Snowlight Farm

850 & 882 Mitchell Road, Shrewsbury. Vermont



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LandVest

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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 850 & 882 Mitchell Road, Shrewsbury, 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	**882 Mitchell Road**				Listed: 2/9/2026	$1,300,000
5076056	Active	**Shrewsbury**	**VT**	**05738**	Unit/Lot	Closed:	



Property Panorama VTour

Virtual Tour URL Unbranded

County VT-Rutland
Village/Dist/Locale
Construction Status Existing
Year Built 1812
Architectural Style Colonial, Farmhouse, Federal
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $14,065.89
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 137.04
Lot Size Square Feet 5,969,462
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 6
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $629.54
Above Grade Finished Area 2,065
SqFtFAGSrc Plans
Above Grade Unfinished Area 814
SqFtUAGSrc Plans
Below Grade Finished Area 0
SqFtFBGSrc Plans
Below Grade Unfinished Area 868
SqFtUBGSrc Plans
Total Finished Area 2,065
Days On Market 21
Activation Date

Public Remarks Snowlight Farm spans 137 acres along the western slopes of the Green Mountains, with sweeping views across the Green Mountains to the Taconic Range. The offering includes a 2,692 square foot Federal-style farmhouse, built in 1812, with four bedrooms and 1.5 baths, complemented by a circa-1850 repurposed barn with 2,065 square feet of living space including four bedrooms and 3.25 baths. The early 19th-century main house has the kind of proportion and presence that only time can give, elegant, grounded, and deeply Vermont, while benefiting from extensive renovations completed in 2025. Original doors, period hardware, and wide-plank pine floors remain throughout. The kitchen features slate countertops, a six-burner BlueStar gas range with dual ovens, a Sub-Zero four-drawer refrigerator, and a Galley farm sink. The mid-19th-century barn was thoughtfully reimagined into two residences: a three-bedroom residence on the upper levels and a one-bedroom residence below, each with a full kitchen and private entrance--ideal for extended family or guests. A cold, clear spring provides water for both homes. Two branches of a brook wind through the land. Approximately 27 acres of open meadow, currently in active agriculture, along with managed woodland, are enrolled in Current Use and protected by a conservation easement held by the Vermont Land Trust. This is a property that invites stewardship, whether for farming, conservation, recreation, or simply living well. Within Shrewsbury, enjoy access to the Long Trail and the 1,850-acre Plymsbury Wildlife Management Area, with miles of trails for walking and cross-country skiing. Killington and Okemo are close by, and Rutland Regional Airport is less than five miles away.
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 594-187-10448
Property ID
Deed Recorded Type Multiple
Deed Book 74
Deed Page 135
Total Deeds 2

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Conserved Land, Country Setting, Field/Pasture, Mountain View, Wooded, Near Skiing, Rural
Construction Materials Post and Beam, Wood Frame, Clapboard Exterior
Foundation Details Brick, Gravel/Pad, Stone
Roof Standing Seam
Appliances Dishwasher, Dryer, Microwave, Double Oven, Gas Range, Washer, Water Heater off Boiler
Other Equipment Smoke Detector
Flooring Slate/Stone, Tile, Wood
Utilities Telephone at Site

Cooling None
Electric Circuit Breaker(s)
Heating Oil, Hot Air
Sewer Concrete, Mound, Private, Septic
Water Source Private, Spring, Ultraviolet
Exterior Features Garden Space, Guest House, Natural Shade
Interior Features Dining Area, Wood Fireplace, Kitchen Island, Kitchen/Dining, Natural Light, Natural Woodwork, Soaking Tub, Walk-in Pantry

Basement Description Sump Pump, Unfinished
Garage No
Garage Capacity
Driveway Gravel

Road Frontage Type Gravel
Road Frontage Yes
Road Frontage Length 8,524

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 74
Deed 2 Page 148
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page
Surveyed No
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company Green Mountain Power
Fuel Company Marcell Oil, Irving Energ
Phone Company
Internet Service Provider Vtel

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



Dia Jenks

Cell: 802-238-1549

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LandVest, Inc/Woodstock
Off: 802-457-4977









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Listed By:
Dia Jenks - LandVest, Inc/Woodstock



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Snowlight Farm

Shrewsbury, VT

Base Plan Orthophotograph

Legend

- Subject Property - 137.04 ±Ac
- Road Class 2
- Road Class 3
- Adjacent Properties
- Protected Land
- Open Water
- DEP Wetlands
- Mitchell Vaneeman 2021 Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

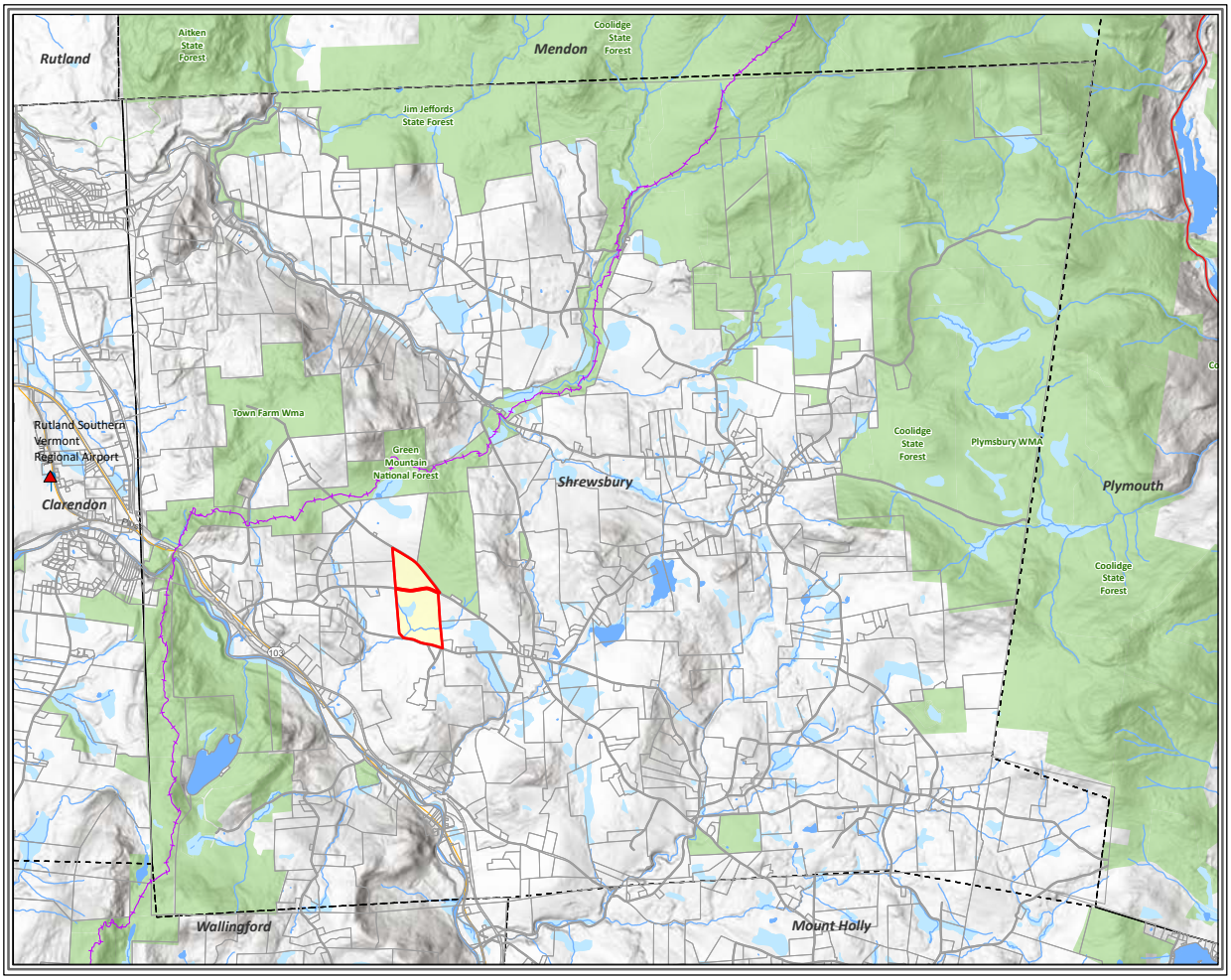
Project Number: VT1639
Date: 01/29/26

0 250 500 1,000 Feet

Scale: 1" = 500 "

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

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Snowlight Farm

Shrewsbury, VT

Town Locus

Legend

- Subject Property - 137.04 ±Ac
- Appalachian Trail
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1639
Date: 01/29/26

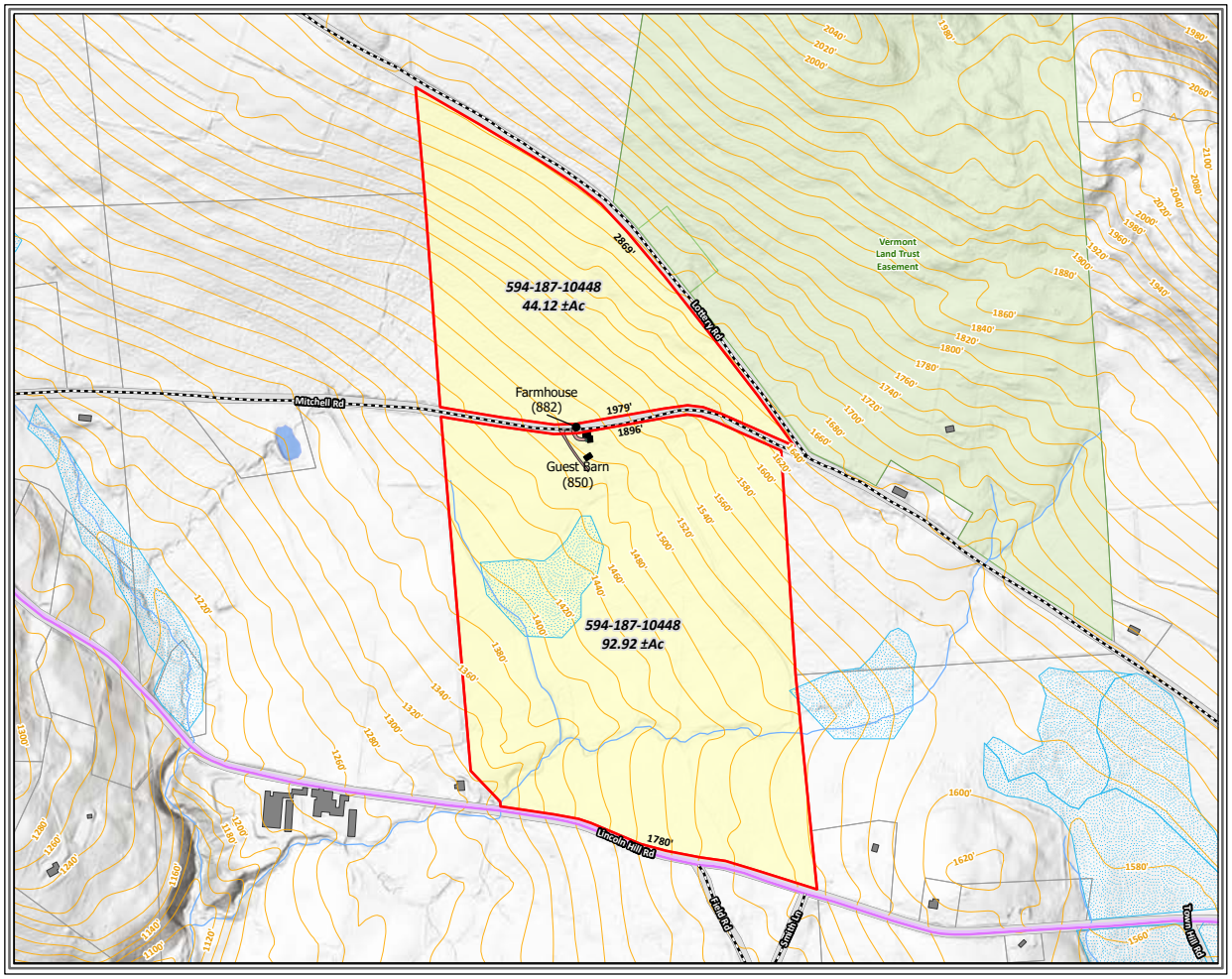
0 2,000 4,000 8,000 Feet

Scale: 1' = 4,000 "

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

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Snowlight Farm

Shrewsbury, VT

Base Plan

Legend

- Subject Property - 137.04 ±Ac
- Road Class 2
- Road Class 3
- Adjacent Properties
- Protected Land
- Open Water
- DEP Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

