

Farm at Gaelic Crossing | West Windsor, Vermont

4 Bedroom | 2 Bath | 2,554 sf | 26.72 Acres

Farm at Gaelic Crossing is an equestrian property set on 26.72± acres, has dramatic views of Mount Ascutney and, after summer showers, the frequent and magical appearance of rainbows—often even double rainbows—across the wide, open sky.

This updated c.1842 New England Cape offers 2,554 square feet of finished living space, including four bedrooms—two conveniently located on the first floor. Wide pine and maple floors run throughout, adding classic farmhouse character.

The equestrian amenities are outstanding: a 3,024-square-foot stable with seven spacious stalls, a heated tack room, wash stall, bathroom, and laundry area. The 100' x 200' riding arena features a state-of-the-art, eco-friendly footing, offering outstanding drainage, low dust, and excellent footing. Outdoor facilities also included are a round pen, four grass paddocks, and one dirt paddock. Quiet gravel roads invite walking and riding, with access to the GMHA trail system.

A stream winds along the property's West border, while apple and pear trees provide seasonal bounty.



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Luxury Real Estate Agent

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LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 081.0045630 (VT)

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 324 Cemetery Road, West Windsor, VT that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

Residential	Single Family	**325 Cemetery Road**				Listed: 4/29/2026	$1,325,000
5085969	Active	**West Windsor**	**VT**	**05089**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

County VT-Windsor
Village/Dist/Locale
Construction Status Existing
Year Built 1842
Architectural Style Cape
Color
Total Stories 1.5
Zoning Residential
Taxes TBD No
Tax Annual Amount $23,926.01
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 26.72
Lot Size Square Feet 1,163,923
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 9
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $518.79
Above Grade Finished Area 2,554
AGFinSrc Assessor
Above Grade Unfinished Area 0
AGUnfinSrc
Below Grade Finished Area 0
BGFinSrc
Below Grade Unfinished Area 1,593
BGUnfinSrc Assessor
Total Finished Area 2,554
Days On Market 0
Activation Date

Public Remarks Farm at Gaelic Crossing is an equestrian property set on 26.72± acres, has dramatic views of Mount Ascutney and, after summer showers, the frequent and magical appearance of rainbows—often even double rainbows—across the wide, open sky. This updated c.1842 New England Cape offers 2,554 square feet of finished living space, including four bedrooms—two conveniently located on the first floor. Wide pine and maple floors run throughout, adding classic farmhouse character. The equestrian amenities are outstanding: a 3,024-square-foot stable with seven spacious stalls, a heated tack room, wash stall, bathroom, and laundry area. The 100' x 200' riding arena features a state-of-the-art, eco-friendly footing made from recycled sneakers, offering outstanding drainage, low dust, and excellent footing. Outdoor facilities also included are a round pen, four grass paddocks, and one dirt paddock. Quiet gravel roads invite walking and riding, with access to the Green Mountain Horse Association trail system. A stream winds along the property's West border, while apple and pear trees provide seasonal bounty. High-speed internet ensures fast connectivity. Ascutney Outdoors, with 40 miles of trails for horseback riding, mountain biking, skiing, and hiking, is nearby, and the popular Brownsville Butcher and Pantry is less than two miles away. (Horses not included)
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 738-235-10181
Property ID
Deed Recorded Type Warranty
Deed Book 89
Deed Page 773-775
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Country Setting, Field/Pasture, Landscaped, Mountain View, Ski Area, Trail /Near Trail, View, Walking Trails, Wooded, Mountain, Rural
Construction Materials Vertical Siding
Foundation Details Concrete, Stone
Roof Asphalt Shingle
Appliances Electric Cooktop, Dishwasher, Dryer, Range Hood, Microwave, Refrigerator, Washer
Other Equipment Window AC, Dehumidifier, Wood Stove
Flooring Hardwood, Tile, Wood
Utilities Cable

Cooling Mini Split
Electric Circuit Breaker(s)
Heating Heat Pump, Hot Air
Sewer Cesspool
Water Source Drilled Well, Private
Exterior Features Barn, Building, Full Fence, Garden Space, Patio, Shed, Stable(s)
Interior Features Dining Area, Hearth, Kitchen/Dining, 1st Floor Laundry

Basement Description Bulkhead, Concrete, Dirt Floor, Interior Stairs, Unfinished
Garage No
Garage Capacity
Driveway Gravel

Road Frontage Type Paved, Public Maintained Road
Road Frontage Yes
Road Frontage Length 1,419

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

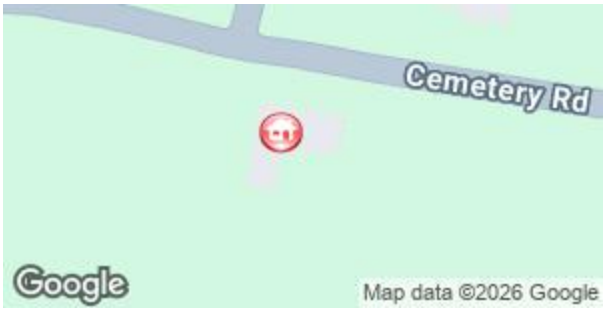


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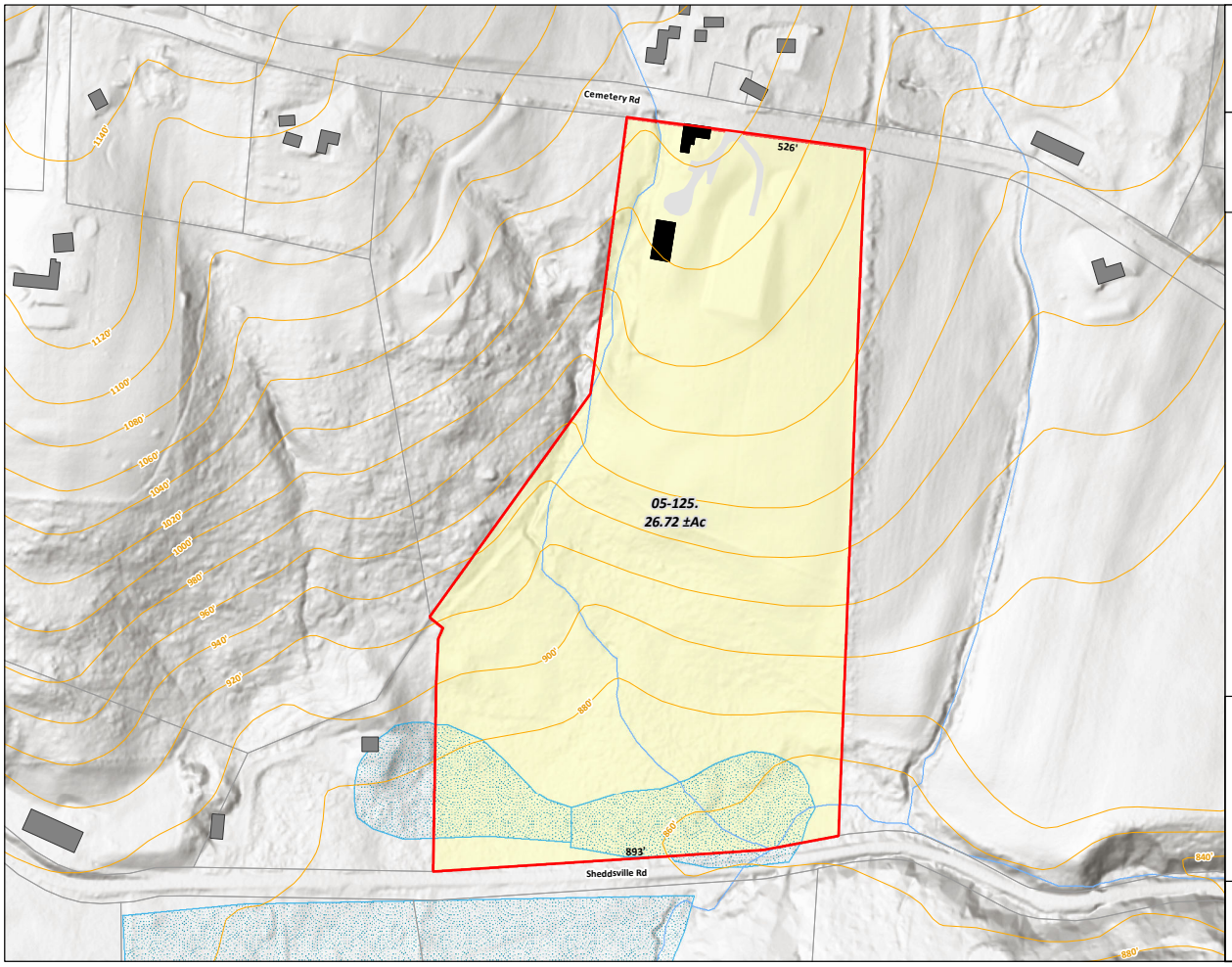






