSTRUCTION
Concrete foundation
Post & beam frame
Standing seem roof
Wood siding
Gravel driveway

LANDSCAPING
Stone patio
Blueberry Bushes
Stone retaining walls

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 02/24/2026

Seller's Name(s): Michael Ryan | Lea Clair Ryan

N/A | N/A

Physical Property Address: 54 Upton rd, Dover, VT, VT 05356

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.

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ 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?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☑ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked?	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 10-9-980 By whom? Dauchy Associates	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

Seller's Initials MR 03/09/26 7:21 PM EDT dotloop verified LCR 03/09/26 8:37 PM EDT dotloop verified ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

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2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a) **Primary Heating System (check all that apply):** ☐ Base Board ☐ Hot Air ☑ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(b) Age of Heating System: 20 years ☐ DON'T KNOW

(c) **Primary** Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☑ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(d) When was the **primary** heating system last serviced? _____
By whom? _____

(e) **Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO

(f) **Primary** Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Was Osterman and Superior Plus Propane

(h) Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(i) Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(j) When was the secondary heating system last serviced? _____
By whom? _____

(k) Secondary heating service and/or inspection reports attached? ☐ YES ☑ NO

(l) Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: _____

(n) Property used: ☐ Full Time ☑ Seasonally

(o) Is there air conditioning? ☐ YES ☑ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): _____

(p) **Hot Water System (check all that apply):** ☐ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater

(q) Age of Hot Water System: 20 years ☐ DON'T KNOW

(r) Hot Water Tank is: ☑ Owned ☐ Rented
If rented, from whom: _____ Monthly rental fee: $ _____

(s) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?: _____

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: _____ Amps ☑ DON'T KNOW

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(u)	Annual electricity usage: $_____ Date Range: _____ *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

☑ Beverage Cooler	☑ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - #_____	☐ Microwave	☑ Smoke Detectors – #_____
☐ Compost Bin	☑ Mini-Fridge	☐ Sprinkler System
☑ Cooktop Stove	☐ Mini split	☑ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☐ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☐ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☐ Sump Pump
☑ Dryer	☑ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☑ Radon Mitigation	☑ Washer
Number of transmitters _____	☑ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER: _____
	☑ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property:			

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: Consolidated Com - not connected	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: HughesNet not connected	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☑ Satellite ☐ DSL ☐ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: Direct TV - not connected	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☑ Satellite ☐ DSL ☐ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building 2004 Additions to Main Building: 2006 Additional Building(s): (a) Attached garage (b) _____ (c) _____ (d) _____			
(c)	Have you 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? If "Yes," please explain: If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☑ NO	
(d)	Check any of the following items that have defects or malfunctions that need 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 repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

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(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail:	☐ YES	☑ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☐ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☑ Other (describe) Copper ☐ DON'T KNOW Approximate age of roof? 2004			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

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6. 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 water supply that is not served by a public water system shall provide the Buyer 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

(a)	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 ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Frost Wells Tag #: 27264 Depth: 520 feet Gallons Per Minute (at time of driller's report): 50 Date of driller's report: 4-30-2004
(c)	Age of Water System: 20 years
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☐ Other: ☐ None ☑ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? By whom? Results:	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? By whom? Results:	☐ YES	☐ NO	☑ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

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7. 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 the ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time*. **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

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ 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: _____
(b)	What is the annual cost of municipal sewer? $_____ Date Range: _____

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

(c)	Date system installed: 2005			
(d)	Is the system entirely on your Property? If "No," where is it? _____	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom?	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☑ DON'T KNOW			
(g)	Septic tank capacity (in gallons) _____ ☑ DON'T KNOW			
(h)	Date septic tank last inspected? _____ ☑ DON'T KNOW By whom?			
(i)	Date septic tank last pumped? 3 years ago ☐ DON'T KNOW By whom?			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom:	☐ YES	☐ NO	

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(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:	☐ YES	☑ NO	
(m)	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

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☑ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☐ YES	☑ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ 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:	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☑ DON'T KNOW	☑ YES	☐ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☑ YES	☐ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? _____ By whom? _____ Results:	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☑ NO	☐ DON'T KNOW

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(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 road or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☐ YES ☐ NO	☐ YES	☑ NO	☐ DON'T KNOW
Further explanation of any of the above: _____				

9. 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? _____	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed? _____	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule? _____	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☑ NO	

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(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of term remaining on any outstanding special assessments:	☐ YES	☑ 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.	☐ YES	☑ NO	☐ 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.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

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 the 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 the Seller.