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

Project Number: VT1639
Date: 01/29/26

0 250 500 1,000 Feet

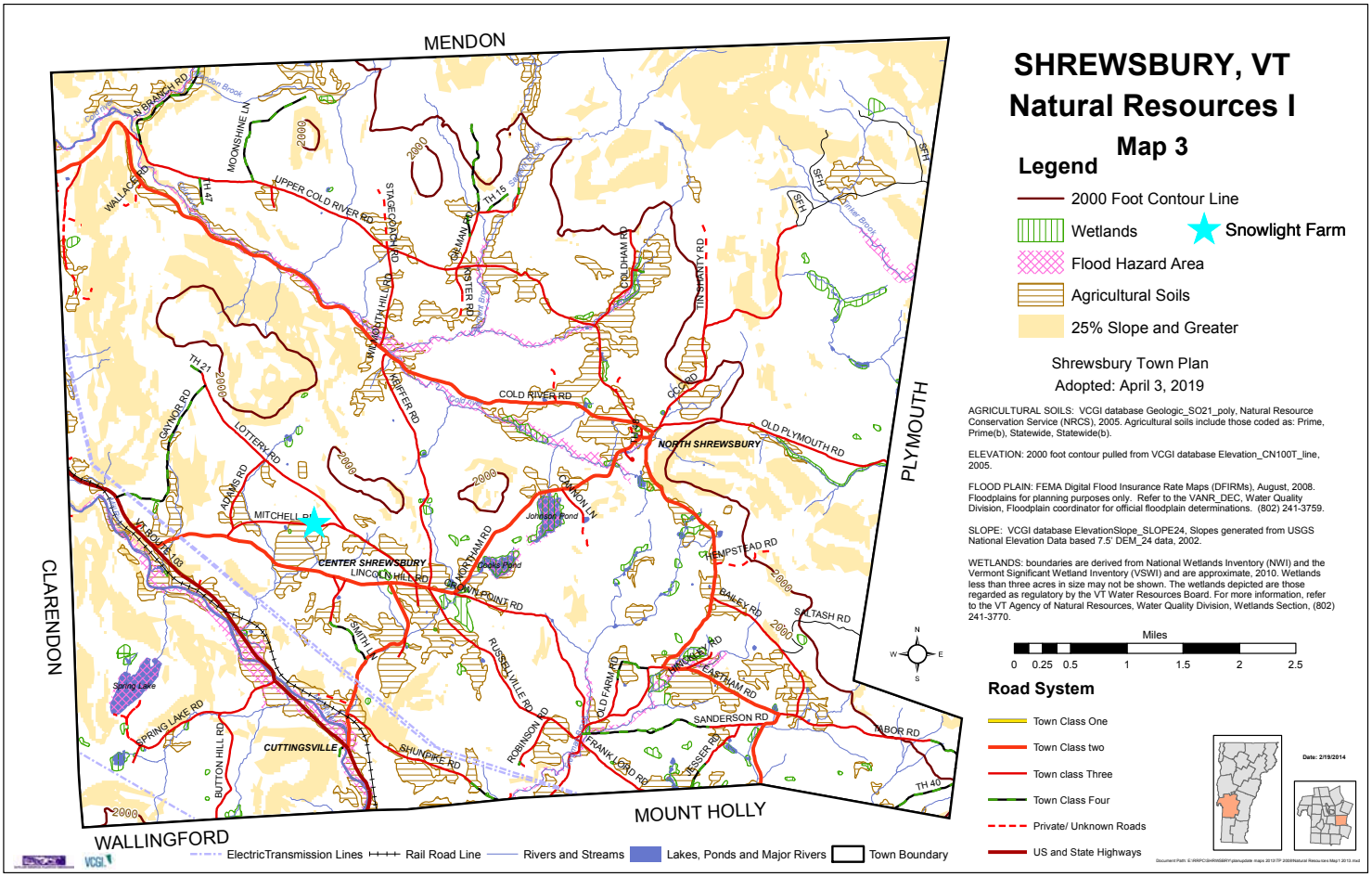
Scale: 1' = 500 "

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

LandVest

Path: \\wagis-bos\RCC-GIS\agGIS\proj\Projects\Assigned\VT1639\VT1639, Shrewsbury, VT\VT1639 base.aprx


Warner Swimming Hole
Round Hill
Elev 1684
Wilmouth Hill
Elev 2091
Cold River
Upper Cold River Rd
Stagecoach Rd
Wilmouth Hill Rd
Gilman Rd
Kister Rd
Sargent Brook
Deer Brook
Cold River Rd
Appalachian Long Trail
Goulds Brook
Elev 2194
Town Farm WMA
Elev 2465
Beacon Hill
Elev 1770
Lottery Rd
Adams Rd
Mitchell Rd
Lincoln Hill Rd
Elev 2130
Elev 2182
Keffer Rd
Cook's Pond
Crown Point Rd
Town Hill Rd
Russellville Rd
Smith Ln
Spring Ln
Mill River
Spring Lake
Spring Lake Rd
Strawsbury Brook
Stewart Ln
Copperas Hill
Elev 1877
VT-103
Cuttingsville
Button Hill Rd
Nice Rd
Shunpike Rd
53.2 Mi. to Springer Mt. GA.



SHREWSBURY, VT
Natural Resources I
Map 3

Legend

- 2000 Foot Contour Line
- Wetlands
- Snowlight Farm
- Flood Hazard Area
- Agricultural Soils
- 25% Slope and Greater

Shrewsbury Town Plan
Adopted: April 3, 2019

AGRICULTURAL SOILS: VCGI database Geologic_SO21_poly, Natural Resource Conservation Service (NRCS), 2005. Agricultural soils include those coded as: Prime, Prime(b), Statewide, Statewide(b).

ELEVATION: 2000 foot contour pulled from VCGI database Elevation_CN100T_line, 2005.

FLOOD PLAIN: FEMA Digital Flood Insurance Rate Maps (DFIRMs), August, 2008. Floodplains for planning purposes only. Refer to the VANR_DEC, Water Quality Division, Floodplain coordinator for official floodplain determinations. (802) 241-3759.

SLOPE: VCGI database ElevationSlope_SLOPE24, Slopes generated from USGS National Elevation Data based 7.5' DEM_24 data, 2002.

WETLANDS: boundaries are derived from National Wetlands Inventory (NWI) and the Vermont Significant Wetland Inventory (VSWI) and are approximate, 2010. Wetlands less than three acres in size may not be shown. The wetlands depicted are those regarded as regulatory by the VT Water Resources Board. For more information, refer to the VT Agency of Natural Resources, Water Quality Division, Wetlands Section, (802) 241-3770.

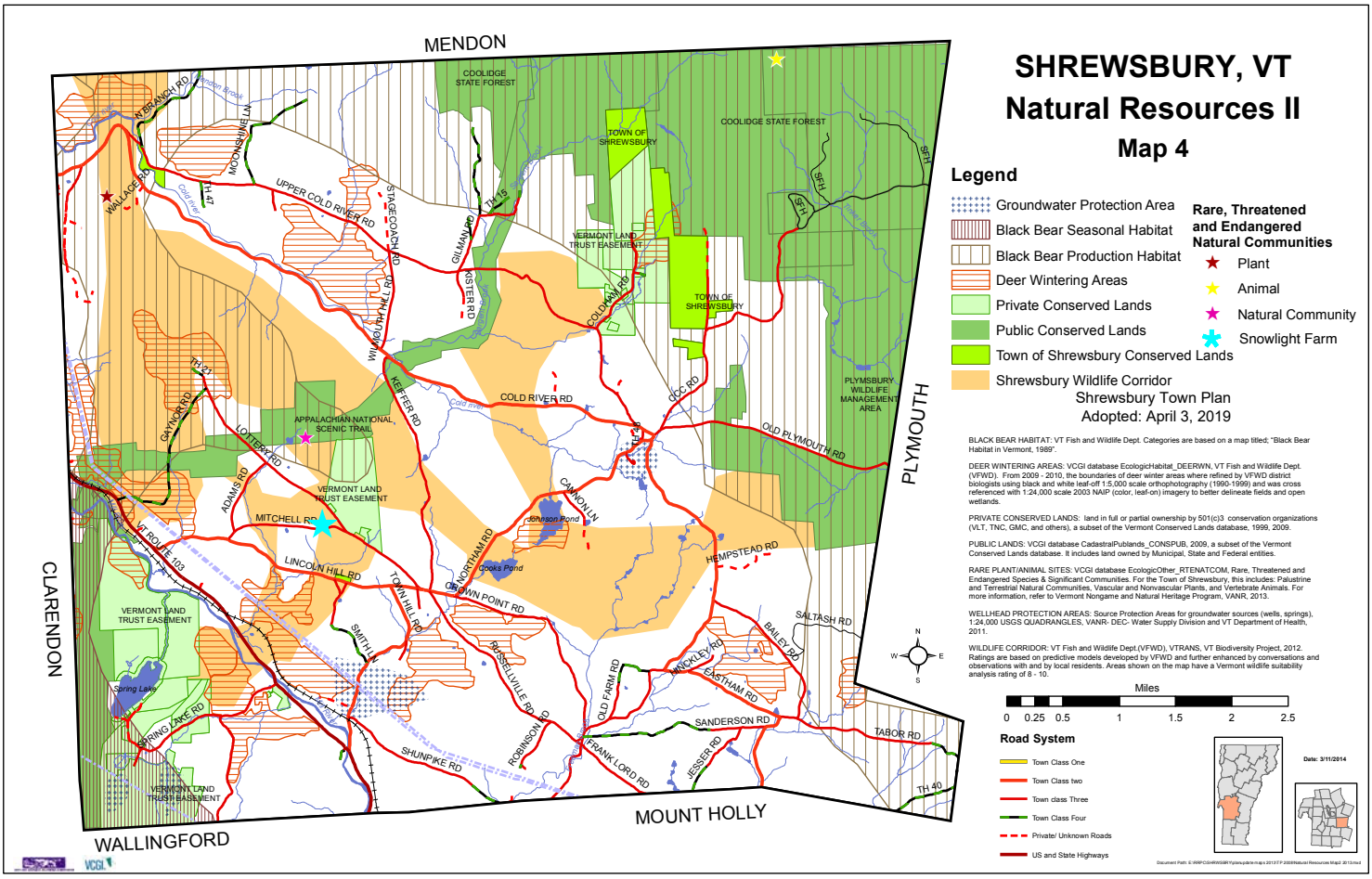
Miles
0 0.25 0.5 1 1.5 2 2.5

Road System

- Town Class One
- Town Class two
- Town class Three
- Town Class Four
- Private/ Unknown Roads
- US and State Highways

Date: 2/19/2014

ElectricTransmission Lines | Rail Road Line | Rivers and Streams | Lakes, Ponds and Major Rivers | Town Boundary



SHREWSBURY, VT
Natural Resources II
Map 4

Legend

- Groundwater Protection Area
- Black Bear Seasonal Habitat
- Black Bear Production Habitat
- Deer Wintering Areas
- Private Conserved Lands
- Public Conserved Lands
- Town of Shrewsbury Conserved Lands
- Shrewsbury Wildlife Corridor

Rare, Threatened and Endangered Natural Communities

- Plant
- Animal
- Natural Community
- Snowlight Farm

Shrewsbury Town Plan
Adopted: April 3, 2019

BLACK BEAR HABITAT: VT Fish and Wildlife Dept. Categories are based on a map titled; "Black Bear Habitat in Vermont, 1989".

DEER WINTERING AREAS: VCGI database EcologicHabitat_DEERWN, VT Fish and Wildlife Dept. (VFWD). From 2009 - 2010, the boundaries of deer winter areas where refined by VFWD district biologists using black and white leaf-off 1:5,000 scale orthophotography (1990-1999) and was cross referenced with 1:24,000 scale 2003 NAIP (color, leaf-on) imagery to better delineate fields and open wetlands.

PRIVATE CONSERVED LANDS: land in full or partial ownership by 501(c)3 conservation organizations (VLT, TNC, GMC, and others), a subset of the Vermont Conserved Lands database, 1999, 2009.

PUBLIC LANDS: VCGI database CadastralPublands_CONSPUB, 2009, a subset of the Vermont Conserved Lands database. It includes land owned by Municipal, State and Federal entities.

RARE PLANT/ANIMAL SITES: VCGI database EcologicOther_RTENATCOM, Rare, Threatened and Endangered Species & Significant Communities. For the Town of Shrewsbury, this includes: Palustrine and Terrestrial Natural Communities, Vascular and Nonvascular Plants, and Vertebrate Animals. For more information, refer to Vermont Nongame and Natural Heritage Program, VANR, 2013.

WELLHEAD PROTECTION AREAS: Source Protection Areas for groundwater sources (wells, springs), 1:24,000 USGS QUADRANGLES, VANR- DEC- Water Supply Division and VT Department of Health, 2011.

WILDLIFE CORRIDOR: VT Fish and Wildlife Dept.(VFWD), VTRANS, VT Biodiversity Project, 2012. Ratings are based on predictive models developed by VFWD and further enhanced by conversations and observations with and by local residents. Areas shown on the map have a Vermont wildlife suitability analysis rating of 8 - 10.