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Listed By:
T Story Jenks - LandVest, Inc/Woodstock



Farm at Gaelic Crossing

West Windsor, VT

Base Plan

LEGEND

- Subject Property - 26.72 ±Ac
- Adjacent Properties
- Building Footprints
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/02/25

Project Number: VT1541

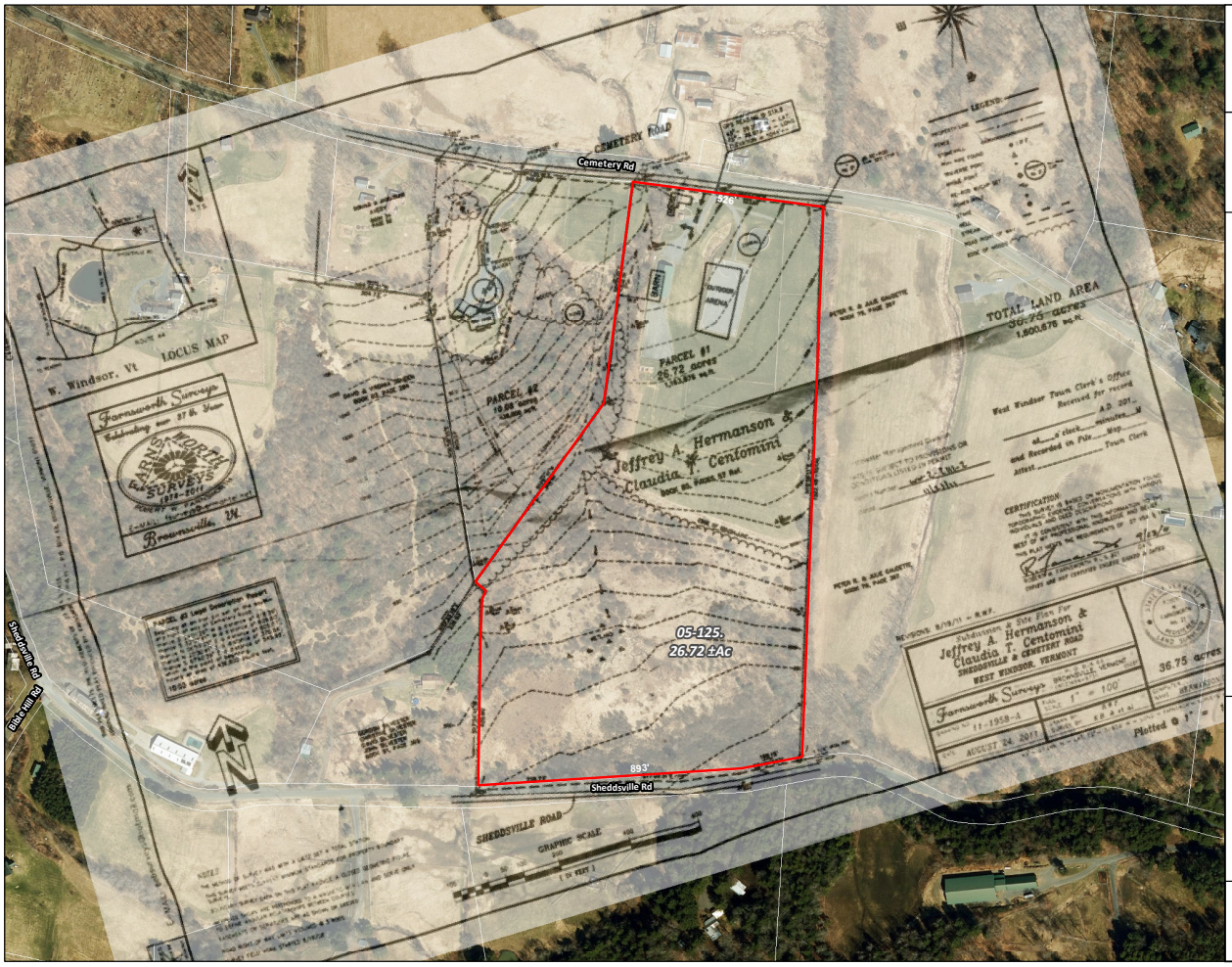
0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: VT1541 base



Farm at Gaelic Crossing

West Windsor, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 26.72 ±Ac
- Adjacent Properties



Notes:
Credits: 2022 imagery from ESRI 'World Imagery' map service.

Date: 04/02/25

Project Number: VT1541

0 125 250 500 Feet

Scale: 1 " = 250 '

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

LandVest

Document Name: VT1541 survey



Farm at Gaelic Crossing

West Windsor, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 26.72 ±Ac
- Adjacent Properties
- Wetlands
- Contours (ft)



Notes:
Credits: 2022 imagery from ESRI 'World Imagery' map service.

Date: 04/02/25

Project Number: VT1541

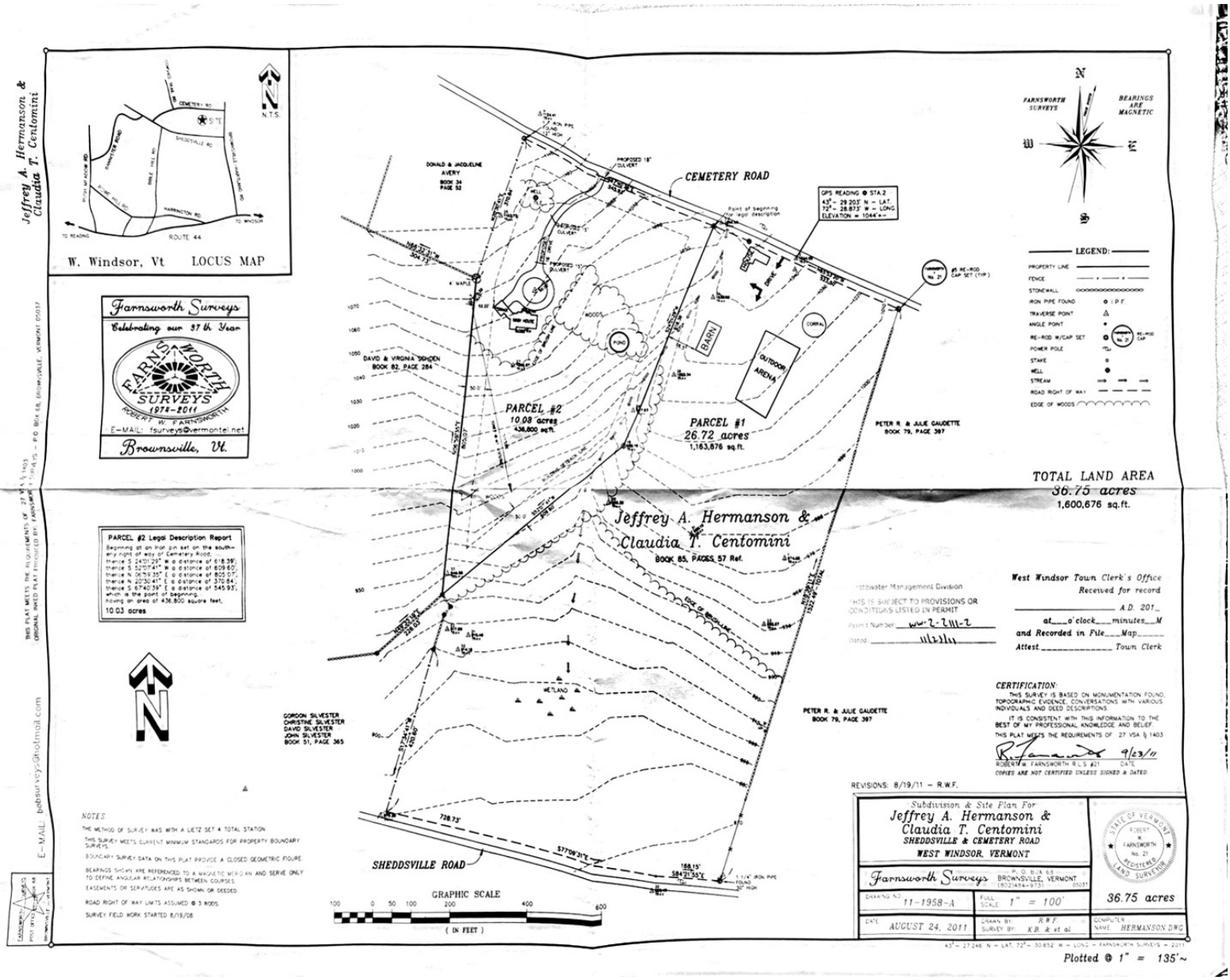
0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: VT1541 ortho


