Sorgenfrei

115 Eastman Road, South Woodstock VT



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LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 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 115 Eastman Road 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.

Sorgenfrei

Woodstock, VT

Base Plan Orthophotograph

Legend

- Subject Property - 68.92 ±Ac
- Class 3 (Gravel)
- Class 4 (Soil Graded and drained Earth)
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

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

Project Number: VT1692
Date: 06/26/26

N
W E
S

0 150 300 600 Feet

Scale: 1' = 300 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1692 Sorgenfrei, Woodstock, VT\VT1692 ortho.aprx

Sorgenfrei

Woodstock, VT

Base Plan

Legend

- Subject Property - 68.92 ±Ac
- Class 3 (Gravel)
- Class 4 (Soil Graded and drained Earth)
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1692
Date: 06/26/26

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W E
S

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Scale: 1' = 300 "

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LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1692 Sorgenfrei, Woodstock, VT\VT1692 base.aprx

Sorgenfrei

Woodstock, VT

Base Plan Orthophotograph

Legend

- Subject Property - 68.92 ±Ac
- Class 3 (Gravel)
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Sorgenfrei

Woodstock, VT

Town Locus

Legend

- Subject Property - 68.92 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1692
Date: 06/25/26

N
W E
S

0 2,500 5,000 10,000 Feet

Scale: 1' = 5,000 "

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

LandVest

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PROPERTY DETAILS ADDENDUM
115 EASTMAN RD, WOODSTOCK, VT

PROPERTY
68.92 +/- acres
End of road privacy
Mountain views East
48 panel solar array
Stone walls
Perennial beds
Landscape lighting
Stone firepit
Maintained trail network
Meadow
Access to GMHA trail network

RESIDENCE
Timber Frame (c2015)
3 Bedroom, 3.5 Bathroom
- First floor primary suite
- 2 bedroom suites on Second Floor

Builder – Ennis Construction
Finished Square Feet
- 5,384 SQFT (Lister Card)
- 5,360 SQFT (Floor Plan)

3-bay attached heated garage
Screened porch
Deck
Nearly net-zero home
Finished walkout basement
Infrared sauna
Climate controlled wine cellar
Mahogony clapboard
Boral cement board trim

First Floor

Garage
3-bay garage
Heated driveway (cobblestone section)
Poured concrete floor
LiftMaster automatic garage doors
Hot Dawg propane space heater
Fronius Primo solar energy inverter
Utility sink

Mud Room
Slate tile floor
Built-in storage bench and coat rack

Laundry Area
Utility sink
Granite countertops
Wooden cabinetry
Samsung washer/dryer
Coat closet
Floor drain

Kitchen
Slate tile floor
Cherry kitchen island w/ granite countertop
Barstool seating
Kettle faucet above stove
Kohler ceramic farm sink w/ garbage disposal
Stainless steel sink w/ garbage disposal
Pantry storage
Knotty alder wooden cabinetry
Iron pendant lighting
Appliances
- Wolf 6-burner gas range w/ griddle, dual ovens, hood vent, and heat lamps
- SubZero drawer fridge (x2)
- SubZero fridge/freezer
- KitchenAid trash compactor
- Bosch Dishwasher
- Sharp microwave and convection oven
- Bosch dishwasher

Dining Area
Hardwood maple floor
Iron light fixtures

Living Room
Hardwood maple floor
Exposed post and beam timber frame
Automated window shades
Ceiling fan
Stone chimney with gas fireplace
- Glass doors
- Openings on both sides of chimney

19’ ceiling height
Gallery track lighting

Sitting Room
Hardwood maple floor
Jøtul cast iron wood stove on slate stone pad

Main Entry

½ Bathroom
Hardwood maple floor
Porcelain pedestal sink

Primary Suite

Bedroom 1
Hardwood maple floor
Ceiling fan
Walk-in closet w/ built-in dresser drawers and clothing racks

Primary Bathroom with Shower and Tub
Travertine limestone tile floor
Linen and medicine cabinets
Wraparound built-in vanity w/ two hand sinks, wooden cabinetry and make-up counter

PROPERTY DETAILS ADDENDUM
115 EASTMAN RD, WOODSTOCK, VT

Victoria & Albert porcelain bath tub
Walk-in tiled shower w/ glass door
Stainless steel fixtures
Powder room w/e Kohler bidet

Second Floor

Office
Hardwood maple floor
Built-in bookcase
Exposed post and beam timber frame
Gallery track lighting
Iron metal railing and banister
Open to Living Room below