Miles
0 0.25 0.5 1 1.5 2 2.5

Road System

- Town Class One
- Town Class two
- Town class Three
- Town Class Four
- Private/ Unknown Roads
- US and State Highways

Date: 3/11/2014


Mitchell Rd
882 Mitchell Rd
Corduroy road – use caution
Passes through wetland – wear appropriate footwear
Unobstructed walk south to stream
Established Oak Grove
coln Hill Rd
Lincoln Hill Rd
Legend:
Cleared walking paths
Stream

Use Value Appraisal Forest Management Map

Lands of the Thomas W. Mitchell and Ann J. Vanneman Family Trust

Amanda Mitchell, Andrew Mitchell and Ann Vanneman, Trustees

Shrewsbury, Vermont

Orthophoto sheet #120112; 1978; **1:5,000**
Drawn by Chris W. Olson Forestry
February 1, 2001
Agricultural, open and forest land boundaries updated and name of owners updated by Calfee Woodland Management LLC
27 October 2016

SPAN: 594-187-10448

Non-productive wetland (NP 1) delineated, small block of forest land east of excluded land reclassified as Area 4 (previously Area 1), acreage chart and labels updated and SPAN added by
Calfee Woodland Management LLC
1 April 2021

STATE OF VERMONT — MICHAEL T. WHITE — NO. 148.0122153 — V T — LICENSED FORESTER

LOCATION MAP



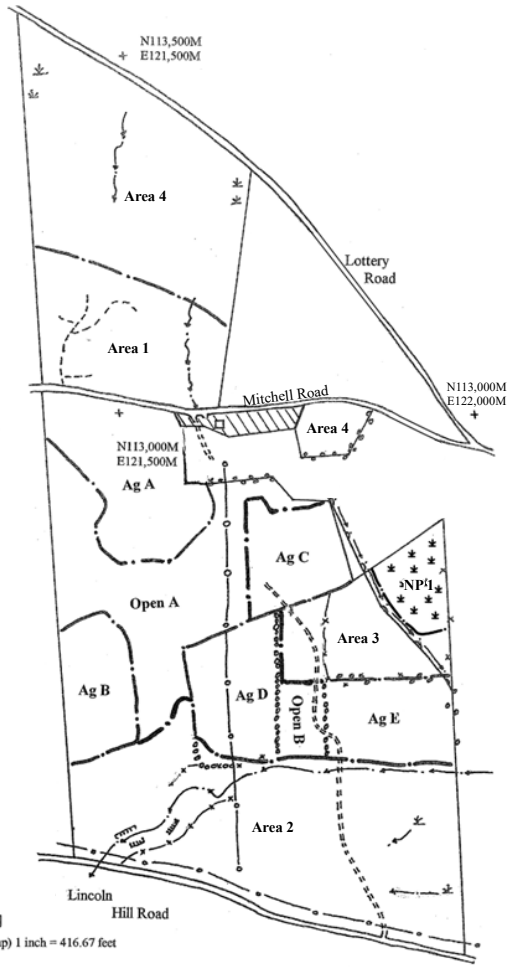
LEGEND

- Management Area
- Excluded land
- Ag — Agricultural land
- Stone fence
- Wire fence
- Town Road
- Utility Line
- Truck road
- Woods road
- Stream
- Seep/wet area
- Drainage ditch
- Non-productive Land - wetland

Chart of Acreage Adjustment - Mitchell-Vanneman Trust - Shrewsbury, VT

Town listed acres in parcel	113.9
Actual acres to be excluded as measured on orthophoto	2.0
Acres to be entered	111.9
Acres to be entered according to map calculations	111.9
Factor to prorate acres	1.0000

Area type	Map Acres	Factor	Prorated Acres
Productive Forest Land			
Area 1 - white pine	11.2	1.0000	11.2
Area 2 - red oak-white ash-sugar maple-red maple	28.4	1.0000	28.4
Area 3 - white pine	6.4	1.0000	6.4
Area 4 - white ash-white pine-sugar maple	21.2	1.0000	21.2
Total Productive Forest Land	**67.2**	1.0000	**67.2**
Non-productive Land			
NP 1 - tree-shrub-herbaceous plant wetland	3.1	1.0000	3.1
Total Non-productive Land	**3.1**	1.0000	**3.1**
Agricultural Land			
Ag A - hay land	7.8	1.0000	7.8
Ag B - hay land	3.9	1.0000	3.9
Ag C - hay land	4.5	1.0000	4.5
Ag D - hay land	5.7	1.0000	5.7
Ag E -hay land	5.6	1.0000	5.6
Total Agricultural Land	**27.5**	1.0000	**27.5**
Open Land			
Open A - old field	12.3	1.0000	12.3
Open B - old field	1.8	1.0000	1.8
Total Open Land	**14.1**	1.0000	**14.1**
Enrolled land (adjusted)	111.9		
Excluded land - house site (actual)	2.0		
Total Grand List acreage	113.9		



[150 FT]

At 1:5,000 scale (the original scale of this map) 1 inch = 416.67 feet

Snowlight Farm - Property Details

882 & 850 Mitchell Rd
Shrewsbury, Vermont 05738

Snowlight Farm spans 137 acres along the western slopes of the Green Mountains, with sweeping views across the Green Mountains to the Taconic Range. The offering includes a 2,692 square foot Federal-style farmhouse, built in 1812, with four bedrooms and 1.5 baths, complemented by a circa-1850 repurposed barn with 2,065 square feet of living space including four bedrooms and 3.25 baths.

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A cold, clear spring provides water for both homes. Two branches of a brook wind through the land. Approximately 27 acres of open meadow, currently in active agriculture, along with managed woodland, are enrolled in Current Use and protected by a conservation easement held by the Vermont Land Trust. This is a property that invites stewardship, whether for farming, conservation, recreation, or simply living well.

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PROPERTY SUMMARY

- 1812 Federal home - 4 bedrooms with extensive renovations completed in 2025 (see List of Capital Improvements)
- Guest Barn - 3-stories and 4-bedrooms, including a 1 bedroom, 1 bath in-law suite
- 137.04 acres including 27 acres of open meadows
- Current Use
  - 111.9 acres enrolled in Current Use
  - 25.14 acres excluded around the Main House and the Guest Barn parcel.
- Conservation Easement with Vermont Land Trust
  - +/- 130 acres conserved and +/- 8 acres excluded
- Expansive mountain views of the Green Mountains and Taconic Range
- Spring water
- Two streams
- Nearby access to the Appalachian Trail
- Miles of roads for gravel bike riding and hiking/xc skiing in Plymsbury Wildlife Management Area

- Near Killington and Okemo
- Proximity to the Rutland Regional Airport and Rutland Medical Center

MAIN HOUSE SUMMARY – *882 Mitchell Rd, Shrewsbury, VT*

- 1812 Federal home with Georgian floorplan
- 4 Bedrooms, 1.5 Bathrooms
- 2,065 s/f finished space
- Post and beam construction
- All windows recently replaced with Anderson windows
- Wood clapboard siding
- Standing seam metal roof - replaced 2023
- Antique pine flooring
- Stone & brick foundation, gravel basement floor with vapor barrier
- Primary heating system – oil, forced hot air
- 32'x30' unfinished 1800s two-story addition - 1,920 total square feet

Main House - First Floor

Entry Room – Ceramic tile floor. 220-volt appliance outlet available. Recently renovated into finished space. Ductwork in place for a heating vent.

Kitchen – Slate kitchen island with barstool seating, drawers, and cabinets. Pendant lighting. New appliances: Miele dishwasher, Subzero fridge and freezer, BlueStar 6-burner propane range, with two-ovens, flat top pancake griddle, and industrial hood. The Galley stainless steel farm sink. Delft tile backsplash, hand painted in England. Walk-in pantry with mosaic tile floor. Breakfast Nook features built-in benches with storage, and French doors to exterior.

Dining Room

Living Room – Rumford wood burning fireplace with wood mantle, tile border, stone. Fireplace unused; functionality not guaranteed. Built-in bookcases.

½ Bathroom – Porcelain pedestal sink. Slate tile floor.

Main House - Second Floor

Primary Bathroom – Recently renovated. Cast iron tub (not hooked up to plumbing). Soapstone tile floor with radiant floor heating. Toto Bidet – heated toilet seat. Walk-in tile rain shower w/ wand and window. Wooden cabinet vanity w/ stainless fixtures. Medicine cabinet/mirror. Wall sconces.

Bedroom 1 – Closet

Bedroom 2 – Two small closets under stairs to attic. Access to unfinished addition.

Bedroom 3 – Closet

Bedroom 4 – Closet

Main House - Utilities

Heating System – ThermoPride furnace. Heating oil provided by Marcell Oil, Pittsford, VT. 275-gallon tank, manufactured in 2005.

Propane – 1 x 130-gallon above-ground tank. Outside, behind kitchen sink window. Only used for the BlueStar gas range and oven. Propane delivered by Irving.

Electrical – 100-Amp circuit breaker. Power lines are buried behind the Guest Barn, then lines run above ground down to Lincoln Hill Rd. Service provided by Green Mountain Power.

Water – 9-GPM ground spring located on property. Has a ~50-gallon "shallow well" at the source, and a ~500-ft buried pipe that brings water to both dwellings. Filtered by a Lancaster water treatment system. 80-gallon Bradford White electric domestic hot water heater.

Septic – Permit WW-1-3272, dated 1/27/2020. Mound system located in pasture across the Guest Barn driveway (see provided site plan). Designed and installed by John P. Lapre of Spencer and Lapre, LLP. System is permitted for 4 bedrooms and 8 occupants. Capacity: 560 gallons of wastewater per day.

Internet – VTel Fiber-optic (not currently in use). Eero network.

GUEST BARN SUMMARY – *850 Mitchell Rd, Shrewsbury, VT*

- Circa 1850 barn, converted to two residences in 1974.
- 4 Bedrooms, 3 ¼ Bathrooms
- 2,692 square feet of finished space
- Post and beam construction
- Vertical wood board siding
- Slate roof
- Antique pine flooring
- Stone & poured concrete foundation, poured concrete floor basement w/ exterior door
- Primary heating system – Propane
- Lower-level 1-bedroom, 1-bathroom apartment (~600-sqft, completed in 2008)

Guest Barn - First Floor

Entry/Mud Room – This entry faces the Main House. Landing has stairwell down to basement and lower level apartment. Small entry room is currently used to store snowshoes. Second, larger entry room with coat racks. Vertical pine board walls. Storage/coat closet. Entry to living space.

Office – Built-in desk.

Wood Shed – Cold room, firewood storage**.** Kenmore 16 chest freezer conveys with sale.
Laundry Room – Painted plywood floor. High-capacity LG Signature Washer/Dryer combo.

Hall – Built-in storage cabinets. Coat racks.

½ Bath

Kitchen – Island w/ cabinets and drawers**.** Hanging farmhouse pendant light**.** Bosch refrigerator. Antique Kalamazoo stove – 4 gas burners, 4 wood burners, oven. Pine cabinets and countertops. Double-bowl stainless sink. Linoleum floor.

Dining Area – Basket pendant light. Pine floorboards.

Living Room – Pacific Energy woodstove with brick chimney, marble firebox, slate hearth, wooden mantel. Game shelf/bookcase. Wooden storage cabinets. Paper globe pendant light.

Guest Barn - Second Floor

Full Bathroom – Linoleum floor. Towel/linen shelves. Cast iron tub & shower. Wood vanity with porcelain sink**.** Wood shelving.

Hallway – Built-in closets & bookcases.

Bedroom 1 – Pine floor & ceiling. 2 closets. Built-in shelves.

Bedroom 2 – Closet

¾ Bath – Corner stall shower

Bedroom 3 –Two closets

Guest Barn - Lower Level

Kitchen – Linoleum tile-pattern floor. Wood pine countertops and cabinets. Double-bowl stainless steel sink. GE electric stove. Galanz refrigerator.

Living Space – Maple hardwood floor. Dining area Exposed timber frame beams. Sitting room. Built-in storage cabinets above. Brick chimney with marble firebox and hearth. Built-in storage cabinets. Exposed timber frame. Maple hardwood floor**.** Bookcases.

Bedroom – Closet. Maple hardwood floor. Exposed timber frame.

Full Bathroom – Tiled shower. Kohler porcelain tub. Wooden vanity. Linoleum floor. Ceiling fan.

Guest Barn – Utilities

Heating System – Buderus Logamax plus GB142 gas boiler (Vitodens 200) propane furnace. Installed in 2008 by Peder Johnson. 6 heating zones available via a Taco SR506 Switching Relay (only 4 zones currently used). Serviced by Bill Loshen Plumbing and Heating (802-446-2931).

Propane – 2 x 130-gallon propane tanks located above ground behind the Guest Barn, to the right of the shed. Propane provided by Irving. Propane heats the Guest Barn and also the hot water. Secondary heat source: Home Heater Wood Furnace (Bennington, VT), plus the living room woodstove.

Electrical – 150-Amp circuit breaker main. Power lines are buried behind the Guest Barn, then lines run above ground down to Lincoln Hill Rd. Service provided by Green Mountain Power. Currently no solar panel systems or hard-wired backup generator.

Water – Same spring water source as Main House. 40-gallon Rheem hot water heater (installed 2025).

Septic – No documentation for the Guest Barn septic system. System was last inspected when the current owners purchased the home (2021-22). Mound system is located in pasture beyond the Guest Barn driveway parking area.

Internet – VTel Fiber optic. Eero network.



Main House - First Floor

TOTAL: 2065 sq. ft

Basement 1: 0 sq. ft, 1st floor: 1126 sq. ft, 2nd floor: 939 sq. ft, 3rd floor: 0 sq. ft
EXCLUDED AREAS: BASEMENT: 868 sq. ft, ROOM: 814 sq. ft, LOW CEILING: 1019 sq. ft,
ATTIC: 877 sq. ft, WALLS: 346 sq. ft

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



TOTAL: 2065 sq. ft

Basement 1: 0 sq. ft, 1st floor: 1126 sq. ft, 2nd floor: 939 sq. ft, 3rd floor: 0 sq. ft
EXCLUDED AREAS: BASEMENT: 868 sq. ft, ROOM: 814 sq. ft, LOW CEILING: 1019 sq. ft,
ATTIC: 877 sq. ft, WALLS: 346 sq. ft

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

Guest Barn - Master Floor Plan



Lower Level

1 First Floor

2 Second Floor

TOTAL: 2692 sq. ft

Basement 1: 575 sq. ft, 1st floor: 1106 sq. ft, 2nd floor: 1011 sq. ft

EXCLUDED AREAS: UTILITY: 74 sq. ft, BASEMENT: 334 sq. ft, FIREPLACE: 11 sq. ft, STORAGE: 219 sq. ft, OPEN TO BELOW: 67 sq. ft, LOW CEILING: 22 sq. ft, WALLS: 214 sq. ft

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

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 01/22/2026

Seller's Name(s): Emily Greenhagen Bryan Greenhagen

Physical Property Address: 882 Mitchell Road, Shrewsbury, VT (1812 Farmhouse)
Street City/Town

Type of Property: ☑ Single Family Residence ☑ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☑ Vacation Property ☐ Rental Property
☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

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

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THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.

THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ 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? Fieldstone walls	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☐ 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):
(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? By whom?
(d)	When was the **primary** heating system last serviced? Before last sale By whom?
(e)	**Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO
(f)	**Primary** Annual Fuel Usage: 453.4 Gallons (or other measure) Date Range: Jan-Dec 2025 *Fuel consumption may vary by user, number of occupants and weather conditions.*
(g)	**Primary** fuel provider: Marcell Oil, Pittsford, VT ****ALL NEW WINDOWS INSTALLED in MAY 2025****
(h)	Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain):
(i)	Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association If oil, when was the tank last inspected? By whom?
(j)	When was the secondary heating system last serviced? By whom?
(k)	Secondary heating service and/or inspection reports attached? ☐ YES ☐ NO
(l)	Secondary Annual Fuel Usage: Gallons (or other measure) Date Range: *Fuel consumption may vary by user, number of occupants and weather conditions.*
(m)	Secondary fuel provider:
(n)	Property used: ☐ Full Time ☑ Seasonally
(o)	Is there air conditioning? ☐ YES ☑ NO If "Yes," describe type and number of units (central, heat pump, window, etc.):
(p)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater
(q)	Age of Hot Water System: ☑ DON'T KNOW
(r)	Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: Monthly rental fee: $
(s)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?:
(t)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): Main Breaker Amperes: Amps ☐ DON'T KNOW

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(u)	Annual electricity usage: $ $1708 Date Range: Jan-Dec 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	Θ Owned Θ Leased
☐ CO Detectors - #_____	☐ Microwave	☑ Smoke Detectors – #: 7?
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☐ Mini split	☐ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☐ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☐ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☑ Sump Pump
☐ Dryer	☐ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☐ Radon Mitigation	☐ Washer
Number of transmitters _____	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER:
	☐ Range Hood	

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

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: VTel	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☐ YES	☑ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: VTell	☑ 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:	☐ 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): Post and Beam			
(b)	Year Building(s) Constructed: Main Building 1812 Additions to Main Building: "Shed/ unfinished Great room" Circa 1780 -Exterior/Roof/Sill renovated 2024 Additional Building(s): (a) _____ (b) _____ (c) _____ (d) _____			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: Extensive renovations completed 2025 If required, did you obtain all permits and approvals for such work? ☑ YES ☐ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: _____ **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

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

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail: Fieldstone basement damp but never flooded. Sealed in plastic. Well controled with dehumidifier.	☑ YES	☐ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs:	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof? 2 years - installed September 2023			
(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? Entire replacement in 2023	☑ 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: shallow well on spring
(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: unknown
(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? $0 Date Range: all time Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? Jan 2025 By whom? Vermont Dept of Health Laboratory Results: no coliform bacteria	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? Jan 2025 By whom? Vermont Dept of Health Laboratory Results: no reportable levels of concern, very soft	☑ 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: none			

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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? $ 0 Date Range: _____

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

(c)	Date system installed: 2020			
(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) 1500 GALLONS ☐ DON'T KNOW			
(h)	Date septic tank last inspected? _____ ☐ DON'T KNOW By whom? AT CONSTRUCTION IN 2020			
(i)	Date septic tank last pumped? AT CONSTRUCTION 2020 ☐ DON'T KNOW By whom? unknown			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $ _____ By whom: _____	☐ YES	☑ NO	

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(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:	☐ YES	☑ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☑ YES	☐ NO	☐ DON'T KNOW

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

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(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☑ YES	☐ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☑ YES	☐ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☑ YES ☐ NO	☑ YES	☐ NO	☐ DON'T KNOW
Further explanation of any of the above: Outdoor cameras only. Can be remotely shut off.				

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 02/04/26 2:35 PM EST 02/04/26 4:14 PM EST dotloop verified 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: *Emily Greenhagen* dotloop verified 02/04/26 2:35 PM EST IS2D-XS9B-UXL9-BJEU Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller:  dotloop verified 02/04/26 4:14 PM EST VT5D-EWRZ-ZTRQ-PUFO Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

dotloop signature verification: dtlp.us/FJUy-LWIB-WWDL

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 01/22/2026

Seller's Name(s): Emily Greenhagen Bryan Greenhagen

Physical Property Address: 850 Mitchell Road, Shrewsbury, VT (Barn Guest House)
Street City/Town

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☑ Vacation Property ☐ Rental Property
☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

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

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THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.

THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ 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? Fieldstone walls	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☐ 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): _____

(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? 2024 By whom? Replaced by Irving

(d) When was the **primary** heating system last serviced? 2025
By whom? Bill Loshen Plumbing and Heating

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

(f) **Primary** Annual Fuel Usage: 659 Gallons (or other measure) Date Range: All 2025
Fuel consumption may vary by user, number of occupants and weather conditions.

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

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

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

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

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

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

(m) Secondary fuel provider: _____

(n) Property used: ☐ Full Time ☑ Seasonally

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

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

(q) Age of Hot Water System: BRAND NEW, fall 2025 ☐ DON'T KNOW

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

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

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

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(u)	Annual electricity usage: $ $1,107.43 Date Range: All 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	Θ Owned Θ Leased
☐ CO Detectors - # 8?	☐ Microwave	☑ Smoke Detectors – # 8?
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☐ Mini split	☐ Standby Generator
☑ Dehumidifier	☐ Pool – above-ground	☑ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☑ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☐ Sump Pump
☑ Dryer	☐ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☐ Radon Mitigation	☑ Washer
Number of transmitters _____	☑ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER: _____
	☐ Range Hood	

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

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: VTel	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☐ YES	☑ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: 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:	☑ 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): Post and Beam			
(b)	Year Building(s) Constructed: Main Building Barn Structure 1850, updated as home 1974 Additions to Main Building: Additional Building(s): (a) (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☑ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

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

BASEMENT/CELLAR/CRAWL SPACE

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

ROOF

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

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6. WATER SUPPLY

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

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☐ Drilled Well ☑ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER: shallow well spring on property shared with 882 Mitchell house
(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: unknown
(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? 2024 By whom? VT Dept of Health Laboratory Results: no coliform bacteria	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? 2024 By whom? VT Dept of Health Laboratory Results:	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☑ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area ☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain:
(b)	What is the annual cost of municipal sewer? $ 0 Date Range: _____

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

(c)	Date system installed: 1974??			
(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? Roots cleaned out What was done? 2022 By whom? Scribner Septic Services	☑ 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? 2022 ☐ DON'T KNOW By whom? Scribner Septic Services			
(i)	Date septic tank last pumped? 2022 ☐ DON'T KNOW By whom? Scribner Septic Services			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $ By whom:	☐ YES	☑ NO	

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(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☑ NO If "Yes," describe in detail:	☐ YES	☐ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☑ YES	☐ NO	☐ DON'T KNOW

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

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

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS				
(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed? _____	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule? _____	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

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(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of term remaining on any outstanding special assessments:	☐ YES	☐ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email:			
Further explanation of any of the above: _____				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ YES ☐ NO ☑ DON'T KNOW OF ANYTHING ELSE If "Yes," explain:

Seller's Statement: Seller is providing the information in this report to reduce the likelihood of disputes or legal action concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. **In delivering this report to a buyer or prospective buyer, no representation is made by any real estate agent that they have any independent or personal knowledge about the condition of the Property, that they have made any inquiry or investigation about the condition of the Property, or any of the information provided in this report by the Seller or that they have verified the information provided in this report by the Seller.** Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by the Seller.

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Seller: Emily Greenhagen dotloop verified 02/04/26 2:32 PM EST MOOC-MC8R-BVD7-WGAD Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: dotloop verified 02/04/26 4:16 PM EST 5RKI-397E-V8Q4-SVBQ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Snowlight Farm

Estimated Annual Operation and Maintenance Expenses

	Vendor Name	Contact Info	Usage Amounts	Est $/Yr Avg
UTILITIES				
Oil - Main House	***Marcell Oil***	***802.775.5050***	***453.4 gallons***	$1,523.31
Propane - Main House Oven & Barn House Heating	***Irving Energy***		***658.7 gallons***	$2,401.76
Electric	***Green Mountain Power***			$2,815.24
Plowing/Mowing/Landscaping	***Cold River Enterprises***	***coldrivervt@gmail.com***		$4,434.00
Internet	***Vtel***			$1,232.16
Rubbish Removal	***Hubbard Brothers Inc***	***802.773.2259***		
Plumber	***Bill Loshen***	***802.446.2931***	***as needed***	
Electrician	***JJBrown***	***802.773.0670 jjbelectric@comcast.net***	***as needed***	
Carepentry	***Tom Taylor***	***978.430.5662***	***as needed***	
House Painting	***Mike Shepherd***	***802.767.3197***	***as needed***	
Pest Control	***Vermont Pest Control***	***frank@vtpestcontrol.com***	***as needed***	
Septic	***Scribner Septic Services***	***802.345.2012***	***as needed***	
Firewood	***Steve Baker***	***802.446.3130***	***as needed***	
TAXES				
Current Property Taxes				$14,065.89

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

PAYABLE TO:
MAIL TO:

TOWN OF SHREWSBURY
Treasurer
9823 Cold River Road
Shrewsbury, Vermont 05738
(802) 492-3558

TAX BILL

PAYMENT DUE: October 3, 2025

PARCEL ID	BILL DATE	TAX YEAR
023-0-0882.	08/21/2025	2025

Credit Cards accepted through October 1st
at www.officialpayments.com

Location: LAND USE 111.9 A ENROLLED

SPAN # 594-187-10448 SCL CODE: 187
TOTAL PARCEL ACRES 137.04

OWNER GREENHAGEN BRYAN T & EMILY H
24 PARKER ST
MELROSE MA 02176

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	596,700	596,700
EXEMPTION		
LAND USE	- 55,600	- 55,600
TOTAL TAXABLE VALUE	541,100	541,100
GRAND LIST VALUES	5,411.00	5,411.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.6609	x5,411.00=	3,576.13
APPROPRIATIONS	0.1279	x5,411.00=	692.07
LOCAL AGREEMENT	0.0030	x5,411.00=	16.23

TOTAL MUNICIPAL TAX 4,284.43
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.8077	x5,411.00=	9,781.46

1.7030 (state rate) / 94.21% (CLA + SA) = 1.8077

Payments	
1	10/03/2025

TOTAL EDUCATION TAX 9,781.46
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX 14,065.89
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF SHREWSBURY

PAYMENT DUE	TAX YEAR
10/03/2025	2025
OWNER NAME	
GREENHAGEN BRYAN T & EMILY H	
PARCEL ID	
023-0-0882	
AMOUNT DUE	
AMOUNT PAID	

Delinquent tax amounts will be placed with the Delinquent Tax Collector. An 8% penalty on unpaid tax will be charged after due date.

74 148

SHREWSBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
May 10th A.D. 2022
at four O'clock — minutes P M
Book 74 Page 148 of Land Records
Attest [signature]
Town Clerk

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, ANN VANNEMAN, of the Town of Wallingford, County of Rutland and State of Vermont, and Grantor, in the consideration of One Dollar ($1.00) and other valuable consideration paid to my full satisfaction by BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN, of the City of Melrose, County of Middlesex and Commonwealth of Massachusetts, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Shrewsbury, in the County of Rutland and State of Vermont, described as follows, viz:

Being lands and premises of Ann Vanneman consisting of two parcels of land located in the Town of Shrewsbury, and described, as follows:

Parcel 1: Being lands and premises located southerly of Mitchell Road in the Town of Shrewsbury conveyed to Thomas W. Mitchell, now deceased, and Ann Vanneman, as husband and wife, by Thomas W. Mitchell and Ann Vanneman by Quit Claim Deed dated May 5, 2005, recorded at Book 54, Page 214 of the Shrewsbury Land Records, and being more particularly described as follows:

Beginning at the center line of Town Highway #23 at the easterly boundary of lands of the Grantor herein and the westerly boundary of Korzun; thence southerly to the southerly line of said Town Highway #23 and along the westerly line of Korzun; thence southerly along the westerly line of the said Korzun and along a stone wall 416 feet, more or less, to the intersection of said stone wall with another stone wall running westerly; thence along said second stone wall westerly 518 feet, more or less, to the intersection with another stone wall; thence northerly 312 feet, more or less, to a stone wall corner; thence westerly 182 feet, more or less, to a stone wall corner; thence northwesterly 132 feet, more or less, to a stone wall corner; thence westerly 277 feet, more or less, along a stone wall to a stone corner; thence northwesterly 124 feet, more or less, along a stone wall to the southwesterly corner of a stone barway; thence northerly 245 feet, more or less, to a point 107 feet westerly of a large stone buried in the easterly termination of the lawn of the Grantor herein; thence easterly to said large stone, and being the eastern termination of the rock embankment; thence southerly 136 feet, more or less, to the northeasterly corner of a stone barway; thence easterly 302 feet, more or less, to a point 128 feet northerly of a stone wall intersection; thence southerly 128 feet to said stone wall intersection; thence easterly 213 feet, more or less, along a stone wall to a point where said stone wall bears northeasterly; thence northeasterly 284 feet, more or less, along said stone wall and a continuation thereof to the center line of said Town Highway #23; thence easterly along said center line 338 feet, more or less, to the point and place of beginning. Meaning to convey herein ten acres, be the same more or less.