Jeffrey A. Hermanson & Claudia T. Centomini
W. Windsor, Vt LOCUS MAP
ROUTE 44
CEMETERY RD
SHEDDSVILLE RD
HARRINGTON RD
TO READING
TO WINDSOR
N.T.S.
Farnsworth Surveys
Celebrating our 37 th Year
FARNSWORTH SURVEYS
1974–2011
ROBERT W. FARNSWORTH
E-MAIL: fsurveys@vermontel.net
Brownsville, Vt.
PARCEL #2 Legal Description Report
Beginning at an iron pin set on the southerly right of way of Cemetery Road;
thence S. 24°01'29" W a distance of 618.39';
thence S. 52°07'41" W a distance of 609.60';
thence N. 26°52'35" E a distance of 805.07';
thence N. 20°30'41" E a distance of 370.84';
thence S. 67°40'39" E a distance of 545.93';
which is the point of beginning,
having an area of 436,800 square feet,
10.03 acres
NOTES
THE METHOD OF SURVEY WAS WITH A LIETZ SET 4 TOTAL STATION.
THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE.
BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES.
EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED.
ROAD RIGHT OF WAY LIMITS ASSUMED @ 3 RODS.
SURVEY FIELD WORK STARTED 8/18/08
CEMETERY ROAD
SHEDDSVILLE ROAD
DONALD & JACQUELINE AVERY BOOK 34 PAGE 52
DAVID & VIRGINIA SCHOEN BOOK 82, PAGE 284
GORDON SILVESTER CHRISTINE SILVESTER DAVID SILVESTER JOHN SILVESTER BOOK 51, PAGE 365
PETER R. & JULIE GAUDETTE BOOK 79, PAGE 397
PARCEL #2 10.08 acres 436,800 sq.ft.
PARCEL #1 26.72 acres 1,163,876 sq.ft.
Jeffrey A. Hermanson & Claudia T. Centomini BOOK 85, PAGES 57 Ref.
GPS READING @ STA 2 43°- 29.203' N – LAT. 72°- 28.873' W – LONG ELEVATION = 1044'+-
PROPOSED 18" CULVERT
PROPOSED 15" CULVERT
EXISTING 12" CULVERT
DRIVE
BARN
CORRAL
OUTDOOR ARENA
POND
WETLAND
#5 RE-ROD CAP SET (THIP)
Point of beginning for legal description
168.33'
304.33'
S24°01'29"W
618.39'
S52°07'41"W
609.60'
N26°52'35"E
805.07'
N20°30'41"E
370.84'
S67°40'39"E
545.93'
728.73'
S77°08'31"E
168.15'
S84°21'50"E
LEGEND:
PROPERTY LINE
FENCE
STONEWALL
IRON PIPE FOUND
I.P.F.
TRAVERSE POINT
ANGLE POINT
RE-ROD W/CAP SET
RE-ROD CAP
POWER POLE
STAKE
WELL
STREAM
ROAD RIGHT OF WAY
EDGE OF WOODS
FARNSWORTH SURVEYS
BEARINGS ARE MAGNETIC
N
W
E
S
TOTAL LAND AREA
36.75 acres
1,600,676 sq.ft.
Stormwater Management Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit Number ww-2-2111-2
Dated 11/23/11
West Windsor Town Clerk's Office
Received for record
_____ A.D. 201_
at___o'clock___minutes___M
and Recorded in File___Map_____
Attest _____ Town Clerk
CERTIFICATION:
THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS INDIVIDUALS AND DEED DESCRIPTIONS.
IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403
ROBERT W. FARNSWORTH R.L.S. #21 DATE
COPIES ARE NOT CERTIFIED UNLESS SIGNED & DATED
REVISIONS: 8/19/11 – R.W.F.
Subdivision & Site Plan For
Jeffrey A. Hermanson & Claudia T. Centomini
SHEDDSVILLE & CEMETERY ROAD
WEST WINDSOR, VERMONT
Farnsworth Surveys
P.O. BOX 65 BROWNSVILLE, VERMONT (802)484-9751 05037
DRAWING NO. 11-1958-A
FULL SCALE 1" = 100'
DATE AUGUST 24, 2011
DRAWN BY: R.W.F.
SURVEY BY: K.B. & et al.
COMPUTER NAME HERMANSON.DWG
STATE OF VERMONT ROBERT W. FARNSWORTH No. 21 REGISTERED LAND SURVEYOR
36.75 acres
GRAPHIC SCALE
100 0 50 100 200 400 600
(IN FEET)
43°– 27.246' N – LAT. 72°– 30.652' W – LONG – FARNSWORTH SURVEYS – 2011
Plotted @ 1" = 135'~
Jeffrey A. Hermanson & Claudia T. Centomini
THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403
ORIGINAL DATED PLAT PROVIDED BY FARNSWORTH SURVEYS – P.O. BOX 65, BROWNSVILLE, VERMONT 05037
E-MAIL: bobsurveys@hotmail.com

PROPERTY DETAILS ADDENDUM
FARM AT GAELIC CROSSING
325 CEMETERY ROAD
WEST WINDSOR, VERMONT 05089

PROPERTY SUMMARY

- 26.72+/- acres
- Residence - 4 bedrooms, 2 bathrooms
- Stable - 7 box stalls
- Riding arena and round pen
- 5 fenced pastures
- Views of Mt Ascutney
- Stream
- Xfinity Internet and cable television

RESIDENCE

- c1842 New England Cape
- 2,554 s.f. finished
- Bedrooms
    - 1st floor - 2
    - 2nd floor - 2
- Vinyl siding
- Asphalt shingle roof
- Wide pine and maple flooring
- Ceiling height
    - 1st floor 7'6" to 8'
    - 2nd floor 6'6"
- Basement
    - Poured concrete and stone foundation
    - Bulkhead and interior access

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2025.
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PROPERTY DETAILS ADDENDUM
FARM AT GAELIC CROSSING
325 CEMETERY ROAD
WEST WINDSOR, VERMONT 05089

MAIN RESIDENCE DETAILS

FIRST LEVEL

Foyer

- Bluestone tile flooring
- Vertical wooden siding

Laundry/Utility Room

- Bluestone tile flooring
- Samsung Stackable Washer / Dryer
- Utility Sink
- Shelves

Kitchen – Eat In

- Wide pine flooring
- Granite countertop
- Stainless steel sink
- Bay window
- Built-In pantry cabinets
- 7'6" ceiling height
- Appliances
    - GE electric range & cooktop
    - Hood vent
    - LG Microwave
    - Frigidaire refrigerator
    - Bosch Dishwasher

¾ Bathroom Near Kitchen

- Tile floor
- Walk-In shower, tile floor w/ accessibility
- Closet
- Sink vanity

Dining Room

- Maple flooring
- Closet
- Access to basement
- Chandelier
- 7'8" ceiling height

¾ Bathroom Near Bedroom

- Linen closet
- Double sink
- Walk-in tile shower w/ accessibility handrail
- Wooden toiletry case and vanity

Living Room

- Pellet stove, fieldstone raised hearth
- Wooden mantle beam
- Sliding glass door to patio
- Built-In storage cabinets
- 2 storage closets
- Vinyl flooring (wood finish)
- 8'2" ceiling height
- Mini split