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Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates 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: Michael Ryan dotloop verified 03/09/26 7:21 PM EDT XHEO-AVN0-EFGB-1S1K (Signature) (Date) Buyer: (Signature) (Date)

Seller: Lea Clair Ryan dotloop verified 03/09/26 8:37 PM EDT MCEF-7JW9-KB85-PGFG (Signature) (Date) Buyer: (Signature) (Date)

Seller: (Signature) (Date) Buyer: (Signature) (Date)

Seller: (Signature) (Date) Buyer: (Signature) (Date)

54 Upton Road, Dover, VT

Estimated Annual Operation and Maintenance Expenses				
	Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES				
Propane	***Superior Plus Propane***			$1,800
Electric	***Green Mountain Power***			$1,200
Snow Removal	***Darren Vangel (Pikes Landscaping)***			$14,000
Landscaping/Mowing	***Darren Vangel (Pikes Landscaping)***	***See attached detail***		$16,400
Security	***Home Security Systems***			$400
Cable/Satellite TV	***DirectTV/AT&T (*)***			
Internet	***HughesNet (*)***			
Telephone	***Consolidation Communications (*)***			
TAXES				$52,612
Total				$86,412
(*) Not currently hooked up. Alternatives for internet/streaming: Fidium fiber optic or Starlink				
This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.				

Darren Vangel
205 State Forest Rd.
Townshend, VT 05353
(802) 380-7636

To: Mike Ryan
5 Waterlilly Court
Medford, NJ 08055

Service	Quantity	Price	Item Total
Spring clean-up	1/season	$1200.00	$1200.00
Mowing All Areas	24/season	$180.00	$4320.00
Turf Management	3 Applications	$650.00	$1950.00
Mulch Bed	1/season	$700.00	$700.00
Fall Leaf Clean-up	1/season	$1200.00	$1200.00
Brush Cut Perimeter	2/season	$750.00	$1500.00
Re-grade Driveway	2/season	$1300.00	$1300.00
Fertilize & spray all plant material	5/season	$1700.00	$1700.00
Mow and trim Driveway sides	2/ season	$625.00	$1250.00
Blow leaves off driveway	2/season	$550.00	$1100.00
Check house weekly	6/season	$30.00	$180.00

TOTAL FOR SUMMER 2026 $16,400.00

2026 TOTAL $16,400.00

PAYABLE TO:
MAIL TO:

TOWN OF DOVER

DOVER TOWN TREASURER
P.O. BOX 527
WEST DOVER, VT., 05356-0527
802-464-5100 X6

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
UR001.	02/03/2026	2025

Taxes not paid by SEPTEMBER 15, 2025 are subject to interest.
TAXES BECOME DELINQUENT on FEB 15, 2026, at which time they are subject to interest PLUS 8% PENALTY.

Description: One Family (>6ac)
Location: 54 UPTON ROAD

OWNER **RYAN MICHAEL & LEA CLAIR**
5 WATERLILY COURT
MEDFORD NJ 08055

SPAN # 183-058-12606 **SCL CODE: 058**
TOTAL PARCEL ACRES **103.60**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	2,078,470	2,078,470
TOTAL TAXABLE VALUE	**2,078,470**	2,078,470
GRAND LIST VALUES	**20,784.70**	20,784.70

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.3708	x20,784.70=	7,706.97
HIGHWAY	0.1634	x20,784.70=	3,396.22
VETS	0.0001	x20,784.70=	2.08

TOTAL MUNICIPAL TAX 11,105.27
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.9970	x20,784.70=	41,507.05

1.7030 (state rate) / 85.28% (CLA - SA) = 1.9970

Payments	
1	09/15/2025
2	02/15/2026

TOTAL EDUCATION TAX 41,507.05
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX 52,612.32
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF DOVER
TAX YEAR 2025

1ST PAYMENT DUE
09/15/2025
OWNER NAME
RYAN MICHAEL & LEA CLAIR
PARCEL ID
UR001-
AMOUNT DUE
AMOUNT PAID

PLEASE RETURN THIS STUB WITH YOUR PAYMENT.