Included in this conveyance is a right of way to the Grantees herein, their heirs, executors, administrators, successors, and assigns, over and across the lands of the Grantor herein, which right of way shall be thirty (30) feet in width, the center line of which shall be fifty-seven (57) feet, more or less, easterly from the point of beginning hereinabove set forth in the northerly line of the lands conveyed herein and fifty-five

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05701

feet, more or less, westerly from the said large stone buried in the lawn of the Grantor; thence said center line of said right of way shall run northerly fifty-five (55) feet in a line perpendicular to the aforementioned northerly property line of the lands conveyed herein; thence northeasterly eighty-five (85) feet, more or less, in a diagonal to a point in the said Town Highway, which point is sixty (60) feet, more or less, easterly from a point in said Town Highway which would be an extension of the westerly boundary of the lands conveyed herein if it were extended to the said Town Highway.

Also conveyed herein are certain water rights in and to a spring on the lands of the said Korzun, which rights are to be shared with the said Grantor, her heirs, executors, administrators, successors, and assigns, and which rights are for domestic purposes only. Surplus water may be used for any other purposes. The Grantees herein are responsible for the maintenance of the line from the residential premises on the lands conveyed herein to a T intersection of said line, and the Grantees, their heirs, executors, administrators, successors, and assigns, and the Grantor, her heirs, executors, administrators, successors, and assigns, are jointly and equally responsible for the maintenance of the line from the T to the water source. In the event of maintenance, the lands shall be put back into the condition, as clearly as possible, immediately prior to the maintenance.

Subject to a sewer line and leachfield easement from Ann Vanneman to Trustees of the Thomas W. Mitchell and Ann J. Vanneman Family Trust, dated November 21, 2019 and recorded in Book 73, Page 124 of the Town of Shrewsbury Land Records.

Parcel 2: Being lands and premises located northerly of Mitchell Road in the Town of Shrewsbury conveyed to Ann Vanneman by Julia Bonafine by Warranty Deed dated September 6, 2006, recorded at Book 56, Page 40 of the Shrewsbury Land Records, and being more particularly described as follows:

Being all and the same lands and premises as conveyed from Caroline K. Alexander and Paul J. Alexander, Trustees of the Paul and Caroline Alexander Trust, u/t/a August 23, 1994 to Julia Bonafine by Warranty Deed dated September 5, 2006, recorded at Book 56, Page 37 of the Shrewsbury Land Records, and being more particularly described therein as follows:

Being a portion, identified as "Parcel D" of the lands and premises conveyed to Caroline K. Alexander and Paul J. Alexander, Trustees of the Paul and Caroline Alexander Trust, u/t/a August 23, 1994, by Caroline K. Alexander, by Quitclaim Deed dated December 15, 1994, and recorded at Book 40, Page 151 of the Shrewsbury Land Records; said Parcel D is depicted on a survey map prepared by Ralph J. Michael, dated January 9, 1987, entitled "Portion of Lands of Boniface Korzun Estate to be decreed to Caroline Korzun;" recorded on September 18, 1989 in the Shrewsbury Town Land Records, and identified as Plat 57A. Said parcel is more particularly described as follows:

Beginning at a boundary point located at the junction of the southerly line of the right of way of Town Highway No. 21 with the northerly line of the right of way of Town Highway No. 23 as depicted on the above referenced survey;

thence proceeding in a northwesterly direction 1,198.14 feet along the northerly line of the right of way of said Town Highway No. 23, following a tie line with a course of N 86°12' 05" W, a distance of 1,145.71 feet, more or less to an iron pin set in the northerly line of said Town Highway NO. 23;

thence proceeding N 04° 25' 05" E along the easterly line of land now or formerly of Mitchell a distance of 1,142.33 feet, more or less, to an iron pin set in the southerly line of Town Highway No. 21;

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74 150

thence proceeding in a southeasterly direction 1,610.21 feet along the southerly line of the right of way of Town Highway No. 21, following a tie line with a course of S 40° 58' 40" E, a distance of 1,609.12 feet, more or less to the point and place of beginning.

Containing 13.14 acres, more or less.

The above described lands and premises herein conveyed may be subject to the reservation of water rights for the benefit of lands now or formerly of Mitchell, as recited in a deed from Pheobe and Mabel Knight to Boniface F. and Anna Korzun, dated April 27, 1943, recorded at Book 17, Page 131 of the Shrewsbury Land Records, wherein said reserved rights were described as follows:

Also excepting and reserving, however, to Charles Wilson, his heirs and assigns, the right to take water from the spring on said premises located near the land of said Wilson, which right the said Wilson has enjoyed during the last fifty years more or less.

The above described parcels are a portion of lands and premises conveyed to Caroline Korzun by Raymond A. Dana, Administrator of the Estate of Boniface Korzun by Administrator's Deed dated July 15, 1988 and recorded at Book 31, Page 586 of the Shrewsbury Land Records, and by Partial Decree of Distribution in the Estate of Boniface Korzun dated November 3, 1987, recorded at Book 32, Page 161.

Reference is further hereby had to a Decision and Order on Motions for Partial Summary Judgment, In Re: Appeal of Paul and Caroline Alexander Trustees of the Paul and Caroline Alexander Trust, State of Vermont Environmental Court, Docket NO. 194-10-99 Vtec, dated March 1, 2001, and filed for record in the Shrewsbury Land Records on July 16, 2001 and recorded at Book 47, Page 89-97; and to Stipulation for Settlement in the same matter, dated June 29, 2001, also filed for record in the Shrewsbury Land Records on July 16, 2001 and recorded at Book 47, Pages 82-88.

[As to "Parcel 2"] NOTICE: In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure of building on the lot of land described in this deed if the use or useful occupancy of that structure of building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for potable water supply or wastewater system and therefore this lot may not be able to be improved.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN, husband and wife as tenants by the entirety, and their heirs and assigns, to their use and behoof forever; and I, the said Grantor, ANN VANNEMAN, for myself and my heirs, assigns, executors and administrators, do covenant with the said Grantees, BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN, husband and wife as tenants by the entirety, and their heirs and assigns, that until the ensealing of these presents, I am the sole owner of the lands and premises and have good right and title to convey the same in manner aforesaid, and that they are FREE FROM EVERY

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ENCUMBRANCE, except as hereinbefore set forth and referred to; and I, the said Grantor, ANN VANNEMAN, and my heirs, assigns, executors and administrators, do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinbefore set forth.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th day of April, 2022.

Ann Vanneman L.S.
ANN VANNEMAN

STATE OF VERMONT
RUTLAND COUNTY, SS

At the City of Rutland in said County, on the 29th day of April, 2022, personally appeared ANN VANNEMAN, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, _____
Notary Public
My Commission expires: 1/31/23

Gary R. Kupferer
Notary Public State of Vermont
My Commission Expires: 1/31/23
Credential #157.0008199

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RUTLAND, VERMONT
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END OF DOCUMENT

74 135

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that **AMANDA MITCHELL and ANDREW MITCHELL, Successor Co-Trustees of the Thomas W. Mitchell and Ann Vanneman Family Trust u/t/a 4/12/2006**, GRANTORS, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by **BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN,** of Melrose, Massachusetts, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, **BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN,** husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Shrewsbury, in the County of Rutland, and State of Vermont, described as follows, viz:

Being all the lands and premises described in a certain Final Decree of Distribution in the Estate of Thomas W. Mitchell dated December 24, 2013, recorded April 13, 2015 at Book 66, Page 134 of the Shrewsbury Land Records, whereby said lands and premises were decreed to Ann J. Vanneman, Trustee of the Thomas W. Mitchell and Ann J. Vanneman Family Trust u/t/a 4-12-2006. Said lands and premises are more particularly described in **Exhibit A**, attached hereto and made a part hereof.

The herein conveyed lands and premises are conveyed subject to conservation restrictions contained in a Grant of Development Rights and Conservation Restrictions to the Vermont Land Trust, Inc. from Amanda Mitchell and Andrew Mitchell, Successor Co-Trustees of the Thomas W. Mitchell and Ann J. Vanneman Family Trust (u/t/a 4/12/2006) dated on or about even date herewith and to be recorded in the Shrewsbury Land Records.

The herein Grantors SPECIFICALLY RESERVE for the heirs of Thomas W. Mitchell and Adelheid Mitchell, an easement and right of way for purposes of pedestrian and limited vehicular and equipment ingress to and egress from, and for purposes of repairing and maintaining, two existing gravesites located on the herein conveyed premises. Said easement and right of way shall be from Lincoln Hill Road to said gravesites by the most direct route. Said easement and right of way shall be used by the heirs of Thomas W. Mitchell and Adelheid Mitchell, and their invitees, heirs and assigns, at their sole risk and expense. The heirs of Thomas W. Mitchell and Adelheid Mitchell shall use their best efforts to avoid unreasonably disturbing herein Grantees, and their heirs and assigns, when accessing the two gravesites and exercising their rights pursuant to said easement and right of way and shall repair any damage caused to the premises herein conveyed as a result of exercise of said easement and right of way, ordinary wear and tear excepted.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, **BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN**, as husband and wife and tenants by the entirety, and their heirs and assigns, to their use and behoof forever;

SHREWSBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
May 10th A.D. 2022
at 11:00 O'clock AM minutes P M
Book 74 Page 135 of Land Records
Attest _____
Town Clerk

FACEY GOSS
McPHEE P.C.
PO BOX 578
RUTLAND, VT
05702
802 773 3300

74 136

And **AMANDA MITCHELL and ANDREW MITCHELL, Successor Co-Trustees of the Thomas W. Mitchell and Ann Vanneman Family Trust u/t/a 4/12/2006,** the said GRANTORS, for themselves and their heirs, successors and assigns, do covenant with the said GRANTEES, **BRYAN THOMAS GREENHAGEN and EMILY HAVENS GREENHAGEN,** and their heirs and assigns, that until the ensealing of these presents, the Trust is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and the Trust hereby engages to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as set forth in the aforesaid deed.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28 day of April, 2022.

Amanda Mitchell, Successor Co-Trustee of the Thomas W. Mitchell and Ann Vanneman Family Trust u/t/a 4/12/2006

STATE OF Vermont

Rutland COUNTY, ss.

The foregoing instrument was acknowledged before me on this 28th day of April, 2022, by **AMANDA MITCHELL, Successor Co-Trustee of the Thomas W. Mitchell and Ann Vanneman Family Trust u/t/a 4/12/2006.**

Before me, Kylie Blake
Notary Public/Stamp

Kylie Blake
Notary Public State of Vermont
Commission Expires 1/31/2023
Commission # 0000053

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05702
802 773 3300

Andrew Mitchell, Successor Co-Trustee of the
Thomas W. Mitchell and Ann Vanneman
Family Trust u/t/a 4/12/2006

STATE OF MASSACHUSETTS

Middlesex COUNTY, ss.

The foregoing instrument was acknowledged before me on this 27th day of April, 2022, by **ANDREW MITCHELL, Successor Co-Trustee of the Thomas W. Mitchell and Ann Vanneman Family Trust u/t/a 4/12/2006.**

Before me, Michael E Powers
Notary Public/Stamp

MICHAEL E. POWERS
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 26, 2028

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& McPHEE P.C.
PO BOX 578
RUTLAND, VT
05702
802 773 3300

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EXHIBIT A
Property Description
Lands of the Thomas W. Michell and Ann J. Vanneman Family Trust u/t/a 4-12-2006, Amanda Mitchell and Andrew Mitchell, Successor Co-Trustees
882 Mitchell Road, Shrewsbury, VT

Being the farm formerly known as the C.C. Holden Farm, conveyed to Charles Wilson and Glady A. Wilson, his wife, by Willard H . Smith and Mary R. Smith, by deed dated October 12th, 1921, recorded in Shrewsbury Records in Book 14, Page 729, and therein described as follows:

> Beginning at the highway at the Northwest corner of said farm, thence S 6º30' W on the west line of said farm, one hundred twenty-six (126) rods and twenty (20) links to another highway; thence Easterly on said highway to the west line of J.S. Hamilton's land; thence N 6º30' E one hundred forty four (144) rods and fifteen (15) links to the first mentioned highway; thence westerly as said highway now runs to the place of beginning; containing ninety-one (91) acres and one hundred eighteen (118) square rods of land; also another piece or parcel of land described in a deed from said Smiths bearing the same date as above Bounded on the north by the highway leading from Shrewsbury Center past B.F. Korzun on the East by land of B.F. Korzun; on the west by lands of B.F. Korzun and H.J. Smith, and on the South by the highway running past the dwelling house of the Wilsons. Containing about thirty-two (32) acres of land be the same more or less, and being the west part of the pasture of the late O.G. Knight opposite the dwelling house of said Wilsons and between the roads aforesaid; the East line of the lot hereby conveyed running from a small locust tree in the fence on the South side of said lot and in a straight line to an iron pin on the north line of said lot on the highway first above mentioned; meaning hereby to convey all water rights and privileges that were received from said Smiths.