Bedroom 2
Hardwood maple floor
Ceiling fan
Closet
Linen closet

Bathroom with Shower
Tile floor
Porcelain Kohler hand sink
Elkay wooden vanity cabinets
Caledonia granite countertop
Tiled shower w/ glass door

Storage Closet
Access to attic

Hall

Bedroom 3
Hardwood maple floor
Ceiling fan
Closet

Bathroom with Shower
Tile floor
Porcelain Kohler hand sink
Elkay wooden vanity cabinets
Caledonia granite countertop
Tiled shower w/ glass door
Linen closet

Entertainment Room
Hardwood maple floor
Built-in cabinets and book shelves

Finished Basement

Central Room
Currently a home gym
Tile floor
French doors to back yard
Tylo Carbon Flex infrared sauna
Closet under stairs

Workshop
Concrete floor w/ epoxy flake coating
Wooden work bench
Peg boards

Wine Cellar
WhisperKool SC4000 climate control
Wall-mounted wine racks
Touchpad entry
Cork floor

UTILITIES
Heat – Viessmann propane hot water furnace
Propane – Buried propane tank behind garage. Dead River tag 290271
Air Exchange System– RenewAire energy recovery ventilators (X2) with humidistat. Filters checked quarterly & changed 9-26-2025. Access to air exchange filters-primary bedroom.
8 Mitsubishi Electric mini-splits - bedrooms, dining area, living room, office, entertainment room, home gym
Electric – Green Mountain Power. Meter #6187071. Subpanel primary bedroom
Solar – Fronius Primo inverter - garage. 5 Stationary arrays, 48 total panels. 18.5 kW Replaced in 2024. Net metering PV Meter #:6166142.
Solar hot water pre-heat rooftop system
Generator – Generac 22KW, behind garage
Well Water –Next to driveway and garage. Pump replaced in 2024. Automatic well shutoff
Hot Water – Veissmann 53-gallon pre-heater. Veissmann 79-gallon domestic hot water heater.
Water treatment – Valley Artesian filtration and water softening system. Pentair Intellidrive constant pressure controller.
Septic System – Inspected 6/2026, pumped 7/2026. Tank behind garage. Leach field down hill
Internet – EC Fiber - fiber optic
Security – First Line Security
Sound System

CONSTRUCTION
Foundation - Concrete
Frame – Post and beam timber frame
Roof – Asphalt shingles
Siding – Mahogony wood clapboard
Floors – Hardwood maple, tile

DISCLOSURES
Property is enrolled in Current Use
Class 4 road is a Town Right-of-Way