MAKE CHECKS PAYABLE AND MAIL TO:

TOWN OF DOVER
PO BOX 527
WEST DOVER
VERMONT
05356-0527

TOWN OF DOVER
TAX YEAR 2025

2ND PAYMENT DUE
02/15/2026
OWNER NAME
RYAN MICHAEL & LEA CLAIR
PARCEL ID
UR001-
AMOUNT DUE
AMOUNT PAID

PLEASE RETURN THIS STUB WITH YOUR PAYMENT.

MAKE CHECKS PAYABLE AND MAIL TO:

TOWN OF DOVER
PO BOX 527
WEST DOVER
VERMONT
05356-0527

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VERMONT WARRANTY DEED

Know All Persons By These Presents, That, Andrew Rebak, of Franklin Lakes, in the County of Bergen and State of New Jersey, Grantor, in consideration of One Dollar and other valuable consideration paid to his full satisfaction by Michael Ryan and Lea Clair Ryan, of Marlton, in the County of Burlington and State of New Jersey, Grantees, by these presents, do freely ***Give, Grant, Sell, Convey And Confirm*** unto the said Grantees, Michael Ryan and Lea Clair Ryan, husband and wife, as tenants by the entirety, and their heirs and assigns forever, certain land and premises in Dover, in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to the Grantor herein, Andrew Rebak, by the following deeds:

Warranty Deed of Elizabeth S. L. Sorensen, dated December 15, 2000 and recorded December 18, 2000 at Book 185, Page 002 of the Dover Land Records; as further described in the Schedule "A" attached hereto.

Warranty Deed of Paul M. Marnle, dated August 10, 2001 and recorded August 23, 2001 at Book 191, Page 484 of the Dover Land Records, as further described in the Schedule "B" attached hereto.

Warranty Deed of Thomas W. Baltrus and Carolann Baltrus, dated April 18, 2008 and recorded April 22, 2008 at Book 278 Page 231 of the Dover Land Records, as further described in the Schedule "C" attached hereto.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Michael Ryan and Lea Clair Ryan, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and the said Grantor, Andrew Rebak, for himself and his heirs and assigns does covenant with the said Grantees, Michael Ryan and Lea Clair Ryan, and their heirs and assigns, that until the ensealing of these presents, Andrew Rebak 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 Andrew Rebak hereby engages to ***Warrant And Defend*** the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, I hereunto set my hand and seals this 1st day of December 2020.

In Presence Of:

Jennifer Cross
Witness

Andrew Rebak by Christopher M. Cady his attorney in fact
Andrew Rebak, by Christopher M. Cady his Attorney in Fact

STATE OF VERMONT
WINDHAM COUNTY, SS.

At Wilmington, Vermont, this 1st day of December 2020, Christopher M. Cady personally appeared under Power of Attorney for Andrew Rebak, and he acknowledged this instrument, by him sealed and subscribed, to be ~~his~~ free act and deed and the free act and deed of Andrew Rebak.

JENNIFER CROSS
Notary Public, State of Vermont
Commission No. 157.0000786
My Commission Expires 1/31/2021

Before me, Jennifer Cross
Vermont Notary Public

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Schedule A

Meaning and intending to hereby convey all and the same lands and premises as were conveyed to the within Grantor, Elizabeth S. L. Soreasen by Warranty Deed of James A. Sorensen and Elizabeth S. L. Sorensen dated July 30, 1987, and recorded in Book 89, Page 412 of the Dover Land Records and being further described as follows:

Meaning and intending to hereby convey the same lands and premises conveyed to the Grantors herein by deed of Patten Realty Corporation dated June 24, 1982 and recorded in Book 52, Page 259-260 of the Dover, Vermont Land Records, further described as follows:

Beginning at a point on the southerly side of a private road, said point being the northeast corner of the within conveyed premises; thence turning and crossing Ellis Brook on a course of S 57° 08'E a distance of 2019', ± along the boundary of Lot #6 to a corner marked by stake and stones; said corner being the southeast corner of the within conveyed premises; thence turning and running on a course of N 87° 10' W a distance of 1012', ±, along lands now or formerly of Pineland Realty Corporation to a point marking the southwest corner of the within conveyed premises; thence turning and running N 47° 55' W a distance of 1340.7' ±, along the boundary of Lot #8 to a point; thence turning and continuing along the boundary of Lot #8 N 2° 44' W a distance of 192.0', ±, to a point marking the northwest corner of the within conveyed premises, said point being on the southerly side of the aforementioned private road; thence turning and running S 82° 05' E a distance of 322.0', ±, along stonewall remnants on the southerly boundary of said private road to the point and place of beginning. Containing 17.3 acres, more or less, and being Lot # 7 on a survey entitled "Property of Elizabeth B. Forrest, Dover, Vermont," prepared by Dauchy Associates, Inc., date: October 9, 1980, as recorded in the Dover Land Records March 5, 1982; Scale 1" = 200'; with subdivision information added February 8, 1982.

The above parcel is subject to all exceptions, reservations and rights of way of record or in fact.

Also granting to the same Grantee, his heirs and assigns, a right-of-way in common with the Grantor, its successors and assigns, and others, for vehicles and otherwise, along and across the public and private portions of a private road for the purpose of ingress and egress. The Grantee herein, his heirs and assigns, with the acceptance of this deed, agrees to pay a proportionate share for the upgrading, maintenance and repair for that portion of private road as it fronts on lots 3, 4, 5, 6, 7, 8, and 9 in accordance with a Declaration of Covenants, dated April 29, 1982 and recorded in the Dover, Vermont, Land Records, in Book 52, Pages 51-55 to which Declaration this deed is expressly subject.

Schedule B

Meaning and intending to hereby convey all and the same lands and premises as were conveyed to the within Grantor, Paul M. Mannle, by Warranty Deed of Patten Realty Corporation dated June 5, 1982 and recorded on June 14, 1982 in Book 52, Page 154 of the Dover Land Records and being further described as follows:

Meaning and intending to hereby convey a part of the premises conveyed to the Grantor herein by reason of the Warranty Deed of Elizabeth B. Forrest dated March 12, 1982 and recorded on April 8, 1982 in Book 51, Page 458-460 of the Dover Land Records, said premises being further described as follows:

Beginning at a point on the southerly side of a private road, said point being the northeast corner of the within conveyed premises; thence turning and running S 2° 44' E a distance of 192.0', ±, along the boundary of Lot #7 to a point; thence turning and continuing along the boundary of Lot #7 S 47° 55' E a distance of 1340.7', ±, to a point marking the southeast corner of the within conveyed premises; thence turning and running along a course of N 87° 10' W a distance of [900], ±, along lands now or formerly of Pineland Realty Corporation to a point marking the southwest corner of the within conveyed premises; thence turning and running N 20° 57' W a distance of 1130.0', ±, along lands now or formerly of Maude Johnson and being Lot #9, to a point at the end of stonewall remnants and being the northwest corner of the within conveyed premises, thence turning and running S 88° 09' E a distance of 298.9', ±, along stonewall remnants on the southerly boundary of said private road to the point and place of beginning. Containing 12.2 acres, more or less, and being Lot #8 on a survey entitled "Property of Elizabeth B. Forrest, Dover, Vermont," prepared by Dauchy Associates, Inc., date: October 9, 1980, as recorded in the Dover Land Records March 5, 1982; Scale 1" = 200'; with subdivision information added February 8, 1982.

The above parcel is subject to all exceptions, reservations and rights of way of record or in fact.

