Grouse Hill

874 Middletown Rd Grafton VT



For more information, please contact:

Story Jenks
Principal | Regional Managing Broker
sjenks@landvest.com
M: 802.238.1332

4 The Green, Woodstock, VT 05091

www.landvest.com

LandVest

CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 874 Middletown Rd 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.

Grouse Hill Farm

Grafton, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 66.8± Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Contours (ft)



Credits: 2024 imagery from ESRI world imagery map service.

Date: 05/19/26

Project Number: VT1666

0 155 310 620 Feet

Scale: 1 " = 300 '

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

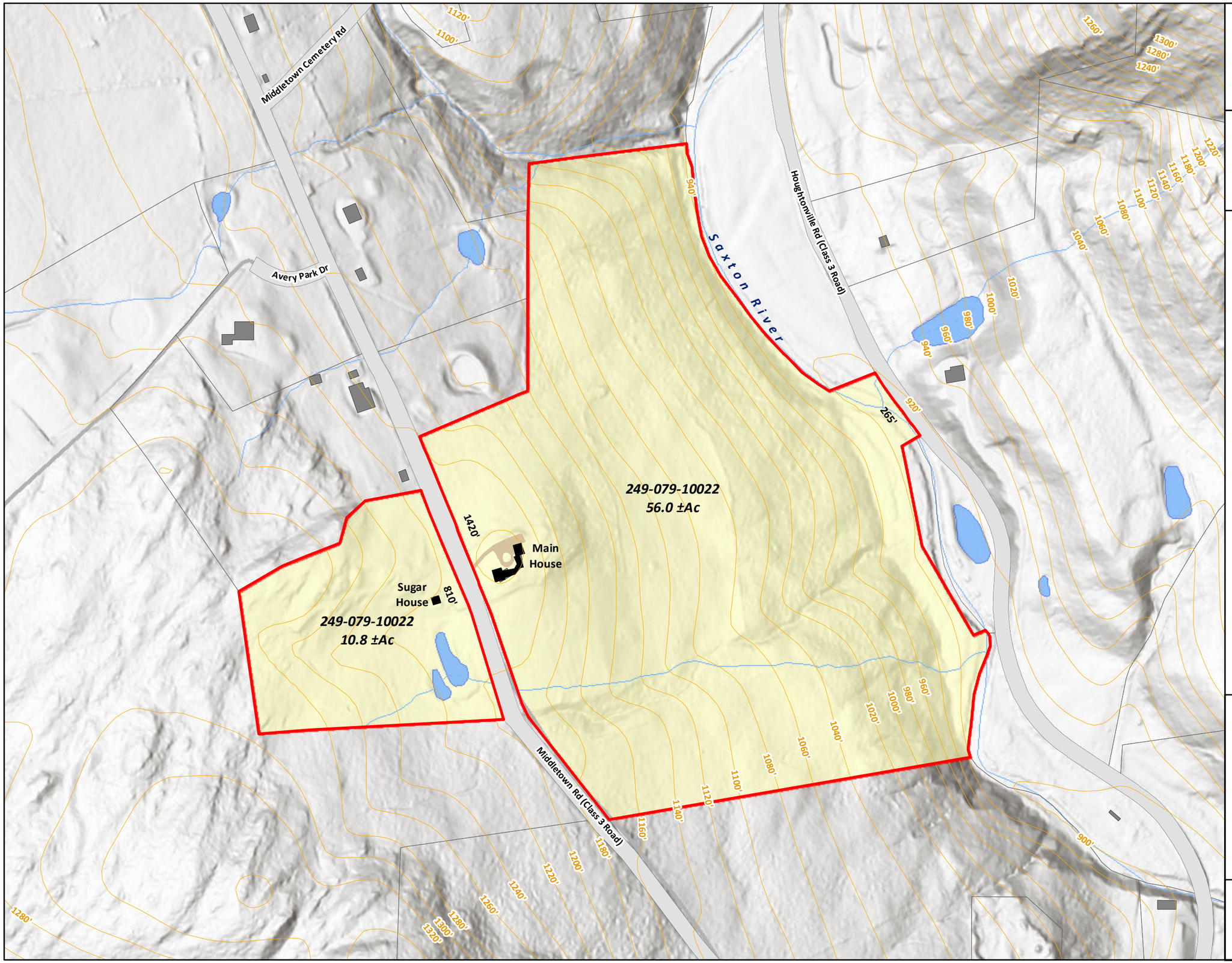
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Document Name: VT1666 ortho

Grouse Hill Farm

Grafton, VT

Base Plan



LEGEND

- Subject Property - 66.8 ±Ac
- Building Footprints
- Driveway
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Contours (ft)



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

Date: 05/17/26

Project Number: VT1666

0 155 310 620 Feet

Scale: 1 " = 300 '

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

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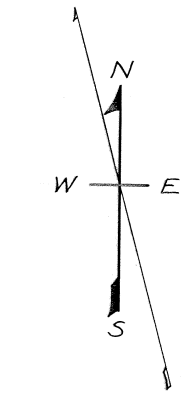
Document Name: VT1666 base

"GROUSE HILL"

Property of
Robert and Virginia Barrett
GRAFTON, VT.

November, 1969.
Scale 1" = 200'

Surveyor – Alstead, N. H.
File No. 2007



Magnetic bearings shown.

(STEWART)

Tag on 14" Yellow Birch

515'

(STEWART)

(ERLICH)

N. 15°E. - 775'

Saxton's River

1025'

Houghtonville Road

N. 85°E. 175'±

265'

S.M.

N. 81½°E. - 390'

±175'±

S. 77°W. - 60'

8" Yellow Birch

S. 4°W. - 340'

(Town of Grafton)

Pool Lot

18" Dead Elm

S. 14°E. - 328'

(18" Hemlock)

Stone Monument

N. 84°E. - 30'± To River

±410'

(ERLICH)

S. 85°E. 170'

N. 49°E. - 165'

N. 77°E. - 380'

N. 6°E. - 473'

10.8 A.

56 A.
- 4
52 ... Oct., 1981.

810'

(1420' Total)

24" Maple

S. 85°E. 260'

S. 7°E. 140'

328'

N. 82°E. - 540'

I.S.

S. 25°E. - 400'

I.S.

605'

210'±

212'

H. A. VOGEL
4.0 A.

275'

N. 85°W. - 590'

N. 78½°W. - 815'

(MEADOWCROFT)

Restricted Area

(JOHNSON)

10-1981

F-46

2007-1-2

Grouse Hill Farm

Grafton, VT

Base Plan Orthophotograph Survey Overlay

LEGEND

- Subject Property - 66.8± Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2024 imagery from ESRI world imagery map service.