Patio

- Bluestone
- Walkway and steps
- Flower beds

Bedroom (East) - Primary

- 8'0" ceiling height
- Wide pine floors
- Walk-in Dressing Room
- Closets
- Built-in bureau
- Mini split

Bedroom (West)

- 7'9" ceiling height
- 2 closets and a vanity
- Pine floors

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SECOND LEVEL

Bedroom (South)
- Wide pine flooring
- Closet
- Heat pump
- 6'6" Ceiling height
- Mini split

Stairwell Hallway Closet

Bedroom (North)
- Wide pine flooring
- Closet
- Heat pump
- 6'6" Ceiling height
- Mini split

BASEMENT
- Bulkhead
- Packed gravel dirt floor
- Dehumidifier
- Poured concrete and stone foundation

OUTBUILDINGS

Utility Shed 10' x 15'

Outdoor Arena 100' x 200'
- Fence enclosure
- Footing - Jock sand with recycled tennis balls

Round pen
- 6'6" fence enclosure
- 50' diameter
- Footing – sand and stone dust

UTILITIES
- Oil fired forced hot air furnace
- 275-gallon oil tank
- Green Mountain Power leased Tesla Backup Battery power
- Bocsh domestic hot water heater – 50-gallon tank
- Expansion tank
- Sediment filter
- 150-amp circuit breaker
- Mini Splits - heat & AC
- Well Head west side near road
- Septic – south side
- Propane Tank – west of stable

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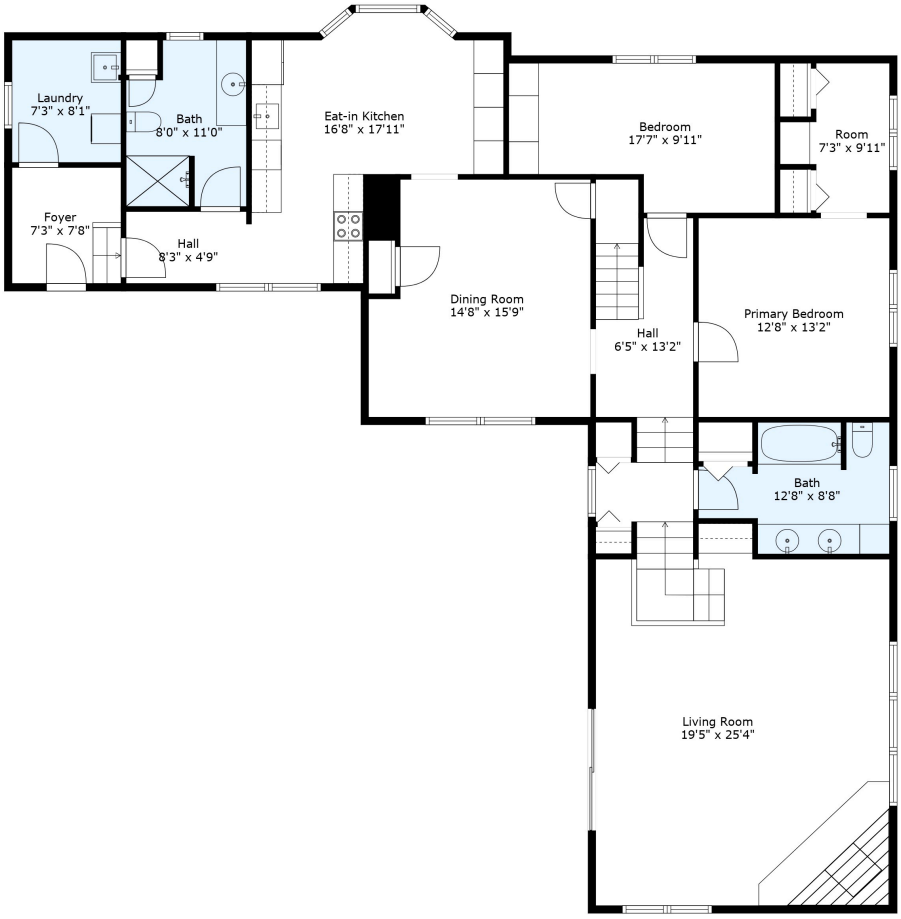
PROPERTY DETAILS ADDENDUM
FARM AT GAELIC CROSSING
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WEST WINDSOR, VERMONT 05089

Stable 36' x 84'

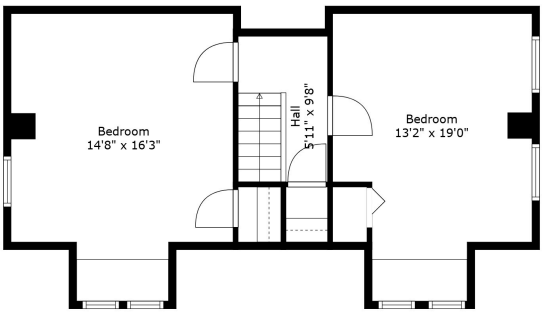
- Wood frame
- Metal standing seam roof
- Cement slab
- Vertical board siding
- Insulated
- 2nd floor Hayloft
  - Hayloft door & stairs
  - Holds 400 square bales
- 7 Box Stalls
  - Rubber mats
  - Automatic waterer with water meter
  - Halter/bridle hooks
  - 3 stalls have saddle racks
  - 4 stalls have Dutch doors to outside
- Center isle
  - Rubber floor mats
  - 3 sets of crossties
- Wash Stall w/ hot water
- 3 ceiling fans w/ lights
- Storage Room - Stairs to hayloft
- Tack Room
  - 9 saddle racks
  - Shelving
  - Refrigerator
  - Utility sink
  - 200-amp subpanel
  - Narrow beadboard walls
  - 48-gallon propane domestic hot water heater
- Feed Room
  - Feed bins
  - Shelves
- Wash Room
  - Washer & Dryer
  - Utility sink
  - Half bathroom
  - Narrow beadboard walls
- Pastures
  - 2 turnout pastures w/ post and rail fencing
  - 2 turnout pastures w/ electric rope fencing
  - Dirt pasture
- 3 concrete manure bays

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Floor 1



Floor 2

TOTAL: 2348 sq. ft
FLOOR 1: 1846 sq. ft, FLOOR 2: 502 sq. ft
EXCLUDED AREAS: LOW CEILING: 57 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 1362 sq. ft

FLOOR 1: 1362 sq. ft, FLOOR 2: 0 sq. ft

EXCLUDED AREAS: UNDEFINED: 13 sq. ft, STABLE: 1087 sq. ft, STORAGE: 101 sq. ft, LOW CEILING: 563 sq. ft, ATTIC: 275 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

dotloop signature verification: dtlp.us/1gZj-VmyJ-SwdR

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 04/01/2025

Seller's Name(s): Jeffrey A. Hermanson Claudia T. Centomini

Physical Property Address: 325 Cemetery Road (Street) West Windsor (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 thatwould provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability 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?	☑ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 2011 By whom? Farnsworth Surveys	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(o)	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:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☐ Base Board ☑ Hot Air ☐ Radiant ☑ Heat Pump ☐ Direct ☐ Vent ☐ Steam Other (explain): _____ Age of Furnace/Boiler: _____ ☑ Don't Know Primary Fuel Type: ☑ Oil ☐ Natural Gas ☐ Propane ☑ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☐ Owner ☐ Propane Supplier ☐ Association Property used: ☑ Full Time ☐ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.) 3 heat pumps, 1 built in air conditioner, 2 window units
(c)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: _____ ☑ Don't Know Fuel Type: ☑ Oil ☐ Electric ☐ Natural Gas ☐ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____
(d)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☐ NO Owned or Leased: _____
(e)	**Electrical System:** Electrical service panel has: ☑ Fuses ☐ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: $ _____ Date Range: _____ Electric utility provider: _____ Property used: ☐ Full ☐ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: _____ Amps ☑ Don't Know
(f)	Has a Vermont Home Energy Profile been created? ☐ YES ☑ NO ☐ DON'T KNOW If yes, when? _____ By whom? _____
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☑ YES ☐ NO If "Yes," current provider: Comcast
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: AT&T
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Comcast If "Yes," service is: ☐ Dial Up ☐ Broadband ☑ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic
(k)	Is television service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Comcast If "Yes," source is: ☐ Antenna ☑ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

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

☐ Electric Garage Door Opener - Number of Transmitters _____ ☐ Security Alarm System ☐ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☐ Smoke Detectors - How Many? _____
☐ Whirlpool Bath ☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub
☐ Pool/Spa Equipment (list): _____ ☐ Refrigerator ☐ Stove ☐ Hood/Fan ☐ Microwave Oven
☑ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☐ Freezer
☐ Intercom ☐ Ceiling Fans ☑ Woodstove ☐ Sump Pump ☑ Well Pump ☐ Satellite Dish ☐ Indoor/Outdoor Grill
☐ Attic Fan(s) ☑ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe): _____
☐ OTHER: _____

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

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☑ NO
If "yes", explain in detail: _____

3. STRUCTURAL COMPONENTS

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

Age of Building(s): Main Bldg. 1842 Additions to Main Bldg. 1960s Additional Building(s): (a) 2009 (b) _____

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☑ Yes ☐ No
If "Yes," please explain:
We renovated the house and built the barn as new.