Also granting to the same Grantee, his heirs and assigns, a right-of-way in common with the Grantor, its successors and assigns, and others, for vehicles and otherwise, along and across the public and private portions of a private road for the purpose of ingress and egress. The Grantee herein, his heirs and assigns, with the acceptance of this deed, agrees to pay a proportionate share for the upgrading, maintenance and repair for that portion of private road as it fronts on lots 3, 4, 5, 6, 7, 8, and 9 in accordance with a Declaration of Covenants, dated April 29, 1982 and recorded in the Dover, Vermont, Land Records, in Book 52, Pages 51-55 to which Declaration this deed is expressly subject.

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Schedule C

Being a portion of the same lands and premises conveyed to Thomas W. Baltrus and Carolann Baltrus by the Warranty Deed of Philip E. Kalker dated October 28, 1996 and recorded October 29, 1996 at Book 150, Pages 522-526 of the Dover, Vermont Land Records and being more particularly described as follows:

Being Lot #6 on a survey entitled, "Property of Elizabeth B. Forrest, Dover, Vermont," dated October 9, 1980 prepared by Dauchy Associates, Inc. and being more particularly described as follows:

Beginning at a point at the end of stonewall remnants, said point being on the northerly side of a private road and marking the southeast corner of Lot #5 and the northwest corner of the within conveyed premises; thence turning and running N 38 ° 26' E a distance of 3239.9 feet +/-, bounding Lot #5, to a point in the Dover/Wardsboro town line, said point marked by a Beech scribed on North "Wardsboro", on South "Dover"; thence turning and running S 1° 24'W a distance of 398.0 feet, +/-, to a stake and stones, along lands now or formerly of International Paper Company; thence continuing S 1° 57' E a distance of 665.1 feet, +/-, along lands now or formerly of International Paper Company, to stakes and stones; thence continuing S 1° 06' E a distance of 357.2 feet, +/-, to a stake and stones marking a corner, bounding lands now or formerly of Pineland Realty Corporation; thence turning and running along lands now or formerly of Pineland Realty Corporation N 87° 37' W a distance of 333.8 feet +/-, to stake and stones marking a corner; thence turning and running S 0° 10' E a distance of 2281.0 feet, +/-, along lands nor (sic now) or formerly of Pineland Realty Corporation, and being bi-sected by a wire fence, to a stake and stones marking a corner; thence turning and running N 57° 08' W a distance of 2019.4 feet, +/-, along the easterly bound of Lot #7, crossing Ellis Brook, so-called, to a point marking a corner at the end of stonewall remnants on the southerly side of a private road; thence turning and running N 11° 20" W a distance of 54.0 feet, +/-, to the point and place of beginning. Containing 74.1 acres, more or less, and being Lot #6 as shown on a survey entitled "Property of Elizabeth B. Forrest, Dover, Vermont," prepared by Dauchy Associates, Inc., date: October 9, 1980, Scale 1" = 200'; with subdivision information added February 8, 1982, as recorded March 5, 1982 in the Dover, Vermont Land Records.

Excepting public utility easements and water supply easements existing of record or in fact.

Also granting to the same Grantee, his heirs and assigns, a right-of-way in common with the Grantor, its successors and assigns, and others, for vehicles and otherwise, along and across the public and private portions of a private road for the purpose of ingress and egress. The Grantee herein, his heirs and assigns, with the acceptance of this deed, agrees to pay a proportionate share for the upgrading, maintenance and repair for that portion of private road as it fronts on lots 3, 4, 5, 6, 7, 8, and 9 in accordance with a Declaration of Covenants, dated April 29, 1982 and recorded in the Dover, Vermont, Land Records, in Book 52, Pages 51-55 to which Declaration this deed is expressly subject.

ACKNOWLEDGMENT
RETURN RECEIVED
375-20
SIGNED _____ CLERK
DATE 12/15/20

TOWN ~~CLERK'S OFFICE~~
RECEIVED FOR RECORD.
December 15 A.D. 2020
AT 4 O'CLOCK 20 MINUTES P M
RECORDED IN DOVER LAND RECORDS.
BOOK 367 PAGE 279-282
ATTEST: _____
Asst TOWN CLERK

DECLARATION OF COVENANTS

Pertaining to the Private Roadway serving the land of PATTEN REALTY CORPORATION, a corporation duly organized by law and having its usual place of business at Main Road, Stamford, Bennington County, Vermont, and shown as Lots 3, 4, 5, 6, 7, 8 and 9 (hereinafter "the affected lots"), on a plan entitled "PROPERTY OF ELIZABETH B. FORREST DOVER VERMONT", dated 10-9-1980, Scale 1" = 200', prepared by Dauchy Associates, Inc., Registered Surveyors, Jamaica, Vermont, and recorded in the Dover, Vermont, Land Records.