Date: 05/17/26

Project Number: VT1666

0 155 310 620 Feet

Scale: 1 " = 300 '

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

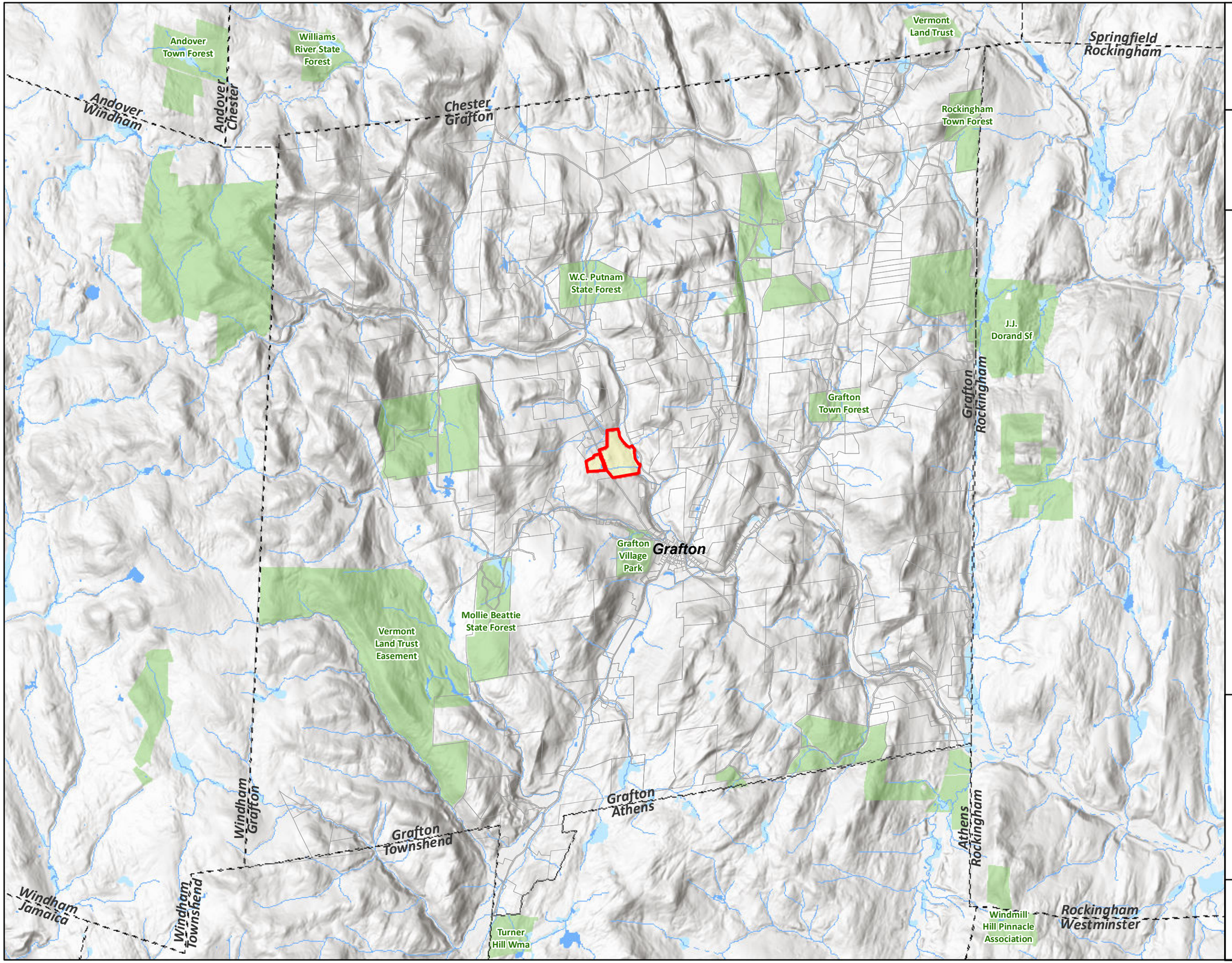
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Document Name: VT1666 ortho - survey overlay

Grouse Hill Farm

Grafton, VT

Town Locus



LEGEND

- Subject Property - 66.8 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Date: 05/17/26

Project Number: VT1666

0 2,125 4,250 8,500 Feet

Scale: 1 " = 4,155 '

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

LandVest

Document Name: VT1666 town locus

PROPERTY DETAILS ADDENDUM
GROUSE HILL FARM
874 MIDDLETOWN RD, GRAFTON, VT 05146

PROPERTY
66.8 +/- acres
Close to Grafton Village
Sugarhouse
Pond
Apple orchard and blueberry bushes
Stone walls

RESIDENCE
Brick Federal c1815 with additions
5 Bedrooms, 2.5 Bathrooms
4,442.8 SQFT (Lister Card)
Two-bay attached garage
Stone patio

First Floor

Great Room
Tile floor
3 French doors to backyard
Vaulted ceilings
Exposed beams
Ceiling fans
Built-in storage cabinet under the stairs to garage loft
Former barn doors to driveway side (not in use)

Breezeway
Unheated
Ceramic tile floor
Vertical wood board walls
Two sets of sliding barn doors to exterior

Sunroom
Oak hardwood floor
Baseboard radiators
Wood-burning fireplace with brick hearth French doors to exterior stone patio
Recessed lighting

Mudroom
Painted floor
Coat rack and storage cabinets

Laundry Room
GE washer and dryer
Utility sink. Storage shelves

Dining Area
Garrison wood stove
Antique pine floor
Vertical pine trim
Reading nook window alcove
Utility cabinets
Door to exterior

Kitchen
Ceramic tile floor
Painted wood cabinets
Manufactured countertops with maple cutting board
Stainless steel sink
Track lighting
Appliances
- KitchenAid dishwasher
- GE electric stove
- GE fridge and freezer
- Microwave not included in sale

Dining Room
Cabinet
Brick wood-burning fireplace with marble hearth
Chandelier
Door to basement

Bathroom (1/2)
Wall to wall carpet floor
Wood vanity with porcelain sink

Sitting Room
Wood-burning brick fireplace with stone hearth
Painted wood wall trim
Built-in bookcases

Library/Living Room
Wood-burning brick fireplace with stone hearth
Wall to wall Carpet floor
Painted wood wall trim
Built-in bookcases

Second Floor

Bedroom 1 (Primary)
Painted wood floor
Wood-burning fireplace with brick hearth
Two closets

Primary Bathroom with Shower
Tiled floor
Porcelain pedestal sink
Heated towel rack
Glass shower stall

PROPERTY DETAILS ADDENDUM
GROUSE HILL FARM
874 MIDDLETOWN RD, GRAFTON, VT 05146

Bedroom 2
Wall to wall carpet floor
Wallpapered wall
Wood-burning fireplace with brick hearth Closet

Bedroom 3
Carpeted floor
Wallpapered wall
Wood-burning fireplace with brick hearth Closet

Bathroom with Tub and Shower
Linoleum floor
Porcelain sink
Porcelain bathtub with tiled shower
Hall closets

Bedroom 4 (End of Hall)
Hardwood floor
Wallpapered walls
Two closets

Third Floor

Bedroom 5 (Top of Stairs Right)
Wall to wall carpet floor
Wood panel and pine board walls
Popcorn ceiling
Built-in bookcase
Built-in dresser & cedar closet in stairway landing

TV Room
Wall to wall carpet floor
Pine board walls
Track lighting
Closet
Access to knee wall attic crawlspace storage

GARAGE - Attached
Wood frame
Painted wood batten board siding
Asphalt shingle roof
Concrete foundation
Attached storage shed roof

First Floor

Two-Bay Garage
Gravel floor
Storage closet
Utility rooms for heating oil tank and furnace
Electrical subpanel