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

Check any of the following items that have significant defects or malfunctions or that need significant repair:
☐ Foundation ☐ Slab ☑ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors
☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls
☐ Other Structures/Components: _____
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: _____
Chimney needs to be pointed.

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

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BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☑ YES ☐ NO
If "Yes," explain in detail: Basement walls are stone. There is water and dampness during wet periods.

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

Are any of the above recurring problems? ☑ YES ☐ NO If "Yes," what are the problems and how often have they recurred?
There is water and dampness in the basement during wet periods.

ROOF: ☑ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? 2000s
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time*. **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☐ Driven Point Well ☑ On-site ☐ Off-site
☑ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☑ None ☐ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☐ Combination ☑ Don't Know
Age of Water System: Unknown
If Drilled Well: Drilled by: Valley Artesian Well Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____

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

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

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5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☐ Septic Tank ☐ New or Alternate Technology (explain technology) _____
☐ Holding Tanks ☑ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
What is the annual cost of municipal sewer? $_____ Date Range: _____

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

Has the system been repaired since you have owned the Property? ☑ YES ☐ NO If "Yes," when? 2024
What was done? Repaired outdoor pipes By whom? _____

Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☑ Don't Know
Septic tank capacity (in gallons) _____ ☑ Don't Know
Date Septic Tank Last Inspected? _____ ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? 2023 ☐ Don't Know By whom? Best Septoic Service
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

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

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

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☐ YES	☑ NO	
(b)	Are 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)	Has Seller 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)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Has Seller 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

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(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
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: Mice. We have a pest service.	☑ 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 video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☐ Yes ☐ No	☐ YES	☑ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ 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? _____	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or 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/e-mail _____			
Further explaination of any of the above:				

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Purchaser's Initials ☐ ☐ ☐ ☐

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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:**

When we purchased the home in 2009 we installed new windows, insulated the outside and put on new siding. The condition report we obtained at the time said we should fix the wood sill up front in the house. Our builder thought that was unnecessary. Since we purchased the home, we have also redone the kitchen, the floors and the bathrooms.

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: Jeffrey A. Hermanson dotloop verified 04/01/25 3:12 PM EDT 6FA1-WZA9-OR8D-HWE0
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: Claudia T. Centomini dotloop verified 04/04/25 9:07 AM EDT DQIM-MY1E-DBHW-PKAD
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Estimated 2024 Operation and Maintenance Expenses					
		Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES					
	Oil	***Dead River***	***(802) 457-1610***		$2,550.00
	Propane	***Dead River***	***(802) 457-1610***		$1,200.00
	Electric	***Green Mountain Power***	***(888) 835-4672***	Has operated on solar, but will be disconnected at sale	TBD
	Cable/Satellite TV	***Comcast***	***(800) 934-6489***	***Includes Internet***	$1,950.00
	Internet	***Comcast***	***(800) 934-6489***		
	Water	***Well***			
	Snow Removal	***Done by seller***			
	Pest Control	***JP Pest Services***	***(802) 62702014***	***Paddocks & House***	$1,200.00
	Generator Service	***N/A Have Tesla batteries as rental from Green Mountain Power***			
	Landscaping	***Morgan Barber***	***(802) 281-8699***		
	Mowing	***Done by seller***			
	Other				
TAXES					
	Current Property Taxes				$23,926.01
TOTAL					$30,826.01
This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.					

PAYABLE TO:
MAIL TO:

TOWN OF WEST WINDSOR

PO BOX 6
BROWNSVILLE,VT 05037

(802) 484-7212

This is the ONLY bill you will receive.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
05-125.	07/09/2025	2025/26

Payments received after 4:30 pm on the due date will incur an 8% penalty and 1.5% interest.

Description: DWL/LAND
Location: 325 CEMETERY ROAD

OWNER **HERMANSON JEFFREY A & CENTOMINI CLAUDIA**
411 CEMETERY RD
WEST WINDSOR VT 05089

HOUSESITE TAX INFORMATION

SPAN # 738-235-10181	SCL CODE: 235
TOTAL PARCEL ACRES	36.75
HOUSESITE VALUE	1,019,100
HOUSESITE EDUCATION TAX	11,705.38
HOUSESITE MUNICIPAL TAX	4,654.23
HOUSESITE TOTAL TAX	16,359.61

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NONHOMESTEAD
REAL	1,490,800	1,418,200	72,600
TOTAL TAXABLE VALUE	1,490,800	1,418,200	72,600
GRAND LIST VALUES	14,908.00	14,182.00	726.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.1397	x14,908.00=	2,082.64
Highway	0.2768	x14,908.00=	4,126.53
Appropriations	0.0232	x14,908.00=	345.87
Library	0.0170	x14,908.00=	253.44
TOTAL MUNICIPAL TAX			6,808.48
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			6,808.48

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.1486	x14,182.00=	16,289.45
1.7150 (district rate) / 149.31% (CLA ÷ SA) = 1.1486			
NON HOMESTEAD EDUCATION	1.1406	x726.00=	828.08
1.7030 (state rate) / 149.31% (CLA ÷ SA) = 1.1406			
TOTAL EDUCATION TAX			17,117.53
EDUCATION STATE PAYMENT			0.00
EDUCATION NET TAX DUE			17,117.53

Payments		
1	10/31/2025	16,030.43
2	04/24/2026	7,895.58

TAX SUMMARY
Municipal + Education

TOTAL TAX	23,926.01
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	23,926.01

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WEST WINDSOR
TAX YEAR 2025/26

1ST PAYMENT DUE
10/31/2025
OWNER NAME
HERMANSON JEFFREY A & CENTOMINI
PARCEL ID
05-125.
AMOUNT DUE 16030.43
AMOUNT PAID

Make checks to the Town of West Windsor. Payment is due by 4:30 pm on the due date. Postmarks ARE NOT accepted as proof of meeting the due date. Please send the stub with your payment.

TOWN OF WEST WINDSOR
TAX YEAR 2025/26

2ND PAYMENT DUE
04/24/2026
OWNER NAME
HERMANSON JEFFREY A & CENTOMINI
PARCEL ID
05-125.
AMOUNT DUE 7895.58
AMOUNT PAID

Make checks to the Town of West Windsor. Payment is due by 4:30 pm on the due date. Postmarks ARE NOT accepted as proof of meeting the due date. Please send the stub with your payment.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT KKB ENTERPRISES, LLC, a limited liability company organized and existing under the laws of the State of Connecticut, hereinafter referred to as GRANTOR, in consideration of One Dollar ($1.00) and other good and valuable consideration paid to its full satisfaction by JEFFREY A. HERMANSON and CLAUDIA T. CENTOMINI, of Boxford, Massachusetts, hereinafter referred to as GRANTEES, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, JEFFREY A. HERMANSON and CLAUDIA T. CENTOMINI, husband and wife, as tenants by the entirety, certain lands and premises in the Town of West Windsor, County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to KKB Enterprises, LLC by Gregory S. Wolff, Gary T. Wolff and Debra E. Davis by Quit Claim Deed dated February 8, 2007 and recorded February 17, 2007 in Book 85, Page 57-58 of the West Windsor Land Records, being more particularly described as follows:

"Being a portion only (and all that remains) of all and the same land and premises as were conveyed to Gregory S. Wolff, Elizabeth M. Wolff, Gary T. Wolff, Eileen M. Wolff, Deborah Davis and James Davis by Quit Claim Deed from Mary E. Wolff, individually and as Trustee and Thomas J. Wolff by deed dated December 20, 1988 and recorded in the Land Records for the Town of West Windsor, Vermont in Book 41, Pages 329-333 which deed conveyed to each of the Grantees a one-twelfth interest in the property conveyed thereby.