WHEREAS, said PATTEN REALTY CORPORATION (hereinafter "PRC"), is the sole owner of certain lands and premises located in the Town of West Dover, Vermont, conveyed to said PRC, by deed of Elizabeth B. Forrest dated March 12, 1982, and recorded April 8, 1982 in Book 51, Page 458, of the Dover, Vermont, Land Records, and

WHEREAS, PRC has complied with all appropriate State and local law relating to said land in accordance with the above-referenced plan (hereinafter "Plan"), and

WHEREAS, the Private Roadway serving the lots on said Plan, (hereinafter "Ellis Road"), is and shall be a private road and without the express approval and consent of the Town of West Dover will not be dedicated or accepted as a Town Highway, and

WHEREAS, PRC for itself and the owners of the affected lots on said Plan desire to establish certain covenants and conditions for the operation, maintenance and repair of said Private Roadway,

NOW THEREFORE, PRC, for itself, its successors and assigns, hereby declares that Ellis Road as hereinafter described shall be held and conveyed in common ownership among the owners of the affected lots on said Plan with each lot owner owning in fee simple an undivided 1/7th interest in said Ellis Road in common with all other owners of the affected lots on said Plan, provided that the ownership interest of each affected lot owner in Ellis Road shall be subject to and benefited by a perpetual right-of-way and easement over and upon said Ellis Road in common with the owners of all other affected lots, as shown on said Plan, their respective heirs, successors, administrators, assigns, guests and invitees, and all service or emergency vehicles of any Federal, State or local governmental agency. The lands, premises, rights and interest created hereby shall be held and conveyed by the owners of each affected lot in accordance with this Declaration.

52.

1. DESCRIPTION OF ELLIS ROAD. Ellis Road fronts on Lots 3, 4, 5, 6, 7, 8 and 9, as shown on said Plan and is more particularly described as follows:

> Beginning at a point on the westerly boundary of Lot 6 which also marks the southwest corner of this road, continuing along the following courses and distances; N 82° 05' W, 322 feet, ±; N 88° 09' W, 298.9 feet, ±; N 83° 55' W, 214.9 feet, ±, to a point; thence turning and running in a general northerly direction along the eastern boundary of the "Cottage Lot" to a point in a stone wall, which point marks the southwest corner of Lot 3; thence along an intermittent stone wall the following three (3) courses and distances: N 85° 35' E, 294.2 feet, ±, S 86° 35' E, 305.3 feet, ±, S 82° 32' E, 223.5 feet, ±, to a point; thence turning and running S 11° 20' E, 54.0 feet, ±, to the point and place of beginning.

There is included in the lands subject to this Declaration, the right of the Owners Association, as hereinafter set forth, to enter upon the affected lots on said Plan for the purpose of creating and maintaining slopes along Ellis Road as necessary to provide for the public safety, to promote proper drainage and prevent the erosion of the road, ditches, culverts, slopes or other improvements.

2. OWNERS ASSOCIATION. There is hereby declared and established an Owners Association for the maintenance and repair of Ellis Road. Each lot owner shall, by virtue of ownership of an affected lot, be a member of the Association. Each lot owner, by the acceptance of a deed, agrees to abide and be bound by the provisions of this Declaration, such rules and regulations of the Association as may from time to time be promulgated and, if the Owners Association elects to incorporate, the Articles, By-laws, and resolutions of such corporation.

At the time of filing of this Declaration, it is acknowledged that PRC is the owner of all of the affected lots described in said Plan and said Deed and shall act as and in the name of the Owners Association until such time as five (5) or more of the lots have been sold and conveyed by it. At that time, PRC will call a meeting of the lot owners who shall convene and form said Association.