Second Floor

Landing
Oak floor
Seating area

Storage Loft
Subfloor
Unfinished space

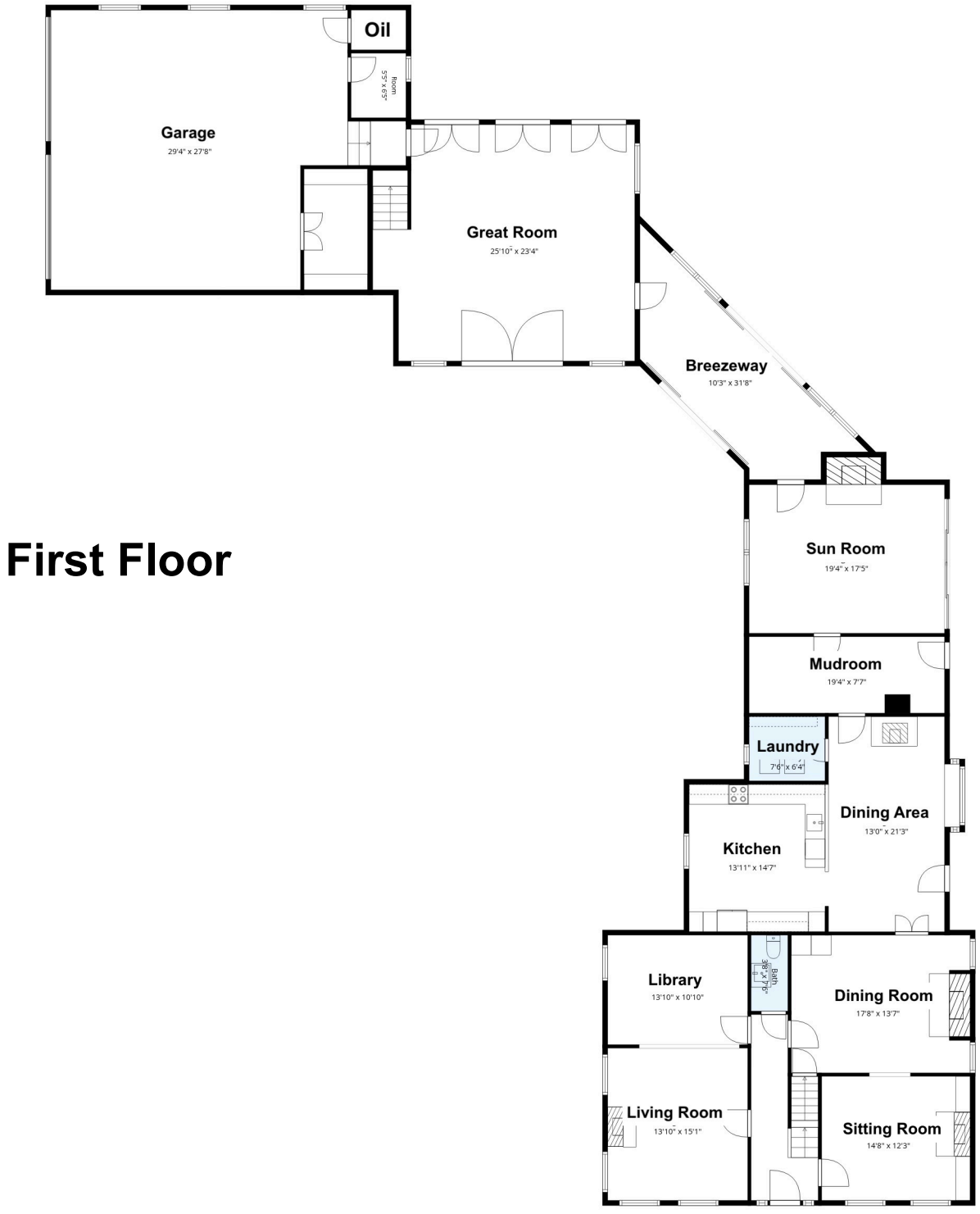
Structural Notes

Brick exterior for original section of the home
Additions have painted wood clapboard siding
Asphalt shingle roof
Antique pine floors throughout the home except where otherwise noted
Stone foundation with gravel floor basement

Utilities
Garage - Oil fired hot water base board heat. Radiant heat in great room. 275 gal oil tank
House basement - oil fired steam heat boiler, manual water feed – serviced 5/2026, 2-275 gal oil tanks
32-gallon domestic hot water heater (oil)
Drilled well – front of house
Pressure tank
Sediment filter
200 amp service
Sump pump
Electric meter #6021564
1,000 gal septic tank
VTel fiber optic internet

SUGAR HOUSE
Wood frame
Painted wood batten board siding
Corrugated metal roof
Poured concrete slab floor and foundation
Unfinished space

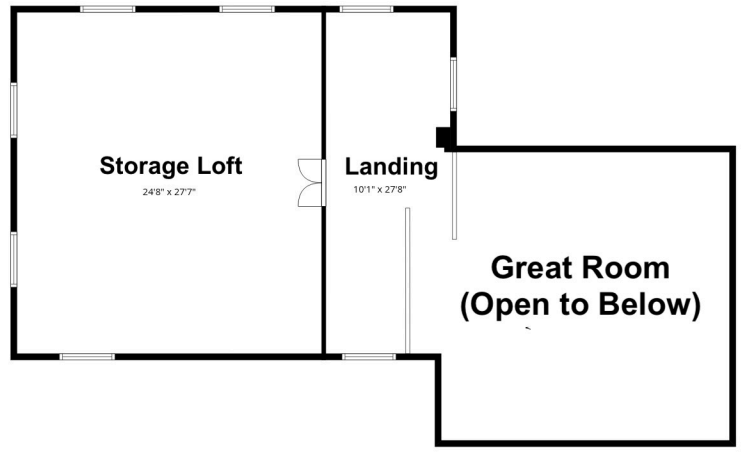
First Floor



TOTAL: 5789 sq. ft

Basement: 371 sq. ft, 1st floor: 2600 sq. ft, 2nd floor: 2345 sq. ft, 3rd floor: 473 sq. ft
EXCLUDED AREAS: GARAGE: 1346 sq. ft, SCREENED PORCH: 234 sq. ft, FIREPLACE: 18 sq. ft,
OPEN TO BELOW: 556 sq. ft, WALLS: 529 sq. ft

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



Second Floor (Garage)