There is specifically excepted from the foregoing conveyance the following two parcels of land:

1. All and the same lands and premises conveyed to Chandler X. Smith and Joanne Smith by deed of Adelheid Ida Wagner Mitchell dated June 21, 1974 and recorded in Book 23 at Page 306 of the Town of Shrewsbury Land Records, and more particularly described as follows:

   Situated about one (1) mile westerly of the Shrewsbury Town Meeting House, on the northerly side of Town Road number four (4), commencing at the point of intersection of the east line of Smiths, or the projection southerly thereof, and the center line of said public highway; thence northerly along a stone wall in the said east line of Smiths a distance of 172.6 feet, more or less, to a point; thence southeasterly 208.7 feet, more or less, to a point; thence southerly 25 feet, more or less, to the centerline of said public highway to a point 147.6 feet, more or less, easterly of the point of beginning; thence westerly along centerline of said public highway to the point of beginning; the whole being one quarter (1/4) acre.

2. All and the same lands and premises conveyed to Thomas W. Mitchell and Theresa M. Mitchell by deed of Adelheid Ida Wagner Mitchell dated June 30, 1982, and recorded in Book 25, at Page 548 of the Town of Shrewsbury Land Records, and being more particularly described as follows:

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802 773 3300

Beginning at the center line of Town Highway #23 at the easterly boundary of lands of the Grantor herein and the westerly boundary of Korzun; thence southerly to the southerly line of said Town Highway #23 and along the westerly line of Korzun; thence southerly along the westerly line of the said Korzun and along a stone wall 416 feet, more or less, to the intersection of said stone wall with another stone wall running westerly; thence along said second stone wall westerly 518 feet, more or less, to the intersection with another stone wall; thence northerly 312 feet, more or less, to a stone wall corner; thence westerly 182 feet, more or less, to a stone wall corner; thence northwesterly 132 feet, more or less, to a stone wall corner; thence westerly 277 feet, more or less, along a stone wall to a stone corner; thence northwesterly 124 feet, more or less, along a stone wall to the southwest corner of a stone barway; thence northerly 245 feet, more or less, to a point 107 feet westerly of a large stone buried in the easterly termination of the lawn of the Grantor herein; thence easterly to said large stone, and being the eastern termination of the rock embankment; thence southeasterly 136 feet, more or less, to the northeasterly corner of a stone barway; thence easterly 302 feet, more or less, to a point 128 feet northerly of a stone wall intersection; thence southerly 128 feet to said stone wall intersection; thence easterly 213 feet, more or less, along a stone wall to a point where said stone wall bears northeasterly; thence northeasterly 284 feet, more or less, along said stone wall and a continuation thereof to the center line of said Town Highway #23; thence easterly along said center line 338 feet, more or less, to the point and place of beginning. Meaning to convey herein ten acres, be the same more or less.

Included in this conveyance is a right of way to the Grantees herein, their heirs, executors, administrators, successors, and assigns, over and across the lands of the Grantor herein, which right of way shall be thirty (30) feet in width, the center line of which shall be fifty-seven (57) feet, more or less, easterly from the point of beginning hereinabove set forth in the northerly line of the lands conveyed herein and fifty-five feet, more or less, westerly from the said large stone buried in the lawn of the Grantor; thence said center line of said right of way shall run northerly fifty-five (55) feet in a line perpendicular to the aforementioned northerly property line of the lands conveyed herein; thence northeasterly eighty-five (85) feet, more or less, in a diagonal to a point in the said Town Highway, which point is sixty (60) feet, more or less, easterly from a point in said Town Highway which would be an extension of the westerly boundary of the lands conveyed herein if it were extended to the said Town Highway.

Also conveyed herein are certain water rights in and to a spring on the lands of the said Korzun, which rights are to be shared with the said Grantor, her heirs, executors, administrators, successors, and assigns, and which rights are for domestic purposes only. Surplus water may be used for any other purposes. The Grantees herein are responsible for the maintenance of the line from the residential premises on the lands conveyed herein to a T intersection of said line, and the Grantees, their heirs, executors, administrators, successors, and assigns, and the Grantor, her heirs, executors, administrators, successors, and assigns, are jointly and equally responsible for the maintenance of the line from the T to the water source. In the event of maintenance, the lands shall be put back into the condition, as clearly as possible, immediately prior to the maintenance.

Reference is made to the aforementioned deeds for a more complete description of the property.

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05702
802 773 3300

END OF DOCUMENT

Itemized Property Costs - Town of Shrewsbury

Town of Shrewsbury

Neighborhood Code: 11

From Table: MAIN Section 1 | Record # 304

Property ID: 023-0-0882 **Location:** 882 MITCHELL ROAD **Tax Map #:** 4

Owner(s): GREENHAGEN BRYAN T & EMILY H

Description: MULT DWL & LAND INCL PARC **Last Inspected:** 07/03/2009 **Cost Update:** 01/15/2026

Sale Price: 0 **Sale Date:** 05/19/2022 **Book:** 74 **Page:** 195 **Validity:** Yes

Bldg Type: Single **Quality:** 3.25 AVG/GOOD **Style:** 2 Story **Frame:** Studded

Yr Built: 1812 **Eff Age:** 35 **Area:** 1991 **# Rms:** 6 **Bedrms:** 4 **# Baths:** 2 **# 1/2 Baths:** 0

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		72.26	
ADJUSTMENTS					
Roof #1:	Slate	100.00		3.85	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.20	
Heat/cooling #1:	ForcAir	60.00			
Heat/cooling #2:	None	40.00		-1.26	
Energy Adjustment	Below Avg			-1.25	
ADJUSTED BASE COST			1,991.00	76.79	152,890
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,268.75	
Roughins (beyond allowance of 1)				481.25	
Fireplaces	2 Story / Single		1.00	4,075.50	4,076
Basement	Stone		910.00	18.88	17,181
Basement Outside Entrance				1,481.75	1,482
Subtotal					175,628
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					175,628
Condition	Average	Percent			
Physical depreciation		24.00			-42,151
Functional depreciation					
Economic depreciation		5.00			-8,781
REPLACEMENT COST NEW LESS DEPRECIATION					124,700

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.50		99,000
SI Bldg Lot	2.00	1.00	1.50	49,500.00	99,000
AC Other	111.90	1.00	0.85		129,300
AC Other	21.14	1.00	0.90		25,900
Total	137.04				353,200

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Minimal	Low Cost		1,000
Sewer	y / y	Typical	Average		5,000
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Total					16,000

OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras	
Toolshed	y / y	50	876	8.71		7,600
Toolshed	y / y	80	216	8.57		1,900
Equip shed	y / y	50	192	12.55		2,400
Total						11,900

SUB-TOTAL THIS SECTION	505,800

Itemized Property Costs - Town of Shrewsbury

Town of Shrewsbury

Neighborhood Code: 11

From Table: MAIN Section 1

Record # 304

Property ID: 023-0-0882 **Location:** 882 MITCHELL ROAD **Tax Map #:** 4

Owner(s): GREENHAGEN BRYAN T & EMILY H

Description: MULT DWL & LAND INCL PARC **Last Inspected:** 07/03/2009 **Cost Update:** 01/15/2026

Sale Price: 0 **Sale Date:** 05/19/2022 **Book:** 74 **Page:** 195 **Validity:** Yes

Bldg Type: Single **Quality:** 3.25 AVG/GOOD **Style:** 2 Story **Frame:** Studded

Yr Built: 1812 **Eff Age:** 35 **Area:** 1991 **# Rms:** 6 **Bedrms:** 4 **# Baths:** 2 **# 1/2 Baths:** 0

Item	Description	Percent	Quantity	Unit Cost	Total

NOTES

NOTE - Parcel has multiple (2) sections - see full property record card

05/2025: 3 Bedroom updated to 4 Bedroom per 2019 WSPWSP

05/2022 development rights to Vermont Land Trust
2010 Reappraisal
econ. dep. for closeness to orig. house although this is on good sized parcel
water from spring
heated downstairs only
historic colonial, orig. portion of house est. 1800, with portion at rear 1820
kitchen 2007

2009 GL and prior

Itemized Property Costs - Town of Shrewsbury

Town of Shrewsbury

Neighborhood Code: 11

From Table: MAIN Section 2

Record # 304

Property ID: 023-0-0882 **Location:** 882 MITCHELL ROAD **Tax Map #:** 4

Owner(s): GREENHAGEN BRYAN T & EMILY H

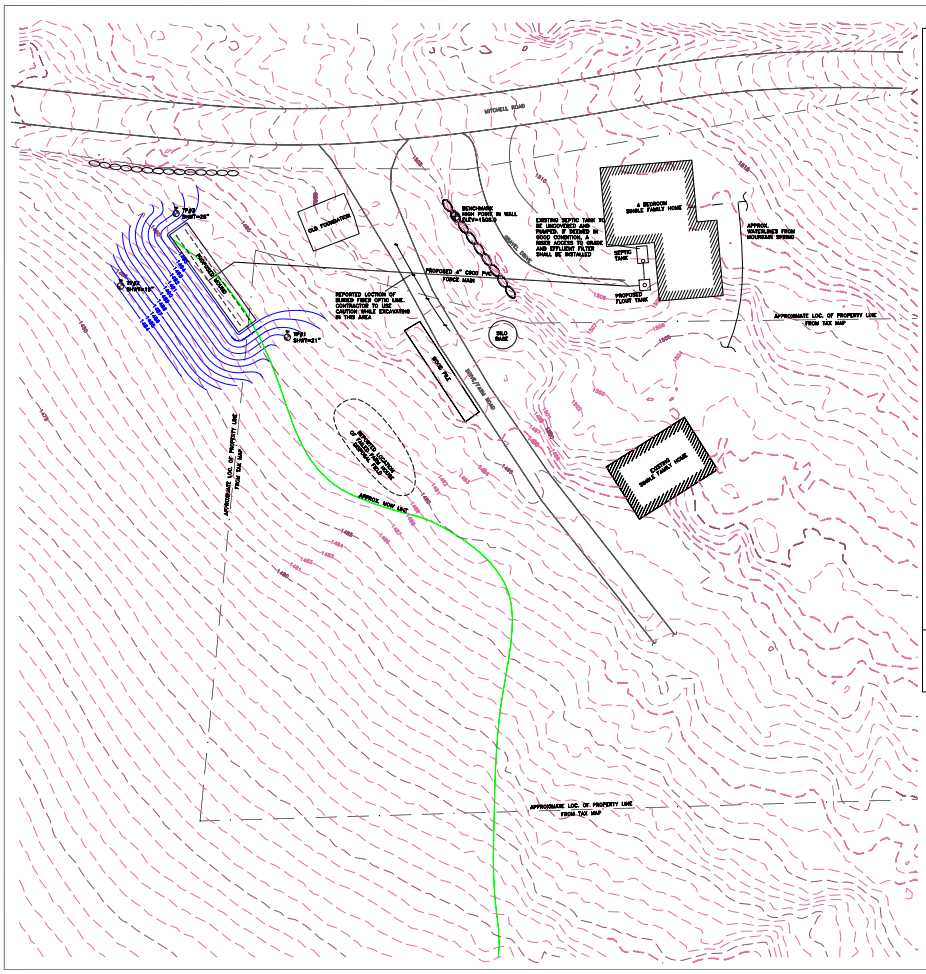
Description: MULT DWL & LAND INCL PARC **Last Inspected:** 07/03/2009 **Cost Update:** 01/15/2026

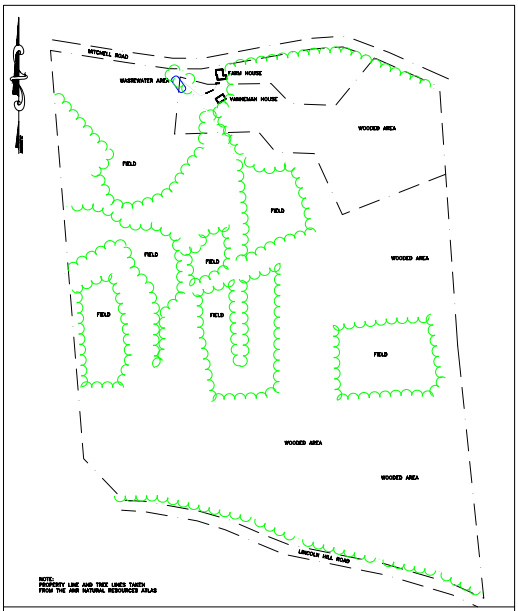
Sale Price: 0 **Sale Date:** 05/19/2022 **Book:** 74 **Page:** 195 **Validity:** Yes

Bldg Type: Single **Quality:** 2.50 FAIR/AVG **Style:** 1.5 Fin **Frame:** Studded