3. INSURANCE. The Owners Association shall have the authority to obtain such public liability and/or property damage insurance

as it may, from time to time, deem reasonably necessary to protect the interest of the lot owners from liability or expense arising out of the use or occupancy of, or damage to, Ellis Road and appurtenant improvements.

4. ALTERATION OF OR ACCESS TO ELLIS ROAD. Except as hereinafter provided there shall be no improvements or alterations of Ellis Road except in accordance with the approved plans. Each lot owner shall, upon written application to the Association, construct a reasonable access driveway entering onto Ellis Road so long as such access driveway does not adversely affect, or impair Ellis Road, or result in any undue safety hazard.

5. OWNERS' SHARE IN COMMON EXPENSES AND ASSESSMENTS. Each lot owner shall bear an equal percentage of the common expenses and assessments for Ellis Road.*

6. VOTING RIGHTS. Notwithstanding the percentage share or obligation of a lot owner determined in accordance with Paragraph 5 hereof, each lot owner shall have one (1) vote for each affected lot owned.*

7. AUTHORITY OF OWNERS ASSOCIATION. All matters to be determined by the Owners Association shall, until five (5) or more affected lots are sold, be determined by PRC. Thereafter, all matters to be determined by the Owners Association shall be by vote of a majority of the record owners of the affected lots at the time the vote is taken. The Owners Association shall, at reasonable intervals but not more frequently than annually, appoint a director of the Association who shall be responsible for contracting for the services of persons to maintain and repair the Ellis Road and related improvements, and a treasurer of the Association who shall be responsible to maintain the books and records of the Association and render bills and statements of account to lot owners as set forth in this Declaration.

8. ASSESSMENTS.

A. Ordinary Expenses of Maintenance and Repair: Each lot owner shall be responsible for a percentage share as set forth in Paragraph 5 of this Declaration, of the costs of operation, maintenance, improvement, replacement and repair of Ellis Road

*In the event of further subdivision and resale, each new subdivided lot owner will bear an equal percent of expenses and assessments, as said subdivided lot bears to the new total of lots, and each new lot owner will have one vote.

54.

and appurtenant improvements to provide all-year, all-weather access to the affected lots served by Ellis Road, including, but not limited to snow plowing, maintenance and repair of the traveled portion of Ellis Road, and maintenance, repair and/or replacement of ditches, culverts, slopes and other common improvements, together with such other reasonable expenditures for operation, maintenance, replacement or repair of Ellis Road as the Owners Association may from time to time deem necessary.

B. Annual Budget: On or before the 30th day of June in each year the Owners Association shall prepare and deliver to each lot owner by certified mail, return receipt requested, a budget for maintenance expenses for the succeeding year.

C. Capital Budget: The Association may, from time to time, upon vote of a majority of the lot owners, assess the lot owners for such reasonable amounts as may in the opinion of the Association be necessary to fund a capital budget to provide for capital improvements, replacement or repairs. The capital account shall be kept by the treasurer of the Association in a demand savings account, an accounting thereof for each affected lot shall be provided to the lot owner upon written request. The purposes for which the capital account may be accumulated include but are not limited to replacement of the road surface, ditch lines, culverts, guard rails, sand or salt boxes, or other improvements appurtenant to Ellis Road, or the installation of other improvements approved by a majority of the lot owners.

D. Payment of Deliquent Assessments: In the event any assessment is not paid within thirty (30) days following the date of mailing of the notice of such assessment, such assessment shall thereafter bear interest at the rate of 1½% per month until paid in full with partial payments to be credited first against accrued interest and the remainder, if any, against the principal balance of the assessment. In the event that it becomes necessary to collect an assessment by legal process, the delinquent lot owner shall be liable for the reasonable costs and attorney's fees of the Association in addition to all other amounts due whether or not such action is pursued to judgment.