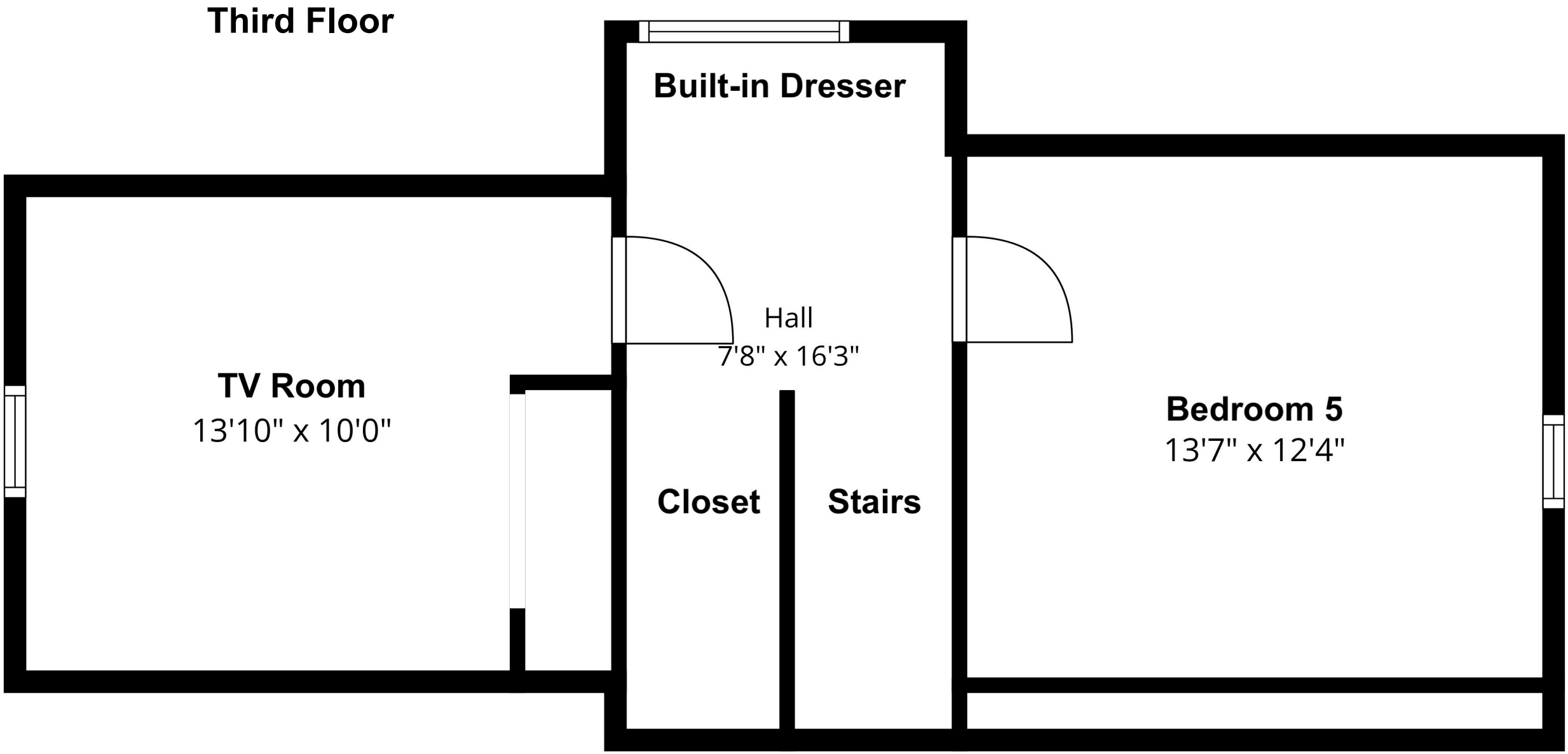
Second Floor (House)



TOTAL: 5789 sq. ft

Basement: 371 sq. ft, 1st floor: 2600 sq. ft, 2nd floor: 2345 sq. ft, 3rd floor: 473 sq. ft
EXCLUDED AREAS: GARAGE: 1346 sq. ft, SCREENED PORCH: 234 sq. ft, FIREPLACE: 18 sq. ft,
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

dotloop signature verification: dtlp.us/C2UV-DqWZ-5GaE

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 05/31/2026

Seller's Name(s): Kathleen E. Austin George E. Austin

Physical Property Address: 874 Middletown Road, Grafton, VT 05146

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.

Seller's Initials KEA 06/03/26 11:00 AM EDT dotloop verified GEA 06/03/26 11:28 AM EDT dotloop verified ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

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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: _____	☐ 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? steel pins in corners	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 1969 By whom? Newman Chase	☑ 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: _____

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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): Radiator. Manual water feed to boiler

(b) Age of Heating System: _____ ☑ 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? 5/22/2026 By whom? Irving Energy

(d) When was the **primary** heating system last serviced? 5/22/26
By whom? Irving Energy Service/inspection tags on Furnace

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

(f) **Primary** Annual Fuel Usage: 3000 Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Irving Energy

(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? 5/22/26 By whom? Irving Energy

(j) When was the secondary heating system last serviced? 5/22/26
By whom? Irving Energy Service/inspection tags on Furnace

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

(l) Secondary Annual Fuel Usage: 500 Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: Irving Energy

(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.): 2 window

(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: About 20 yrs ☐ 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: 200 Amps ☐ DON'T KNOW

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Buyer's Initials _____

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(u)	Annual electricity usage: $ 2000. Date Range: 2025 *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 - # 1 DR	☐ Microwave	☑ Smoke Detectors – # 5
☐ 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: Microwave			

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: Vermont Telephone	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: AT&T Verizon	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: VTel	☑ 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: VTel	☑ 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): Brick			
(b)	Year Building(s) Constructed: Main Building 1815 Additions to Main Building: 1967- 1970 Additional Building(s): (a) Barn (b) Garage (c) Breezeway (d) Workrom			
(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: Internal Renovations 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:** Bottom of Right French door in Sun Room has some rot.			
(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: infrequent water/dampness in spring from snow runoff and/or heavy rain	☑ 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: installed sump pump in basement in 2000	☑ 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) ☐ DON'T KNOW Approximate age of roof? 19 years			
(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? new roof in 2007	☑ 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: Tag #: Depth: Gallons Per Minute (at time of driller's report): Date of driller's report:
(c)	Age of Water System: Don't know
(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? 5/18/26 By whom? Nelson Analytical Labs Results: Bacteria absent	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? 5/18/26 Tested for E Coli By whom? Nelson Analytical Labs Results: Bacteria absent	☑ 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: Don't know			
(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? _____ ☑ 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: Inspection underway but not complete	☐ 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? 5/18/26 By whom? NorwayHillHome Inspection Results: 0.0-0.9pCiL;less than 4pCiL-no mitigation recommended by EPA	☑ 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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Buyer's Initials

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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: _____

Re (p) & (q) Annual inspection for cluster flies and mice and treatment if needed

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.

Seller's Initials KEA 06/03/26 11:00 AM EDT GEA 06/03/26 11:28 AM EDT Buyer's Initials

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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:	George E. Austin dotloop verified 06/03/26 11:28 AM EDT QZUQ-8MII-TLXV-L8SB		Buyer:		
	(Signature)	(Date)		(Signature)	(Date)
Seller:	Kathleen E. Austin dotloop verified 06/03/26 11:00 AM EDT GWBQ-PRRQ-R31G-ZGMK		Buyer:		
	(Signature)	(Date)		(Signature)	(Date)
Seller:			Buyer:		
	(Signature)	(Date)		(Signature)	(Date)
Seller:			Buyer:		
	(Signature)	(Date)		(Signature)	(Date)

Addendum A to Seller's Property Information Report

George & Kathleen Austin residence - 874 Middletown Rd, Grafton, VT

Disclosure: Woodpecker holes have been observed recently on the barn siding.