First Floor



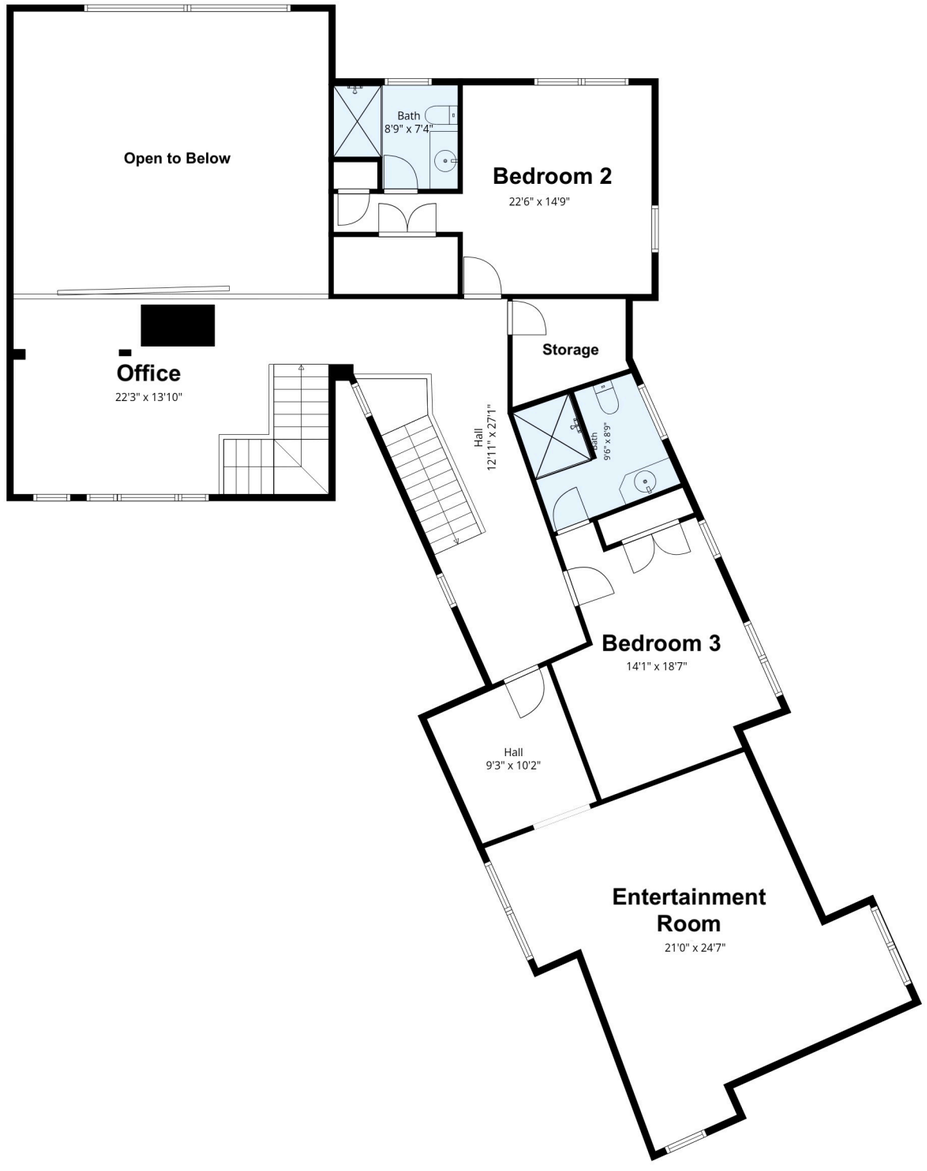
TOTAL: 5360 sq. ft

Basement: 1142 sq. ft, 1st floor: 2416 sq. ft, 2nd floor: 1802 sq. ft

EXCLUDED AREAS: CRAWL SPACE: 128 sq. ft, GARAGE: 763 sq. ft, OPEN TO BELOW: 445 sq. ft, WALLS: 436 sq. ft

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

Second Floor



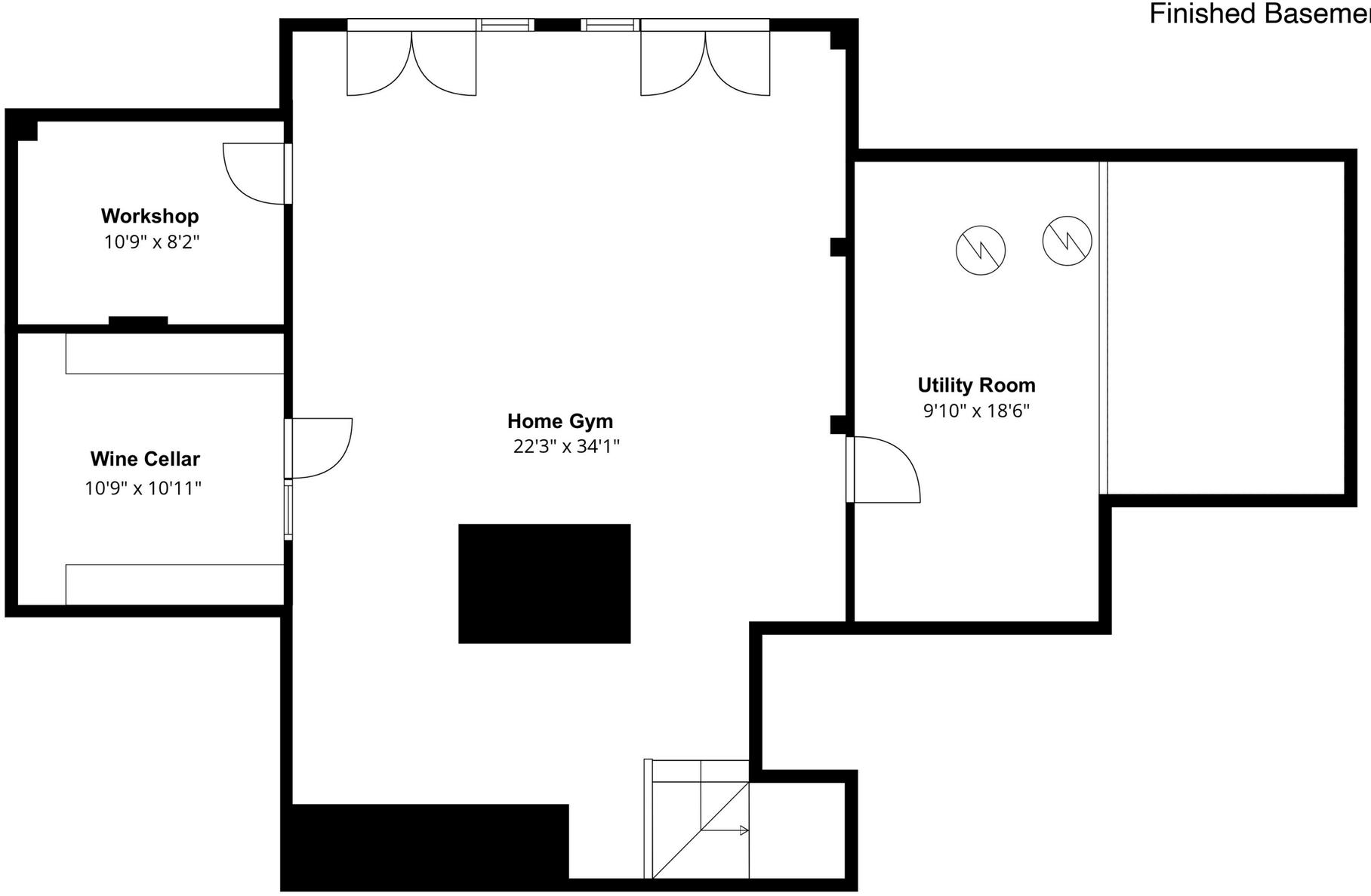
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Finished Basement