"Also being a portion only (and all that remains) of all and the same land and premises as were conveyed to Gregory S. Wolff, Elizabeth M. Wolff, Gary T. Wolff, Eileen M. Wolff, Debra Davis and James Davis by Quit Claim Deed from Mary EW. Wolff, individually and as Trustee and Thomas J. Wolff by deed dated January 23, 1989 and recorded in the Land Records for the Town of West Windsor, Vermont in Book 41, Pages 455-459, which deed conveyed an undivided one-twelfth interest to each of the Grantees named therein.

"Reference is further had to the following three deeds:

Quit Claim Deed from Eileen M. Wolff to Gary T. Wolff dated February 25, 1989, recorded in Book 41, Pages 487-490 of the West Windsor Land Records

- Quit Claim Deed from James Davis to Debra Davis dated February 25, 1989, recorded in Book 41, Pages 491-494 of the West Windsor Land Records

- Quit Claim Deed from Elizabeth M. Wolff to Gregory S. Wolff dated February 25, 1989, recorded in Book 41, Pages 495-498 of the Land Records for the Town of West Windsor, Vermont

"The portion of the premises referenced above which is conveyed hereby is more particularly depicted as a parcel of 36.75 acres, be the same more or less, with improvements thereon which parcel is depicted on a survey mylar recorded in the Land Records for the Town of West Windsor, Vermont which survey mylar is entitled "Land Surveyed for Wolff/Davis, Sheddsville & Cemetery Road, West Windsor, Vermont" which survey was prepared by Farnsworth Surveys, bearing Drawing No. 05-1762, dated August 31, 2005, drawn on a scale of 1" = 200', to which survey mylar reference is hereby had for a more particular and accurate description of the premises conveyed hereby. Said survey is recorded as Survey #438 in the West Windsor Land Records.

"The premises are conveyed subject to the terms and conditions of Vermont Waste Water System and Potable Water Supply Permit No. WW-2-2111 dated November 7, 2005 and recorded in the Land Records for the Town of West Windsor, Vermont. Said permit is recorded iat Book 81, Page 606 of the West Windsor Land Records.

Reference is made to the release of spring rights as conveyed to KKB Enterprises, LLC by Donald Avery and Jacqueline Avery by Quit Claim Deed dated September 9, 2008 to be recorded immediately prior hereto.

TO HAVE AND TO HOLD said granted premises with all of the privileges and appurtenances thereof to the said GRANTEES, JEFFREY A. HERMANSON and CLAUDIA T. CENTOMINI, husband and wife, as tenants by the entirety, to their own use and behoof forever; and KKB ENTERPRISES, LLC, the said GRANTOR, for its successors and assigns, does covenant with the said GRANTEES, JEFFREY A. HERMANSON and CLAUDIA T. CENTOMINI, and their heirs, successors and assigns, that until the ensealing of these presents, it is the sole owner of the lands and 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 it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, save as above-mentioned.

IN WITNESS WHEREOF, the GRANTOR hereunto sets its hand and seal to this Warranty Deed this 11 day of September, 2008.

KKB ENTERPRISES, LLC

Debra E Davis

By its duly authorized agent
Debra E. Davis, Managing Member

STATE OF CONNECTICUT)
) ss.: MANCHESTER
COUNTY OF ~~HARTFORD~~)

On this 11 day of September, 2008, by Debra E. Davis, duly authorized agent for KKB Enterprises, LLC, personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of KKB Enterprises, LLC.

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

Before me,

Justin Travis Ryan

Notary Public
My Commission Expires:

JUSTIN TRAVIS RYAN
Notary Public
State of Connecticut
My Commission Expires 06/30/2011

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURN RECEIVED
(Including Certificates and, if required Act 250 Disclosure Statement) and Tax Paid
Return Number 828-08
Signed Catherine Archibald, Clerk
Date September 17, 2008

West Windsor Town Clerk's Office
Received for record this 17th day of September, 2008 at 8:57 AM
Recorded in Book 89 Page 773-775 of Land Records.
Attest: Catherine Archibald Town Clerk

RESIDENTIAL PROPERTY RECORD CARD

Town of West Windsor 2024

PARCEL INFORMATION	Parcel ID #:	05-125	Location:	325 CEMETERY ROAD		Book:	89
	Owner #1:	HERMANSON JEFFREY A &	Neighborhood:	4		Page:	773-775
	Owner #2:		Land Size:	36.75		Sale Date:	09/17/08
	Description:	DWL/LAND	Inspect Date:	12/13/22		Sale Price:	$ 550,000
	Tax Map #:	05-125.000	Inspect By:	JS		Validity:	0
	Prop. Class:	0	Reinspect:	2		Last Update:	06/25/24
	Add to Hsite:	Yes	Add to Hmstd:	Yes			
VALUATION INFORMATION	CAMA Total:	1490800	Misc. Adj.	0	CAMA Outbldg:	72600	Regr. Value:	1182140
	Housesite:	1019100	CAMA Dwell:	759700	CAMA Ratio:	0.00	Regr. Ratio:	0.00
	Homestead:	1418200	CAMA Land:	608500	Comp Value:	0.00	Other Value:	899500.00
	Select Value:	0	CAMA Site Imp:	50000	Comp Ratio:	0.00	Other Ratio:	0.00

	INSP. TYPE	INSP. STATUS	INSP. RESULT	INSP. REASON	APPT REQUEST	APPTSCHDBY	APPT DATE	APPT TIME	
INSPECT	Exterior	Complete	Left Card	Reappraisa	NoData				
	LAND ID	CALC METHOD	LAND TYPE	AREA	GRADE	FRONTAGE	DEPTH	CU EXLANDVA	LAND VALUE
LAND	1	Site	Bldg Lot	2.00	1.25	0.00	0.0	0.0	234,400.0
	2	Acreage	Other	32.75	1.00	0.00	0.0	0.0	167,800.0
	3	Site	AddlBldLot	2.00	1.10	0.00	0.0	0.0	206,300.0
	OUTBLD ID	TYPE	AREA/DIAM	CLASS	QUALITY	% GOOD	CU ENROLLED	OB VALUE	
OUTBUILD	1	Barn, GP	3024	D	Good	60	No Data	72,600.0	
	SEC ID	BLDG TYPE	QUALITY	STYLE	BUILDING SF	DESIGN	DORMER LINFT	DORMER ROOF	P/CRAWL/SLAB
SECTION	1	Single	3.25	1 Story	2,810.00	One Story	0	No Data	No Data
	2	Single	3.25	1.5 Fin	2,554.00	1.5 Sty	0	No Data	No Data

Microsolve CAMA (c)

Section 1 **Parcel 05-125**

RESIDENTIAL PROPERTY RECORD CARD

MAIN BUILDING INFO	Bldg Type:	Single	Dormer Roof:	No Data	Bsmt Fin SF:	1000	Roughins:	1	Firepl Type:	Single	Econ Depr:	0
	Quality:	3.25	Energy Adj:	Good	Bsmt Entry:	No Data	Total Rms:	8	Year Built:	2012	% Complete:	0
	Style:	1 Story	P/Crawl:	No Data	Subfloor:	Wood	Bedrooms:	3	Effect Age:	12	Manuf Width:	0.00
	Building SF:	2810	Bsmt Wall:	Conc 8"	Floor Insul:	No Data	Full Baths:	3	Life Expect:	0	Manuf Length:	0.00
	Design:	One Story	Bsmt SF:	2810.00	Floor Ins SF:	0	Half Baths:	2	Condition:	Average	Tipouts:	0
	Frame:	Studded	Bsmt Garage:	No Data	Wall Hgt:	0	Kitchens:	1	Phys Depr:	12	Skirting:	No Data
	Dormer LF:	0.00	Bsmt FNA:	Partition	Plumb Fix:	15	Fireplaces:	1	Funct Depr:	0	Skirting LF:	0.00
	# Units Multi:	0	Story Multi:	0	Business/Rental:	0%	Add to Hsite:	Yes	Add to Hmstd:	Yes		