Grouse Hill Farm - Grafton, VT

Estimated 2025 Operation and Maintenance Expenses

	Vendor Name	Contact Info	Notes	Est $/Yr Avg
UTILITIES				
Oil	***Irving Energy***	***888-310-1924***	3,000 gallons / yr	$12,000.00
Electric	***Green Mountain Power***	***888-835-4672***	Meter #6021564	$2,000.00
Cable/Internet	***VTEL***	***802-885-9000***	Fiber Optic	$2,000.00
Pest Control	***Paul's Pest Control***	***802-376-7433***	Annual contract	$500.00
Mowing and Snow Removal	***Ivor Stevens***	***802-376-5647***	Annual Contract	$9,000.00
Security	***Countryside Alarm***	***802-259-2213***	Smoke/Furnace Monitoring	$500.00
Window Washing	***Jeremy & Ruth Congdon***	***802-885-5347***	Once annually around Sept 1st	$1,500.00
Caretaking	***Dick DesRocher***	***802-843-2301***	Neighbor (Not Available to Continue)	$2,000.00
TAXES				
Current Property Taxes				$26,369.08
TOTAL				$55,869.08

This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.

PAYABLE TO:
MAIL TO:

Town of Grafton

P O BOX 180
GRAFTON VT 05146

802-843-2419

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
008004.	05/05/2026	2025-2026

Location: 874 MIDDLETOWN RD

SPAN # 249-079-10022 SCL CODE: 079
TOTAL PARCEL ACRES 66.80

FOR INCOME TAX PURPOSES

OWNER **AUSTIN GEORGE**
AUSTIN KATHLEEN
29 BOULDER TRAIL
BRONXVILLE NY 10708

ASSESSED VALUE			NONHOMESTEAD
REAL	1,011,900		1,011,900
TOTAL TAXABLE VALUE	1,011,900		1,011,900
GRAND LIST VALUES	10,119.00		10,119.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.2822	x10,119.00=	2,855.56
HIGHWAY	0.4621	x10,119.00=	4,675.99
CAPITAL PROJECTS	0.1260	x10,119.00=	1,274.99
LOCAL AGREEMENT	0.0221	x10,119.00=	223.63

Revised Bill

TOTAL MUNICIPAL TAX 9,030.17
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.7135	x10,119.00=	17,338.91

1.7030 (state rate) / 99.39% (CLA ÷ SA) = 1.7135

Payments	
1	08/15/2025
2	11/17/2025
3	02/17/2026
4	05/15/2026

TOTAL EDUCATION TAX 17,338.91
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX 26,369.08
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Grafton **TAX YEAR** 2025-2026

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
AUSTIN GEORGE	
PARCEL ID	
008004.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Town of Grafton **TAX YEAR** 2025-2026

2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
AUSTIN GEORGE	
PARCEL ID	
008004.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Town of Grafton **TAX YEAR** 2025-2026

3RD PAYMENT DUE	
02/17/2026	
OWNER NAME	
AUSTIN GEORGE	
PARCEL ID	
008004.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Town of Grafton **TAX YEAR** 2025-2026

4TH PAYMENT DUE	
05/15/2026	
OWNER NAME	
AUSTIN GEORGE	
PARCEL ID	
008004.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, R. R. BARRETT, JR. and VIRGINIA M. BARRETT, husband and wife, of Grafton, in the County of Windham and State of Vermont, Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, husband and wife, of Bronxville, in the County of Westchester and State of New York, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Grafton, in the County of Windham and State of Vermont, described as follows, viz:

Meaning and intending hereby to convey part of the same lands and premises which were conveyed to the Grantors herein, R. R. Barrett, Jr. and Virginia M. Barrett, by warranty deed of Miron C. Meadowcraft and Elizabeth B. Meadowcraft dated December 18, 1981 and recorded in Book 31, Page 40 of the Grafton Land Records. The premises are also described in a deed between the Grantors dated December 26, 1988 and recorded December 27, 1988 in Book 33, Page 61 of the Grafton Land Records, and therein described as PARCEL ONE, as follows:

"Beginning at a point marked by a stone wall intersection on the easterly side of Middletown Road, so-called, which point marks the northwesterly corner of lands of The Windham Foundation (formerly of Johnson) and the southwesterly corner of the parcel herein conveyed; thence in a general north-northwesterly direction along the easterly limits of Middletown Road a distance of 1,420 feet, more or less, to a stone wall corner at the southwesterly corner of lands now or formerly of Herrlich; thence North 81 1/2° East along the southerly line of lands of said Herlich, and following a stone wall, a distance of 390 feet, more or less, to a stone wall corner; thence North 15′ East along the easterly line of lands of said Herrlich, following a stone wall, and continuing in the same direction along lands now or formerly of Arthur Park, a total distance of 775 feet, more or less, to a brook and a corner near a tag on a 14 inch yellow birch; thence in a general easterly direction along lands now or formerly of Streeter, and following the course of said brook a distance of 515 feet, more or less, to the Saxtons River and a corner; thence in a general southerly, and southeasterly direction, following the course of the Saxtons River and the westerly line of lands now or formerly of Pollio, a distance of 1,025 feet, more or less, to a corner; thence North 85° East along the southerly line of lands of said Pollio crossing the river and partially along a stone wall, a distance of 175 feet, more or less, to a corner and the westerly limits of Vermont Route #121; thence in a southeasterly direction along the westerly limits of Vermont Route #121, a distance of 265 feet, more or less, to a corner and lands of the Town of Grafton, known as the "Pool Lot"; thence South 77° West along the northerly line of said Pool Lot, crossing the river, a

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CHESTER, VERMONT
05143

802 875-2512

distance of 60 feet, more or less, to a corner marked by a tag on an 8 inch Yellow Birch; thence South 4° West along the Westerly line of said Pool Lot, a distance of 340 feet, more or less, to a point marked by an 18 inch dead elm; thence South 14° East, continuing along the westerly line of said Pool Lot, a distance of 328 feet, more or less, to a corner marked by a stone monument; thence North 84° East along the southerly line of said Pool Lot a distance of 30 feet, more or less, to the westerly bank of the Saxtons River; thence in a general southerly direction along the westerly bank of the Saxtons River to a corner marked by an iron pin set in the ground, and the northeasterly corner of lands of The Windham Foundation (formerly of Johnson); thence North 85° West along the northerly line of said lands of The Windham Foundation and partially following a stone wall, a distance of 1195 feet, more or less, to a stone wall intersection on the easterly limits of the Middletown Road, being the point and place of beginning.

Said parcel is estimated to contain 56 acres, be the same more or less, as shown on a survey entitled "GROUSE HILL, Property of Robert and Virginia Barrett, Grafton, Vt." prepared by Heman Chase, dated November, 1969 and bearing file number 2007-1."

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, R. R. BARRETT, JR. and VIRGINIA M. BARRETT, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, their heirs and assigns, that until the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of December A.D. 1991.

IN PRESENCE OF

Witness — R. R. Barrett, Jr.

Witness — Virginia M. Barrett

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Chester, this 27th day of December, 1991, R. R. BARRETT, JR. and VIRGINIA M. BARRETT personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me _____
Notary Public

My commission expires: 2/10/95

RECEIVED FOR RECORD

December 27 A.D. 1991 at 2 o'clock 55 minutes P. M. and recorded in Book 34, Page _____ of the Grafton Land Records.