E. Lien on Lots: The foregoing assessments shall constitute a lien on the lot in the name of the owner at the time the assessment becomes due and shall run with, and be an encumbrance upon, the land. In the event of sale of a lot, the lot owner may request a written statement of account from the treasurer, which statement shall be provided to the lot owner by the Association not later than ten (10) days following the request.

9. AMENDMENT OF DECLARATION: Any amendments or changes made to this Declaration shall be by vote of a majority of the lot owners and recorded in the Dover, Vermont, Land Records.

IN WITNESS WHEREOF the said PATTEN REALTY CORPORATION has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by ROGER J. FACHINI, Treasurer, this 29th day of April, 1982.

IN PRESENCE OF:

PATTEN REALTY CORPORATION

By: _____
ROGER J. FACHINI, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss. April 29, 1982

Then personally appeared the above-named ROGER J. FACHINI, Treasurer, and he acknowledged the foregoing instrument to be the free act and deed of the said PATTEN REALTY CORPORATION, before me,

_____
Notary Public

My commission expires: JANE ELIZABETH RUZICKA NOTARY PUBLIC COMM. OF MASS. COMMISSION EXPIRES AUGUST 10, 1984

Dover Town Clerk's Office Received for record May 20th A.D., 1982 at 12 o'clock 30 minutes P.M.

ATTEST: _____
Town Clerk

CAI Property Card

Dover, VT

GENERAL PROPERTY INFORMATION

LOCATION: 54 UPTON ROAD
ACRES: 103.6
PARCEL ID: UR001
LAND USE CODE: 11
CONDO COMPLEX:
OWNER: RYAN MICHAEL
CO - OWNER: RYAN LEA CLAIR
MAILING ADDRESS: 5 WATERLILY COURT
MEDFORD, NJ 08055
ZONING:
ACCOUNT #: 3840

SALE INFORMATION

SALE DATE:
BOOK & PAGE:
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9392
FINISHED BUILDING AREA: 4676
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $300
YARD: $0
BUILDING: $543,400
TOTAL: $543,700

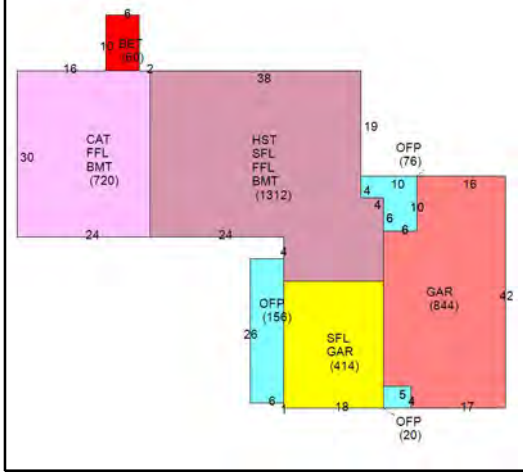
BUILDING EXTERIOR

BUILDING STYLE: CONTEMPORARY
UNITS: 1
YEAR BUILT: 2004
FRAME: WOOD
EXTERIOR WALL COVER: WOOD
ROOF STYLE: GABLE
ROOF COVER: STDG SEAM

BUILDING INTERIOR

INTERIOR WALL: SOLID WOOD
FLOOR COVER: HARDWOOD
HEAT TYPE: RADIANT HW
FUEL TYPE: GAS
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 5
 # OF FULL BATHS: 5
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 3
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

dotloop signature verification: dtlp.us/vD8M-CUEI-N02R

Vermont Mandatory Flood Disclosure

Date Prepared: _____

Seller's Name(s): Michael Ryan Lea Clair Ryan

Property Address: 54 Upton rd, Dover, VT, VT 05356
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☑ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=54%20upton%20road%2C%20dover%2C%20vt ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the 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?	☐ Yes	☑ No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

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

Seller: Michael Ryan dotloop verified 03/09/26 7:21 PM EDT IGWJ-3ZEK-T4CE-DFOT (Signature) (Date)

Seller: _____ (Signature) (Date)

Seller: Lea Clair Ryan dotloop verified 03/09/26 8:37 PM EDT MECN-I72L-MCOZ-MWBB (Signature) (Date)

Seller: _____ (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

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
NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date