	EXTWALL ID	SIDING	SIDING %
EXTWALL	1	VnlSide	100

	GARAGE ID	GAR/SHD TY	AREA	FINISH	FINISH SF	CPT ROOF
GARAGE	1	A/1S	667.	No Data	0	No Data

	HEAT ID	HEAT/COOL	HEAT/COOL
HEAT	1	HW Rad	100

	PORCH ID	PORCH AREA	FLOOR	WALL	ROOF	CEILING
PORCH	1	60	WoodDck	None	None	None
	2	144	WoodDck	Screen	Wood (SF)	Yes
	3	112	No Data	No Data	No Data	No Data
	4	504	No Data	No Data	No Data	No Data

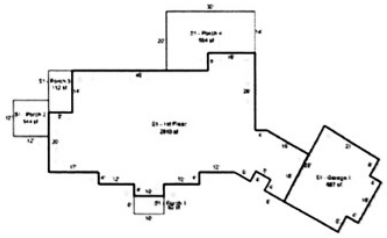
	ROOF ID	ROOF COVER	ROOF COV %
ROOF	1	CompShg	100

NOTES ^2024 REAP needs a reinspect, sec2 could nt be measured, property owner lives in sec1 and not avalible ATOI mother in sec2 did not want me there,

4 yr old heat as of 1

row granted by town
11/29/06; land grade
Sub division of parc
Data entered SH 6/4
Business use of out
No business Use file





Section 2 **Parcel 05-125**

RESIDENTIAL PROPERTY RECORD CARD

MAIN BUILDING INFO	Bldg Type:	Single	Dormer Roof:	No Data	Bsmt Fin SF:	0	Roughins:	1	Firepl Type:	Single	Econ Depr:	0
	Quality:	3.25	Energy Adj:	Average	Bsmt Entry:	No Data	Total Rms:	9	Year Built:	1834	% Complete:	0
	Style:	1.5 Fin	P/Crawl:	No Data	Subfloor:	Wood	Bedrooms:	4	Effect Age:	80	Manuf Width:	0.00
	Building SF:	2554	Bsmt Wall:	Stone	Floor Insul:	No Data	Full Baths:	2	Life Expect:	0	Manuf Length:	0.00
	Design:	1.5 Sty	Bsmt SF:	1593.00	Floor Ins SF:	0	Half Baths:	0	Condition:	Fair/Avg	Tipouts:	0
	Frame:	Studded	Bsmt Garage:	No Data	Wall Hgt:	0	Kitchens:	1	Phys Depr:	52	Skirting:	No Data
	Dormer LF:	0.00	Bsmt FNA:	No Data	Plumb Fix:	8	Fireplaces:	1	Funct Depr:	0	Skirting LF:	0.00
	# Units Multi:	0	Story Multi:	0	Business/Rental:	0 %	Add to Hsite:	Yes	Add to Hmstd:	Yes		

	EXTWALL ID	SIDING	SIDING %			
EXTWALL	1	VnlSide	100			
	GARAGE ID	GAR/SHD TY	AREA	FINISH	FINISH SF	CPT ROOF
GARAGE	1	No Data	0.	No Data	0	No Data
	HEAT ID	HEAT/COOL	HEAT/COOL			
HEAT	1	ForcAir	60			
	2	WrmCool	40			
	PORCH ID	PORCH AREA	FLOOR	WALL	ROOF	CEILING
PORCH	1	144	No Data	No Data	No Data	No Data
	ROOF ID	ROOF COVER	ROOF COV %			
ROOF	1	CompShg	100			

NOTES



SKETCH/AREA TABLE ADDENDUM

Parcel No 05-125

SUBJECT

Property Address 325 Cemetery Road

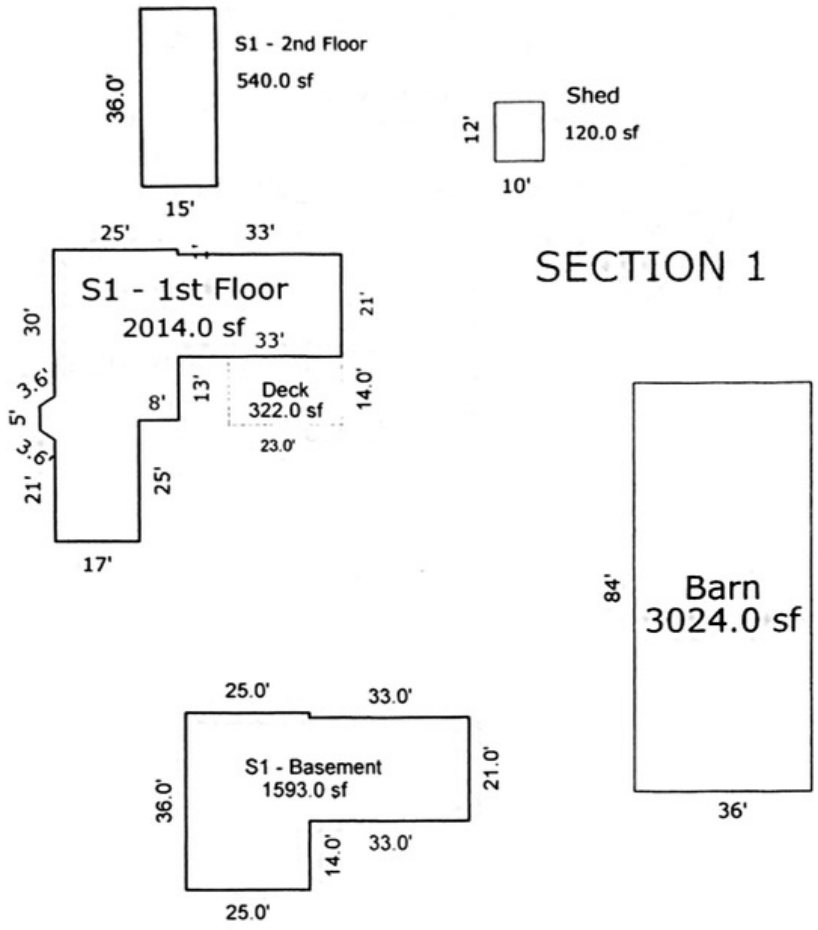
City West Windsor State Zip

Owner

Client

Appraiser Name Inspection Date 4/3/13

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	2014.00	239.2	2014.00
1FL2	S1 - 2nd Floor	1.00	540.00	102.0	540.00
1BS	S1 - Basement	1.00	1593.00	188.0	1593.00
P/P11	Deck	1.00	322.00	74.0	322.00
OTH	Barn	1.00	3024.00	240.0	
	Shed	1.00	120.00	44.0	3144.00

Net BUILDING Area (rounded w/ factors) 2554

Comment Table 1

Comment Table 2 | Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No **05-125**

SUBJECT

Property Address **325 Cemetery Road**

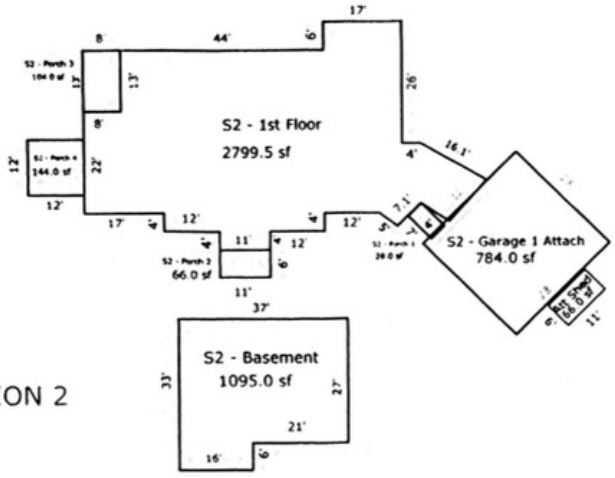
City **West Windsor** State Zip

Owner

Client

Appraiser Name Inspection Date **4/3/13**

IMPROVEMENTS SKETCH



SECTION 2

Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
2FL1	S2 - 1st Floor	1.00	2799.50	267.4	2799.50
2BS	S2 - Basement	1.00	1095.00	140.0	1095.00
GAR21	S2 - Garage 1 Attach	1.00	784.00	112.0	784.00
P/P21	S2 - Porch 1	1.00	28.00	22.0	28.00
P/P22	S2 - Porch 2	1.00	66.00	34.0	66.00
P/P23	S2 - Porch 3	1.00	104.00	42.0	104.00
P/P24	S2 - Porch 4	1.00	144.00	48.0	144.00
OTH	Att Shed	1.00	66.00	34.0	66.00