Attest Cynthia M. Gibbs

A true copy

DAKIN & BENELLI, P.C.
ATTORNEYS AT LAW
P. O. BOX 499

Vermont Property Transfer Tax
32 V. S. A. Chap. 231
ACKNOWLEDGMENT
Return Receipt—Tax Receipt—Land Record
V. L. Land Record
Return Receipt
Signed 91-41
Cynthia M. Gibbs, Clerk
Date December 27, 1991

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, R. R. BARRETT, JR. and VIRGINIA M. BARRETT, husband and wife, of Grafton, in the County of Windham and State of Vermont, Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, husband and wife, of Bronxville, in the County of Westchester and State of New York, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Grafton, in the County of Windham and State of Vermont, described as follows, viz:

Meaning and intending hereby to convey part of the same lands and premises which were conveyed to the Grantors herein, R. R. Barrett, Jr. and Virginia M. Barrett, by warranty deed of Miron C. Meadowcraft and Elizabeth B. Meadowcraft dated December 18, 1981 and recorded in Book 31, Page 40 of the Grafton Land Records. The premises are also described in a deed between the Grantors dated December 26, 1988 and recorded December 27, 1988 in Book 33, Page 61 of the Grafton and Records, and therein described as PARCEL TWO, as follows:

"Beginning at a point marked by an iron pin set in the ground on the westerly limits of the Middletown Road, so-called, which point marks the northeasterly corner of lands of The Windham Foundation, (formerly of Johnson) and the southeasterly corner of the parcel herein conveyed; thence North 78 1/2° West along the northerly line of said lands of The Windham Foundation a distance of 815 feet, more or less, to a corner marked by an iron pin set in the end of a break in a stone wall; thence North 6° East continuing along lands of The Windham Foundation, and following a stone wall, a distance of 473 feet, more or less, to a corner marked by an iron pin set in a stone wall corner; thence North 77° East along the southerly line of lands now or formerly of Herrlich, and following a stone wall, a distance of 380 feet, more or less, to a point marked by an angle in said stone wall; thence North 49° East continuing along the southerly line of said lands of Herrlich, and following a stone wall, a distance of 165 feet, more or less, to a point marked by an

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angle in said stone wall; thence South 85° East continuing along the southerly line of said lands of Herrlich, and following a stone wall, a distance of 170 feet, more or less, to a corner marked by an iron pin set in a stone wall intersection on the westerly limits of the Middletown Road; thence in a southerly direction along the westerly limits of said Middletown Road, and partially following stone walls, a distance of 810 feet, more or less, to an iron pin set in the ground, being the point and place of beginning.

Said parcel is estimated to contain 10.8 acres, be the same more or less, as shown on a survey entitled "GROUSE HILL, Property of Robert and Virginia Barrett, Grafton, Vt." prepared by Heman Chase, dated November, 1969 and bearing file number 2007-1."

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, R. R. BARRETT, JR. and VIRGINIA M. BARRETT, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, GEORGE E. AUSTIN and KATHLEEN E. AUSTIN, their heirs and assigns, that until the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of October A.D. 1992.

IN PRESENCE OF

Witness

Witness

R. R. Barrett, Jr.
by Wesley Post POA

Virginia M. Barrett
by Wesley Post POA

DAKIN & BENELLI, P.C.
ATTORNEYS AT LAW
P. O. BOX 499
CHESTER, VERMONT
05143-0499

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Chester, this 9th day of October, 1992, R. R. BARRETT, JR. and VIRGINIA M. BARRETT personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me Emily O. Lapp
Notary Public

My commission expires: 2/10/95

RECEIVED FOR RECORD

October 22 A.D. 1992 at 10 o'clock 50 minutes M. and recorded in Book 34, Page 509-510 of the Grafton Land Records.

Attest Cindy Mann
Asst. Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 92-71
Signed Cindy Mann Clerk
Date 10-22-92

Unofficial Property Record Card - Grafton, VT

General Property Data

Parcel ID	008004	**Account Number**	10022
Prior Parcel ID			
Property Owner	AUSTIN GEORGE AUSTIN KATHLEEN	**Property Location**	874 MIDDLETOWN RD GRAFTON
		Property Use	RESD 2
Mailing Address	29 BOULDER TRAIL	**Most Recent Sale Date**	1/1/1900
		Legal Reference	34/119
City	BRONXVILLE	**Grantor**	
Mailing State	NY **Zip** 10708	**Sale Price**	0
ParcelZoning	N/A	**Land Area**	66.800 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	1,163,400	15,300	412,300	1,591,000

Building Description

Building Style	ANTIQUE	**Foundation Type**	MASONRY	**Flooring Type**	CARPET
# of Living Units	1	**Frame Type**	WOOD	**Basement Floor**	EARTH
Year Built	1815	**Roof Structure**	GABLE	**Heating Type**	STEAM
Building Grade	VERY GOOD	**Roof Cover**	ASPHALT SH	**Heating Fuel**	OIL
Building Condition	N/A	**Siding**	BRICK	**Air Conditioning**	0%
Finished Area (SF)	4442.8	**Interior Walls**	PLASTER	**# of Bsmt Garages**	0
Number Rooms	10	**# of Bedrooms**	5	**# of Full Baths**	1
# of 3/4 Baths	1	**# of 1/2 Baths**	1	**# of Other Fixtures**	1

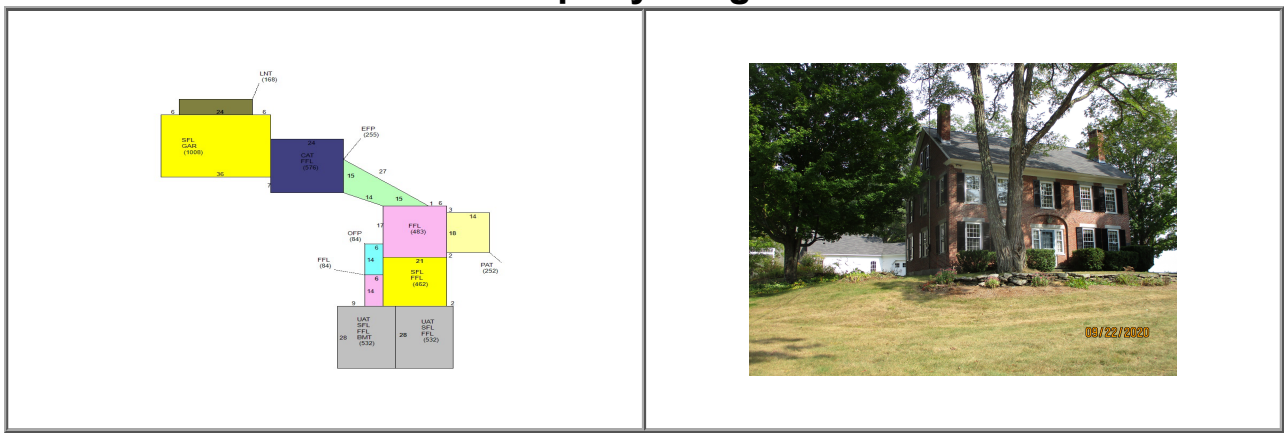
Legal Description

874 MIDDLETOWN RD `GROUSE HILL`

Narrative Description of Property

This property contains 66.800 acres of land mainly classified as RESD 2 with a(n) ANTIQUE style building, built about 1815 , having BRICK exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 5 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

722

Permit to Add 2 Bedrooms Over Garage

MEMORANDUM OF
MUNICIPAL ACTION
24 V.S.A. Section 4443(C)

RECORD TITLE OWNER(S) OF PROPERTY(GRANTOR):

George Austin

APPLICANT(S) IF DIFFERENT FROM RECORD TITLE OWNER(S):

PROPERTY DESCRIPTION (COMPLETE AT LEAST ONE):

ADDRESS OF PARCEL: Middletown Rd.