Yr Built: 1850 **Eff Age:** 40 **Area:** 1960 **# Rms:** 7 **Bedrms:** 4 **# Baths:** 3 **# 1/2 Baths:** 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		62.32	
ADJUSTMENTS					
Roof #1:	Slate	75.00		3.99	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.25	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Below Avg			-1.03	
ADJUSTED BASE COST			1,960.00	67.53	132,348
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			9.00	990.00	8,910
Roughins (beyond allowance of 1)				425.00	
Porch #1:	WoodDck/WdRl		385.00	9.48	3,650
Basement	WoodFrame		1,200.00	15.76	18,912
Finished Basement	Minimal		660.00	5.00	3,300
Basement Outside Entrance				1,269.00	1,269
Subtotal					168,388
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					168,388
Condition	Fair/Avg	Percent			
Physical depreciation		36.00			-60,620
Functional depreciation		10.00			-16,839
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					90,900
TOTAL PROPERTY VALUE					596,700
NOTES				HOUSESITE VALUE : .	342,500
				HOMESTEAD VALUE : .	596,700





OVERALL PROPERTY PLAN

1"=200'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- STONE WALL
- PROPOSED CONTOUR

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-1-3272
Date: January 27, 2020

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STATE OF VERMONT
JOHN P. LAPRE
LICENSED DESIGNER

SPENCER & LAPRE, LLP
ENGINEERING AND SURVEYING CONSULTANTS
55 ELM HILL DRIVE
P.O. BOX 380
NORTH CLARENDON, VERMONT

LANDS OF THOMAS W. MITCHELL AND ANN J. VANNEMAN FAMILY TRUST

REPLACEMENT WASTEWATER SYSTEM SITE PLAN

MITCHELL ROAD, SHREWSBURY, VERMONT

1 INCH = 20 FEET

20 0 20 40 60

DRAWN BY:	DATE:	DRAWING NO.
JPL	12/16/19	1853-1

Property Improvements and Investments (2021-2025)

Farmhouse (882)

Exterior Improvements

Work/Addition	Contractor	Completion	Cost
New Standing Seam Roof	Fonataine Roofing	**2023**	$48,100.00
R40 insulation outer roof of family room/shop	Colonial Insulation	**2023**	$7,131.00
25 Anderson Windows (21 onsite but not installed)	Bethel Mills (Anderson)	**2023**	$32,514.37
4 Anderson windows installed	Included in restoration	**2023**	-

Complete Restoration Work

Contractor: Randy DiStefano and others
Period: 2021-2025
Total Cost: $344,461.00

Improvements Include:

- All floors leveled, hand sanded, and refinished (**2022**)
- Stairwell railings renovated to code (**2023**)
- Custom kitchen and cabinets constructed (**2022**)
- First floor bathroom renovation (**2022**)
- Second floor bathroom renovation (**2025**)
- New floor support, exterior, and roof for workshop/family room (**2023**)

Premium Kitchen Appliances

Item	Supplier	Acquisition	Cost
Galley Kitchen Sink, Faucet, and Accessories	Yale	**2022**	$7,865.14
SubZero Pro 48 Refrigerator/Freezer	Yale	**2022**	$20,009.00
BlueStar 6 burner + griddle Range (RNB Series)	Yale	**2022**	$18,695.98
BlueStar Range Hood	Yale	**2022**	$4,826.96
Miele Series 3 24" Dishwasher	Yale	**2022**	$2,199.99

Guest Barn House (850)

Work/Addition	Contractor	Completion	Cost
New Miele Dishwasher	Rutland/Best Appliances	**2024**	$1,349.00
Bosch Refrigerator	Rutland/Best Appliances	**2024**	$3,000.00
Large Capacity Washer and Dryer	Rutland/Best Appliances	**2024**	$2,500.00
New Refrigerator for rental unit	Home Depot	**2025**	$513.04

Property-Wide Improvements

Landscape

Work/Addition	Contractor	Completion	Cost
Irrigation System	Cold River Enterprises	**2023**	$1,300.00
Level and Refinish Barn Driveway (surepack)	Cold River Enterprises	**2023**	$2,118.50

Both Structures

Work/Addition	Contractor	Completion	Cost
Exterior and Interior Painting	Mountain View Painting	**2023**	$19,293.00

Total Investment: $515,876.98

**** 2-year-old John Deere Gator utility vehicle available for property maintenance (137 acres)***

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED
10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Landowners: **Thomas W. Mitchell &**
Ann J. Vanneman Family Trust
23791 Black Bear Trail
Conifer, CO 80433

Permit Number: WW-1-3272

This permit affects the following property in Shrewsbury, Vermont:

Lot	*Parcel*	*SPAN*	*Acres*	*Deed Book / Page*
1	*023-01-0882*	*594-187-10448*	*113.0*	*Book:46 / Page:47*

This project, consisting of the proposed installation of a replacement mound-type wastewater disposal system, to serve an existing four (4) bedroom single-family residence, connected to an existing on-site shallow groundwater potable water supply well, situated on a 113.0 +/- acre parcel, located at 882 Mitchell Road in Shrewsbury, Vermont is hereby approved under the requirements of the regulations named above and subject to the following conditions.

1. GENERAL

1.1 This project shall be completed as shown on the application, plans and/or documents prepared by John P. Lapre of Spencer and Lapre, LLP with the plan stamped by the Drinking Water and Groundwater Protection Division listed as follows:

Sheet Number	*Title*	*Plan Date*	*Revision Date*
1853-1	*Replacement Wastewater System Site Plan*	*12/16/2019*	
1853-2	*Replacement Wastewater System Detail Plan*	*12/14/2019*	

1.2 This permit does not relieve the landowners from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowners and all assigns and successors in interest. The landowners shall record and index this permit in the Shrewsbury Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowners shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Shrewsbury Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed replacement wastewater disposal system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Class 1 or Class B Designer that states:

> *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the replacement wastewater disposal system was installed in accordance with the permitted design and all the permit conditions, was inspected, was properly tested, and has successfully met those performance tests",*

or which otherwise satisfies the requirements of §1-311 of the referenced rules.

1.6 This project is approved with an existing four (4) bedroom single-family residence with a maximum of eight (8) occupants, situated on an existing 113.0 +/- acre parcel. No alterations to the existing building that would change or affect the water supply or wastewater disposal systems shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.

1.7 This permit authorizes the landowners to construct a replacement wastewater disposal system serving the existing residence. The landowners shall complete construction of the wastewater system, approved by this permit, no later than **October 30, 2020** or this permit shall no longer remain valid for the purposes of authorizing the construction of the wastewater disposal system. An extension of the construction completion date may be granted for good cause provided a written request for such an extension is received by the Department prior to the above specified date.

1.8 This permit authorizes the landowners to construct a new wastewater disposal system required to abate a health hazard created by the failure of the existing wastewater system serving the existing residence. The landowners are required to continue measures to prevent wastewater from surfacing on top of the ground, entering surface waters of the State, or backing up into the existing residence until such time as the approved wastewater system is constructed, activated, and all the conditions of this permit are satisfied.

1.9 This permit shall in no way relieve the landowners of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

1.10 Each purchaser of any portion of this project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan, if applicable, prior to conveyance of any portion of this project to that purchaser.

1.11 By acceptance of this permit, the landowners agree to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.

1.12 Any person aggrieved by this permit may appeal to the Environmental Court within thirty (30) days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY

2.1 This project is approved to utilize the existing on-site shallow groundwater potable water supply well located and configured as shown on the approved plan for a design flow of **560 gallons** of water per day provided the potable water supply meets or exceeds the construction standards and water quality standards required in the Water Supply Rule. The landowners shall operate the potable water supply in a manner that keeps the supply free from contamination.

2.2 No changes shall be made to the existing potable water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowners shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.

3. WASTEWATER DISPOSAL

3.1 This project is approved for the disposal of wastewater in accordance with the mound-type system design depicted on the stamped plans for a design flow of **560 gallons** of wastewater per day. The system shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowners shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an amendment application to this office and receive written approval prior to correcting the failure.

3.2 The components of the replacement wastewater disposal system herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Class 1 or Class B Designer who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition 1.5 herein.

3.3 This project is approved for a mound-type wastewater disposal system provided the mound is constructed in strict accordance with the following conditions:

a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division;

b. A qualified Vermont Licensed Class 1 or Class B Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill material, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation; and

c. The construction of the mound shall adhere to the guidelines set forth in Section 1-921(k) of the above referenced rules.

3.4 The landowners shall have the removal/abandonment of the existing wastewater disposal system routinely and reliably inspected by a licensed designer. The landowners shall submit the designer's written report to the Drinking Water and Groundwater Protection Division certifying that the removal/abandonment was accomplished in accordance with the approved plans and permit conditions. Any waste stone and/or soil removed from the system shall be disposed of in compliance with Section 1-930 of the 2019 Wastewater System and Potable Water Supply Rules.

3.5 A variance for the replacement wastewater disposal system for the purpose of eliminating a health hazard is granted from the Technical Standards in accordance with the Wastewater System and Potable Water Supply Rules, Subchapter 1-802. Certain design aspects of the approved replacement wastewater disposal system may not adhere to the minimum standards required by the Wastewater System and Potable Water Supply Rules. The design flows for this building may not be increased until a fully complying wastewater disposal system design prepared by a qualified Vermont Licensed Designer is submitted for review and approved by the Drinking Water and Groundwater Protection Division.

3.6 The replacement wastewater disposal system which serves the residence on the subject parcel (Lot 1=113 +/- acres) is located on adjacent lands identified as N/F Lands of Vanneman. The land deeds that establish and transfer ownership of these parcels shall contain a legal easement which grants the purchaser(s) and any future owner(s) the right to enter upon these properties for the construction, repair, maintenance and other such reasonable purposes as may arise regarding the wastewater disposal system. **Failure to properly execute this easement renders this permit null and void for any lot conveyed without the proper easement**.

3.7 The replacement wastewater disposal system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.

3.8 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal system is allowed on or near the site-specific replacement area depicted on the stamped plans. All attainable isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be maintained and will be incorporated into the construction and installation of the wastewater disposal field.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By _____ Dated January 27, 2020

Elias J. Erwin, Assistant Regional Engineer
Rutland Regional Office
Drinking Water and Groundwater Protection Division

cc: John P. Lapre
Shrewsbury Planning Commission

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Farmhouse (882)

Exterior Improvements

Work/Addition	Contractor	Completion	Cost
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Total Investment: $515,876.98

dotloop signature verification: dtlp.us/v4lS-mJWH-Pgs2

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: 882 Mitchell Road, Shrewsbury, VT 07538

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.

01/23/26 2:58 PM EST dotloop verified — 01/21/26 2:32 PM EST dotloop verified

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.

01/23/26 2:58 PM EST dotloop verified — 01/21/26 2:32 PM EST dotloop verified

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: 01/23/26 2:58 PM EST dotloop verified — 01/21/26 2:32 PM EST dotloop verified

Buyer's Initials:

dotloop signature verification: dtlp.us/v4lS-mJWH-Pgs2

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: Emily Greenhagen dotloop verified 01/23/26 2:58 PM EST WPWI-I6XY-P1JU-1BX1 (Signature) Date

Purchaser: (Signature) Date

Seller: dotloop verified 01/21/26 2:32 PM EST ZAOB-U387-U8OS-PMHF (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

dotloop signature verification: dtlp.us/6nhU-sJqJ-bu0d

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: 850 Mitchell Road, Shrewsbury, VT

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.

01/18/26 1:39 PM EST dotloop verified 01/18/26 12:53 PM EST dotloop verified

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.

01/18/26 1:39 PM EST dotloop verified 01/18/26 12:53 PM EST dotloop verified

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 01/18/26 1:39 PM EST dotloop verified 01/18/26 12:53 PM EST dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/6nhU-sJqJ-bu0d

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)

DJ 01/20/26 1:56 PM EST 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: Emily Greenhagen dotloop verified 01/18/26 1:39 PM EST 1BWH-8SIQ-XQIJ-ELNZ (Signature) Date

Purchaser: (Signature) Date

Seller: dotloop verified 01/18/26 12:53 PM EST JUXY-DVYQ-6UIH-E02L (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

dotloop signature verification: dtlp.us/7UfR-NQOT-X2OW

Vermont Mandatory Flood Disclosure

Date Prepared: 01/14/2026

Seller's Name(s): Emily Greenhagen Bryan Greenhagen

Property Address: 882 Mitchell Road, Shrewsbury, VT 05738
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/jaf5decd5f0c24c078373f2e4 ; 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: Emily Greenhagen dotloop verified 01/23/26 2:58 PM EST XICO-W4JO-5Y4C-XU0C (Signature) (Date)

Seller: dotloop verified 01/21/26 2:27 PM EST LJTP-BC8S-HFIZ-LJVI (Signature) (Date)

Seller: (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)

dotloop signature verification: dtlp.us/DyUz-h7to-EwnY

Vermont Mandatory Flood Disclosure

Date Prepared: 01/18/2026

Seller's Name(s): Emily Greenhagen Bryan Greenhagen

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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:

_____; 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: Emily Greenhagen dotloop verified 01/18/26 1:37 PM EST KA9G-1XD1-EQ25-KJFO
(Signature) (Date)

Seller: dotloop verified 01/21/26 2:29 PM EST HRZO-MMHZ-54J6-7ZVE
(Signature) (Date)

Seller: _____
(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)

75 387

VERMONT	Current Use Program **Use Value Appraisal** **Application for Agricultural Land, Forest Land, Conservation Land and Farm Buildings**	Alternate Form **CU-301** Rev. 06/2019	SHREWSBURY TOWN CLERK'S OFFICE RECEIVED FOR RECORD Aug 05 '22 A.D. 2023 at 10:40 O'clock minutes M Book 75 Page 387 of Land Records Attest Alissa Hilsop Town Clerk