Net BUILDING Area (rounded w/ factors) 2800

Comment Table 1

Comment Table 2 Comment Table 3

WEST WINDSOR DEVELOPMENT REVIEW BOARD

Story Memorial Hall
P.O. Box 6; Brownsville, Vermont 05037; Tel. (802) 484-7212; Fax. (802) 484-3518

RESOLUTION ON REQUEST FOR SUBDIVISION (FINAL PLAT) APPROVAL

Permit Application #2456 by Jeffrey Hermanson & Claudia Centomini (property owners) and Robert Farnsworth (applicant) for a 2-lot subdivision of a 36.75-acre property (parcel #5-125) at 325 Cemetery Road

On behalf of Jeffrey Hermanson & Claudia Centomini, Robert Farnsworth submitted a survey and requested final plat approval for the subdivision of the subject property (parcel #5-125) into two parcels: a 10.03-acre parcel and a 26.72-acre parcel. A public hearing notice for the subdivision was posted at the Town Hall, the Brownsville Post Office and the Brownsville General Store on October 5, 2011, and published in the *Vermont Standard* on October 6, 2011. On October 6, 2011, the hearing notice was mailed to Robert Farnsworth for posting on the property within view of Cemetery Road, and to the following owners of adjoining property by first class mail: Joseph A. Hourihan (c/o Heffernan & Heffernan); Constance Dowse; Mark, Matthew & Luke Avery (c/o Donald Avery); David & Virginia Schoen; Gordon, Christine, David & John Silvester; Ann D'Anna; Jill Delaney; Peter & Julie Gaudette; G. Paul & Rebecca Dulac.

The subdivision was considered by the Development Review Board (DRB) at a public hearing on October 25, 2011. The DRB reviewed the subdivision under the Town of West Windsor Subdivision Regulations as adopted by the Selectboard on August 10, 2009. The hearing was preceded by a site visit. Present at the site visit were the following members of the DRB: Glenn Seward, Shannon Harrington, Genevieve Lemire, Barbara Truex, and Hal Pyke. Applicant Robert Farnsworth, Tree Warden/Selectboard Member Tom Kenyon, Zoning Administrator Martha Harrison, and adjoining property owners Jill Delaney, David Schoen and Virginia Schoen were also present. Present at the hearing were the DRB members, the applicant, the tree warden and the zoning administrator.

FINDINGS OF FACT

Based on the survey submitted and the testimony of those present, the DRB makes the following findings:

1. Applicant Robert Farnsworth and Tree Warden/Selectboard Member Tom Kenyon were sworn in by DRB Chair Glenn Seward.
2. The subject property (parcel #5-125) is a 36.75-acre parcel owned by Jeffrey Hermanson and Claudia Centomini.
3. The property is located in the Rural Residential (5 acre) district, where the minimum lot size is five acres and the minimum frontage is 300'.
4. The proposed 10.03-acre lot has 545.93' of road frontage, and the proposed 26.72-acre lot has 523.5' of road frontage.
5. On October 3, 2011, the West Windsor Selectboard granted initial approval for a new residential access for the 10.03-acre lot. Subsequently, at the request of Tree Warden/Selectboard Member Tom Kenyon, the property owners agreed to move the access 18' to the east in order to preserve several large maple trees.
6. Property owner Jeffrey Hermanson sent a letter dated October 6, 2011 to DRB Chair Glenn Seward requesting that his application be treated as an application for Final Plat approval.
7. All natural resources shown on Farnsworth Drawing #11-1958-A appear to be accurately located and drawn to scale as required under the West Windsor Subdivision Regulations.
8. There are no Class 1 or Class 2 wetlands on the property. The Class 3 wetlands shown on the survey are not in the vicinity of the proposed house site.

9. According to the applicant, there are no existing covenants or deed restrictions, and no proposed rights-of-way.
10. Because only two lots are proposed, the subdivision will not generate traffic that exceeds the capacity of adjacent roads.
11. A state Wastewater System and Potable Water Supply permit is required before construction begins on any structures associated with a wastewater system and/or water supply.
12. On October 4, 2011, the property owners applied for a permit from the Wastewater Management Division of the Vermont Department of Environmental Conservation (Project ID#: WW-2-2111-2). The proposed well and septic system are not shown on the survey and the permit has not been issued yet.
13. Because they are geared toward larger subdivisions, the DRB waived Sections 3.1 through 3.6 of the Subdivision Regulations. Likewise, the DRB waived the following requirements from Appendix D: road profiles; road, intersection & parking geometry; construction schematics; proposed landscaping & screening; proposed conservation buffer areas or easements; existing & proposed traffic rates & volumes; proposed off-site easements; phasing schedule; homeowners' association; and proposed covenants or deed restrictions.

DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the DRB grants final approval for the subdivision application submitted by Jeffrey Hermanson and Claudia Centomini. This approval is granted subject to the condition that the property owners show the proposed well and septic sites, and the relocated highway access on a Mylar, which must be signed by DRB Chair Glenn Seward and one other member of the DRB. As conditioned, the proposed subdivision meets the requirements of the West Windsor Subdivision Regulations. The approval of the DRB shall expire 180 days from the date of this decision, unless the approved plat is duly filed or recorded in the office of the municipal clerk.

Dated at West Windsor, Vermont, this 28th day of October, 2011.

Glenn Seward, Chair
West Windsor Development Review Board

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

West Windsor Town Clerk's Office
Received for record this 28th day
of October, 2011 at 2:55 PM
Recorded in Book 104 Page 124-125
of Land Records.
Attest: [illegible] Town Clerk

List of Capital Improvements

Windows, doors, insulation and siding	$88,000
Kitchen, bathrooms, renovated upstairs	$100,000
Stonework, landscaping	$100,000
Barn and paddocks	$285,000
Heat pumps	$12,500
Riding ring and fencing	$75,000
Round pen	$5,000
Shed	$3,500
Total Capital Improvements	**$669,000**

Purchase Price (includes retained lot)	$550,000

dotloop signature verification: dtlp.us/FFEa-ydzE-FkWF

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

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

Required Federal Lead Warning Statement

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

Property Address: 325 Cemetery Road, West Windsor, VT 05089

Seller's Disclosure
(initial applicable sections)

1. Presence of lead-based paint and/or lead based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Original house was built in 1842. We have made renovations, and have painted the entire house. All windows have been replace. There is probably still some lead paint beneath the existing paint.

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

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
We have none

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

Purchaser's Acknowledgement
(initial applicable sections)

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

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home.*

Seller's Initials 04/01/25 3:12 PM EDT dotloop verified 04/04/25 9:07 AM EDT dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/FFEa-ydzE-FkWF

Purchaser has:

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

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

Agent's Acknowledgement (initial)

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

Certification of Accuracy

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

Seller: Jeffrey A. Hermanson dotloop verified 04/01/25 3:12 PM EDT M7KU-QJKK-DWEI-DA7X
(Signature) Date

Purchaser: (Signature) Date

Seller: Claudia T. Centomini dotloop verified 04/04/25 9:07 AM EDT RGJX-0MF4-JUW8-NV8E
(Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

dotloop signature verification: dtlp.us/bi5g-u48D-ry5m

Vermont Mandatory Flood Disclosure

Date Prepared: _____

Seller's Name(s): Jeffrey A. Hermanson Claudia T. Centomini

Property Address: 325 Cemetery Road, West Windsor, VT 05089
Street City/Town

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

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

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

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

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

Seller: Jeffrey A. Hermanson dotloop verified 04/01/25 3:12 PM EDT DYEN-YNPS-WTSL-ADA9
(Signature) (Date)

Seller: Claudia T. Centomini dotloop verified 04/04/25 9:07 AM EDT YFRZ-QRFJ-QD8B-Y1LS
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°29'13"W 43°29'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

72°28'35"W 43°28'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2025 at 3:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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