TAX MAP PARCEL NUMBER: 8-4

DEED REFERENCE:VOLUME: 34 PAGE: 119

TYPE OF MUNICIPAL ACTION(S):

TYPE	PERMIT NUMBER (if applicable)	DATE ISSUED	LOCATION OF RECORD	APPEALED TO DATE?
Sewerage permit		8/13/02	vault	No

Received for Record

August 19 AD ~~19~~ 2002 at 1 o'clock AM (PM)

Recorded in Book 4/11 Page 722

Attest Cynthia M. Gibbs
Town Clerk/Assistant Town Clerk

ABOUT THIS FORM:

This form is issued as a suggested format. It was developed by a group comprised of members from the Secretary of States Office, Division of Public Records, VLCT, VT Municipal Clerks & Treasurers Association, and interested title searchers, attorneys and legislators. You may modify this form to suit your town's

Health Officer
Jay Karpin
843-1035

Selectmen's Office
Lisa Mancuso
843-2552

Town Of Grafton, VT

Sewerage Permit Application

rec'd 8/9/02 lm 35'

Application number SPA _____ Date _____
(Please refer to above number in all correspondence)
Site Identification
* Parcel ID Number _____ Road Locations MIDDLE TOWN Rd.
Property Owner of Record GEORGE AUSTIN
Property Owners Mailing Address 29 BOULDER TRAIL BRONXVILLE N.Y. 10T
Property Owners Tel Number (914) 961-7305 FAX ( ) _____

Engineering Information
Name and Address of P.E. or Certified Site Technician Arl Ward Jr.
498 BELL Rd GRAFTON, VT. 05146
Tel Number (802) 843-2428 FAX (802) 843-2424 e-mail _____

Contractors Identification
Name and Address Arl Ward Jr.
Tel Number ( ) _____ FAX ( ) _____ e-mail _____

Reason for Application (Place an X in applicable space)
Existing System Failed _____ New System X

1) Percolation Tests completed by Arl Ward Jr. 8-10 min per in.

2) Highest Ground Water Level None feet

3) Depth to ledge or impervious strata None feet

4) Isolation distances See Table 1 which is attached. Identify any dimensions that will be less than those on Table 1 and figure 1 attached _____

Materials used in accordance with Figure 1 Attached _____ If Not Identify any changes or
Substitutions _____

Continued Page Two

Page two
Town of Grafton , VT, Sewerage Permit Application

5) Is there space for a second or replacement field ✓ yes _____ no

6) Number of Bedrooms in Dwelling TWO

7) Septic Tank size and Construction Material 1000 Gal cement

8) Type of Disposal Field : Adsorption Trench ✓ Seepage Field _____
Seepage Pits _____

9) Will all System dimensions be in accordance with attached Figure 1 ? Please explain any not in accordance

yes

10) If this is a Mound System will all dimensions be in accordance with Figure 2 attached
If Not Please explain _____

11) If this is an application for a privy all dimensions and materials are in accordance with Figure 3 attached._____yes _____no

12) Will this system also manage GREY WATER ? ✓ Yes _____NO

13) Town of Grafton Health Officer must be notified before system is covered. At least 48 hour notification is required.

14) This application is denied _____ Reasons for denial _____

14a) If denied corrections made

This application is approved JHK

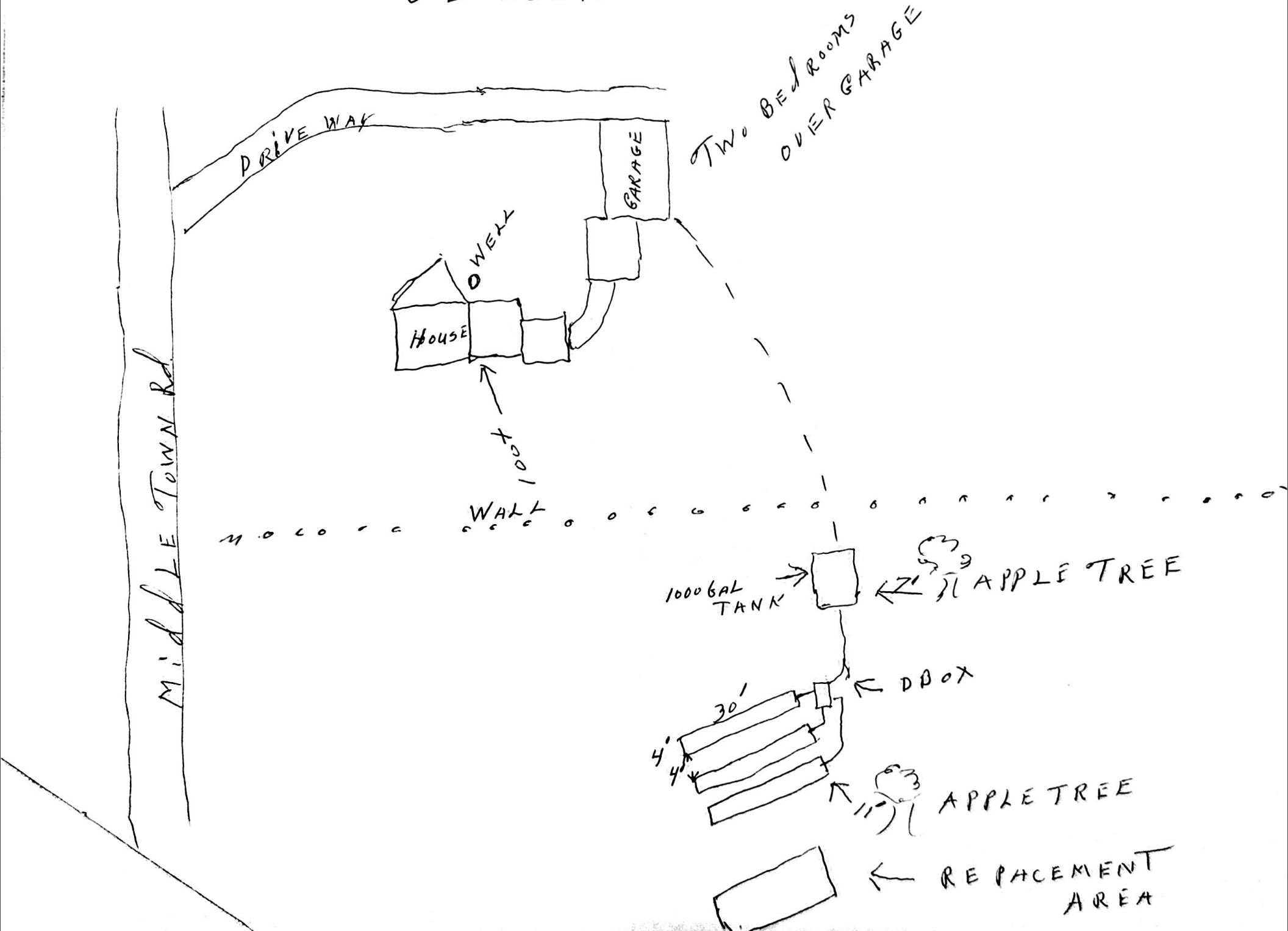
by Jay H Kaplan Date 06-13-2002

The following are reference materials that are supplied to the OWNER/ENGINEER/CONTRACTOR as guides for compliance with the Grafton, VT Sewerage Permit Application. All materials or substitutes and dimensions must be substantially in accordance with these attachments depending on the planned system.. Table 1, Figures 1,2 and 3 from the Vermont Environmental Health Book for Town Health Officers. by JHK 11/24/00