Reference Number: 20220606-92-92002-000
Tax Year: 2023 **Received On:** 06/03/2022
Town: Shrewsbury

Section A. Application Reason

Select an application reason:? Land and/or buildings that are enrolled and that have been transferred to your ownership

Section B. Landowners

Owner #1 ***(PRIMARY CONTACT)***
BRYAN T GREENHAGEN
24 PARKER STREET
MELROSE MA 02176
United States

Owner #2
EMILY H GREENHAGEN
24 PARKER STREET
MELROSE MA 02176
United States

Owner #3

<More than three owners for this parcel, see Form CU-302 for additional owners and signatures.>

Section C. Property Description

1. Property Located in the Town or City of	Shrewsbury
2. SPAN	594-187-10448
3a. Is the parcel located in more than one town?	No
3b. List the other town(s) and SPAN(s)	
4. Location of Property (911 Address and Description): 882 MITCHELL ROAD, NORTH AND SOUTH OF MITCHELL RD AND NORTH OF LINCOLN HILL RD	
5. According to the Town's Grand List, how many acres are in this parcel?	137.04
6a. Do you have any adjoining parcels that are listed separately in the Town's Grand List?	Yes
6b. Please explain: SPAN: 594-187-10449, 23.14 ACRES PURCHASED FROM VANNEMAN AT SAME TIME AS -10448	
7. From the acres in Question 5, how many acres are being excluded from enrollment?	25.14
8. Describe each excluded portion from Question 7 (to prevent you from being charged a penalty in the future, precisely describe each portion).	
2 ACRES AROUND HOUSE (AS WELL AS ALL OF SPAN: 594-187-10449 PARCEL) + 23.14 acres.	
9. Is the enrolled land subject to conservation easement?	No

Section D. Transfer of Enrolled Land

1. When was the deed recorded in town records?	05/10/2022
2. Was 100% of the parcel transferred?	Yes
3. How many acres were transferred according to the deed or survey?	113.90
4. If you are the transferee, who owned it previously?	AMANDA MITCHELL, ANDREW MITCHELL AND ANN VANNEMAN, TRUSTEES
5. What was the SPAN of the parcel prior to the transfer?	594-187-10448
6. Was the parcel transferred to a family member of the owner?	No

Section E. Buildings

1a. How many houses, dwellings, and/or mobile homes are on the parcel? 1
1b. Describe them: 1 HOUSE
2. Does the owner(s) qualify as a farmer as defined in 32 V.S.A §3752(7)?
3. Are the farm buildings leased to and actively used by a qualifying farmer under a written lease of at least 3 years?
Lease expiration date
4. Have any dwelling(s) been in use during the preceding tax year exclusively to house one or more farm employees as defined in 9 V.S.A § 4469a and their families, as a nonmonetary benefit of the farm employment?
5. List all buildings on the parcel in the "Total #" column. Enter the number of buildings to be enrolled in the "# to Enroll" column.

Building Type	Total #	# to Enroll	Building Type	Total #	# to Enroll
Sugarhouse			Barn		
Greenhouse			Shed		
Farm Employee Housing			Silo		
Farm Crop Processing Facility			Garage		
Other (explain:)					
Total					

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Section F. Agricultural Land

1. How many acres are you applying to enroll in active agriculture use?	27.50
2. Of these agricultural acres, how many are used to produce an annual maple product?	0.00
3. If this land is subject to an easement, do you have the legal right to access, manage, and implement agricultural activities on it?	Yes
4. Do you (owner) qualify as a farmer by making half of your annual gross income from the business of farming as defined in Regulation 1.175-3 issued under the Internal Revenue Code of 1986 and/or from the sale of processed products produced from 75% of the farm crops produced on the farm?	
5. Does the land produce gross income of at least $2,000/year from the sale of farm crops?	
6a. Is the land leased to and actively used by a farmer under a written lease for at least 3 years?	
6b. Lease expiration date	

Section G. Forest Land

1. How many acres of forest land are you applying to enroll?

	< 1 mile	> 1 mile		< 1 mile	> 1 mile
Open/Idle Ag (20% Rule Limit)	14.10		Ecologically Significant Treatment Area		
Productive Forest I, II, III	67.20		Significant Wildlife Habitat		
Nonproductive Forest (20% Rule Limit)	3.10		Miscellaneous < or = 1 Acre		
Nonproductive Forest (>20% Rule)			Special Places/Sensitive Sites		
			Reserve Forest Land		
			TOTAL Forest Land Acres	84.40	

2. Of these forest acres, how many are used to produce an annual maple product?	0.00
3. If this land is subject to an easement, do you have the legal right to access, manage, and implement the required forestry activities on it?	Yes

Section H. Conservation Land

	<1 Mile:	>1 Mile:	Total Acres
1. How many acres are you enrolling as conservation land?			
2. Are you an organization that has been certified by the Commissioner of Taxes as a qualified organization as defined in 10 V.S.A §6301a and for at least five years preceding this certification you have been determined by the Internal Revenue Service to qualify as a 501(c)(3) organization which is not a private foundation as defined in Section 509(a) of the Internal Revenue Code?			
3. Is parcel certified under 10 V.S.A §6306(b)?			

Comments

Section J. Certification

I hereby certify that the information provided in this form is true and accurate to the best of my knowledge. I intend to have all of my property described on this application appraised at use value except those portions specifically excluded. I acknowledge that I, my heirs and assigns are subject to the provisions of 32 V.S.A. Chapter 124 and the rules and regulations and use values as adopted and prescribed by the Current Use Advisory Board, the Commissioner of Taxes, and state statutes. **When this application is signed by the owner(s) and approved by the state, the state shall record a contingent lien in the land records of the municipality to provide notice to all interested parties that a lien will be created upon development of the land. The lien shall run with the land.** I acknowledge that the Vermont Department of Forests, Parks and Recreation, the Vermont Department of Taxes, and their employees or duly authorized representatives have the right to enter the property at anytime without prior notice for the purposes of ensuring compliance with the Use Value Appraisal Program requirements.

Owner #1	**/S/** BRYAN T GREENHAGEN	05/26/2022
Owner #2	**/S/** EMILY H GREENHAGEN	05/27/2022

Section K. Approval

From the information herein certified by the applicant, I have determined that the applicant's property is eligible for use value appraisal effective beginning with the **2023** Tax Year.

/S/ Nicholas Zimny-Shea FOR Director, Property Valuation & Review **07/24/2023**

END OF DOCUMENT

Town Farm Wildlife Management Area

Last edited: 10/5/22

General Description

Town Farm Wildlife Management Area (WMA) is a 530-acre parcel owned by the State of Vermont and managed by the Vermont Fish & Wildlife Department. It is located in the town of Shrewsbury 6 miles southeast of Rutland.

Town Farm WMA can be accessed from the end of Lottery Road which the town of Shrewsbury maintains year-round.

History

Town Farm WMA became Vermont Fish & Wildlife Department's 100th Wildlife Management Area when it was acquired in 2020. Funding for the acquisition came from Pitman-Robertson Wildlife Restoration Funds, Habitat Stamp Funds and donations spearheaded by the Shrewsbury Conservation Commission and through other conservation organizations. This property was once the Shrewsbury Town Farm. Historical evidence of past agriculture use can be seen throughout the WMA including many stone walls and a large stone foundation where the barn once stood just off Lottery Road.



Photo by Joel Flewelling, VFWD

Habitat Features

The property is an essential part of a habitat network that extends throughout the northeast, providing important connectivity for animals that maintain large home ranges. It represents an important regional wildlife corridor of unfragmented forest that serves as a bridge to conserved lands to the south and Jeffords, Aitken, Coolidge State Forests to the north.

There are small wetlands and a vernal pool on the parcel, which provides important habitat to several types of amphibians and numerous other species.

The land includes an early succession forest, a habitat rich in support of grouse, woodcock, rabbit, and fox. It also includes an unusual stand of dry oak forest, with red oak, hickory, hophornbeam, and butternut trees. The oak and beech stands on the WMA provide an important fall food source for bear, deer and turkey.

Common Fish and Wildlife



Photo by Joel Flewelling, VFWD

Mammals This parcel is part of a significant wildlife corridor for large-ranging species such as bear, moose, deer, and bobcat which connects the Taconic Mountain and the Green Mountain Range.

Birds The diversity of forest types and age classes on the WMA provide a variety of habitats for birds. Ruffed grouse and woodcock are found in the young forest habitat while wild turkeys are more commonly found in the mature forest.

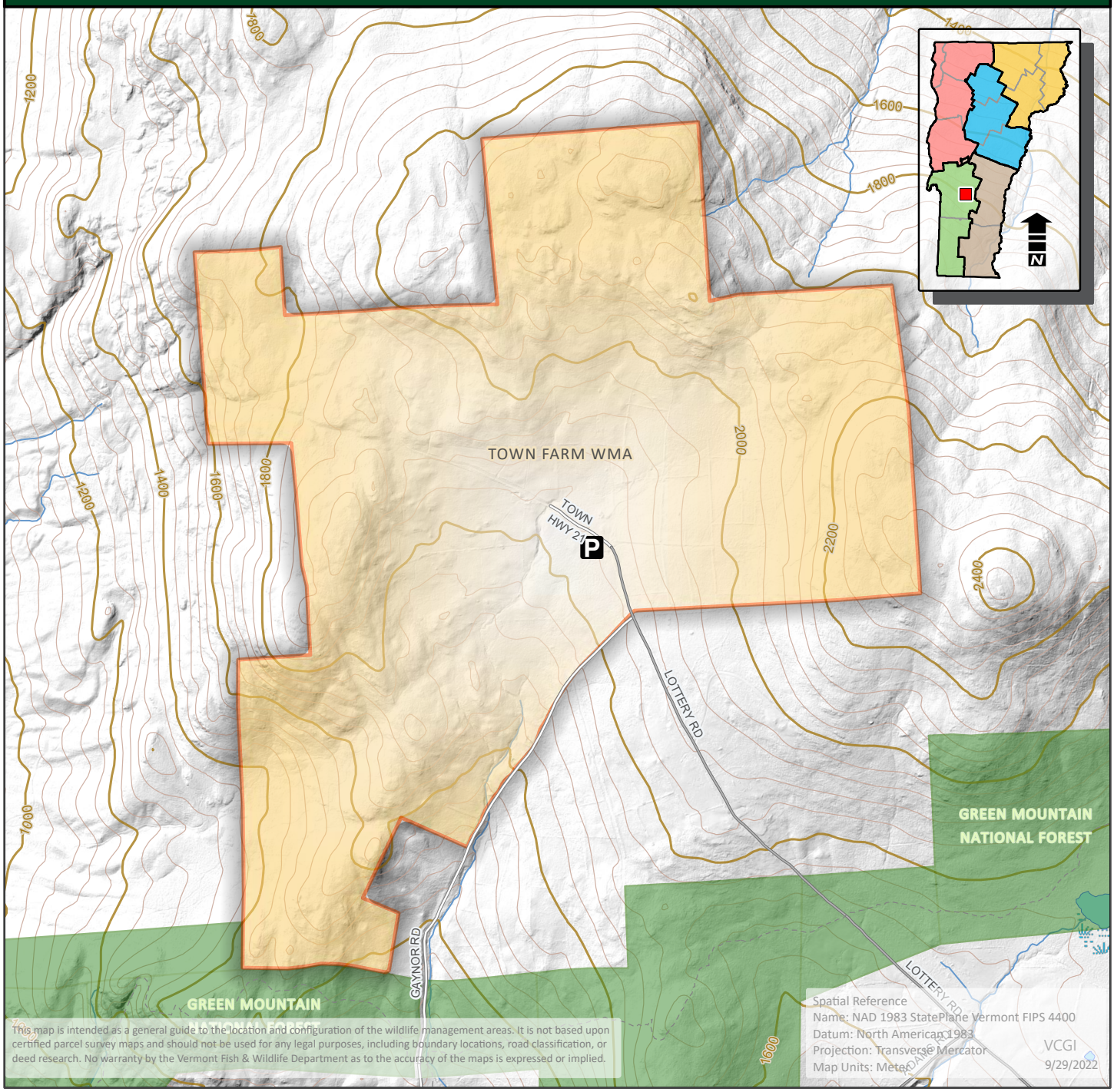
Reptiles and Amphibians Visitors may find northern dusky and northern two-lined salamanders in the stream and red-backed salamanders in the upland forest. Additionally, wood frogs and spotted salamanders may be encountered in the wetlands.

Fish There are no fishable waters on the WMA.

Town Farm WMA is open to regulated hunting, trapping, hiking and wildlife viewing.

Vermont Fish & Wildlife Department

Town Farm Wildlife Management Area



43°32'N

72°55'W

72°54'W

0 0.38 0.75 1.5 Miles

Town Farm WMA

Map Number: 97

- Parking
- Boat Ramp
- Cartop Access
- Park Office
- Shooting Range
- Wildlife Viewing Area
- Campground
- Vista
- Fishing Access
- Visitor Information
- Gate
- Rail Lines
- Trails
- Town Boundary
- Wildlife Management Area
- WMA Hunting Rights Only
- Refuge (no public access)
- Special hunting/trapping restrictions
- Streambank Management Area
- Controlled Hunting Area
- Federal Land
- State Land
- Town Land

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