* fees = $25 replacement system
$35 new system
payable to Town of Grafton

GEORGE AUSTIN

JULY 30, 002



GROUSE HILL FARM, GRAFTON, VT
LIST OF CAPITAL IMPROVEMENTS

1991 - Interior Painting to every room

1993 - 3rd floor converted into finished space

1996 - Sun room interior renovations*

1997 - Breezeway interior renovations*

1998-1999 - Great Room interior renovations and radiant heat*

2007 - New shingle roof installed

* The additional structures connecting the original home to the garage had been built by the previous owner, Bob Barrett, but were unfinished when the Austin's purchased the property in 1991. Over time, the interiors of these spaces were gradually finished off by Peter Veitch, longtime caretaker of Grouse Hill.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design © Copyright LandVest, Inc., 2025.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

dotloop signature verification: dtlp.us/LZBt-cGvw-GLNC

Vermont Mandatory Flood Disclosure

Date Prepared: 05/31/2026

Seller's Name(s): Kathleen E. Austin George E. Austin

Property Address: 874 Middletown Road, Grafton, VT 05146
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/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j20a993a451a74633956b61 ; 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: George E. Austin dotloop verified 06/01/26 4:35 PM EDT KQMU-OAJX-O3GM-ASGQ (Signature) (Date) Seller: (Signature) (Date)

Seller: Kathleen E. Austin dotloop verified 06/01/26 2:23 PM EDT GVDJ-PPH9-AUYD-VBXH (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.

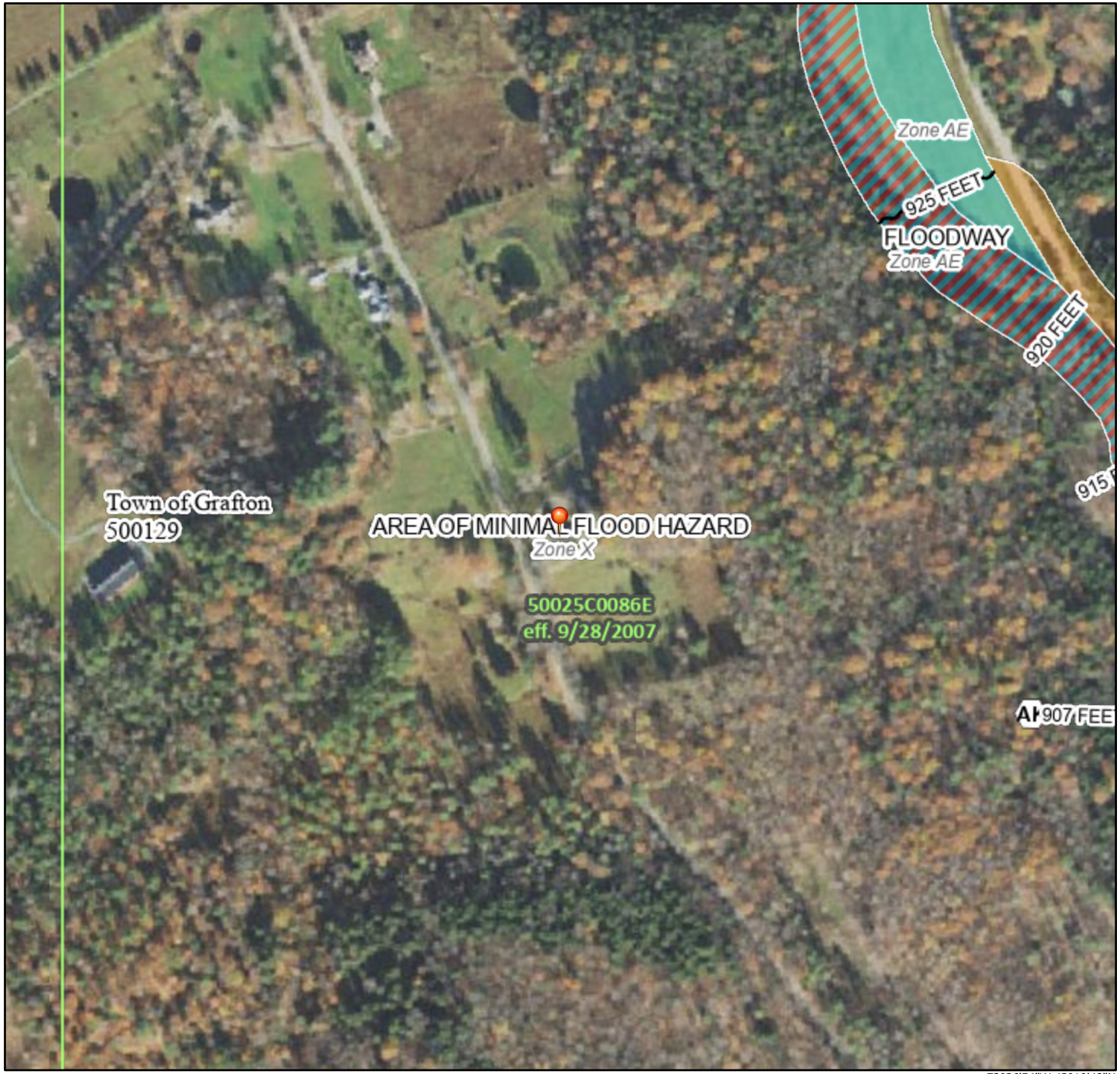
Buyer: (Signature) (Date) Buyer: (Signature) (Date)

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

National Flood Hazard Layer FIRMette

FEMA

72°37'32"W 43°11'14"N



72°36'54"W 43°10'48"N

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

1:6,000

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 5/21/2026 at 7:15 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.

dotloop signature verification: dtlp.us/hg6X-Fxxh-ed0R

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: 874 Middletown Road, Grafton, VT 05146

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).

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. GEU 06/01/26 KEU 06/01/26

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):

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. GEU 06/01/26 KEU 06/01/26

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 KEU 06/01/26 2:26 PM EDT dotloop verified GEU 06/01/26 4:39 PM EDT dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/HO6c-IFBp-NyjY

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)

GB 05/21/26 3:20 PM EDT dotloop verified

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: George E. Austin dotloop verified 06/01/26 4:39 PM EDT VNJX-W0XB-JFPK-SWZX (Signature) Date

Purchaser: (Signature) Date

Seller: Kathleen E. Austin dotloop verified 06/01/26 2:26 PM EDT ORPO-GOEP-CAVW-HVN4 (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (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