TOTAL: 5360 sq. ft

Basement: 1142 sq. ft, 1st floor: 2416 sq. ft, 2nd floor: 1802 sq. ft

EXCLUDED AREAS: CRAWL SPACE: 128 sq. ft, GARAGE: 763 sq. ft, OPEN TO BELOW: 445 sq. ft, WALLS: 436 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: 06/18/2026

Seller's Name(s): John F. Ausura Maureen Ausura

Physical Property Address: 115 Eastman Road, Woodstock, VT 05071

Street City/Town

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

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

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

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

Seller's Initials JFA 06/18/26 5:30 PM EDT dotloop verified MA 06/18/26 5:27 PM EDT dotloop verified Buyer's Initials

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☑ Other (explain): Eastman Rd is a Class 4 Rd Annual Cost(s): 125 per plowing. Minimal for hard pack maintenance	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? Yes When? 2014 By whom? Ennis Construction	☑ 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? Blazed in 2014, now fading	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? Marcilius property - 1992, Colston property - 1999 By whom? Bruno, Farnsworth	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☐ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

Seller's Initials [GFA] [ ] [MR] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

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2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

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

(b) Age of Heating System: 2014 ☐ 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? 2025
By whom? Dead River

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

(f) **Primary** Annual Fuel Usage: 900 Gallons (or other measure) Date Range: 2025
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Dead River

(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? August 2023. Cleaned annually
By whom? Fresh Air Solutions

(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.): 8 x Mini Splits

(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: 2015 ☐ 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?: Owned

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: 200 Amps ☐ DON'T KNOW

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(u)	Annual electricity usage: $ Less than $1000 p/y Date Range: Per year *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

☐ Beverage Cooler	☑ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☑ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - # 12	☑ Microwave	☑ Smoke Detectors – # 12
☐ 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 3	☐ Range-Electric	☐ Window AC
☑ Energy Recovery Ventilator Unit	☑ Range-Gas	☑ OTHER: Trash compactor
	☑ 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:	☐ 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: EC FIber	☑ 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):			
(b)	Year Building(s) Constructed: Main Building 2015 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? 10 years			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when? Some shingles replaced in '24 after '23 lightning strike	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

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6. WATER SUPPLY

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

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☑ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Ottauquechee Drilling Co Tag #: Depth: Gallons Per Minute (at time of driller's report): Date of driller's report:
(c)	Age of Water System: 10 years
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☑ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☑ Other: Sulfur removal tank ☐ 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? 2026 By whom? NOrway Hill home inspections Results: Clear	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? By whom? Norway hill home inspection 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:			

Seller's Initials JFA 06/18/26 5:30 PM EDT dotloop verified MA 06/18/26 5:27 PM EDT dotloop verified Buyer's Initials

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

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

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

(c)	Date system installed: 2014			
(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		☐ DON'T KNOW	
(h)	Date septic tank last inspected? By whom? June 16 2026		☑ DON'T KNOW	
(i)	Date septic tank last pumped? July 2026 By whom?		☑ DON'T KNOW	
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: Cost: $ By whom:	☐ YES	☑ NO	

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

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☑ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☑ DON'T KNOW	☑ YES	☐ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☑ YES	☐ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? June16, 2026 By whom? Norway Hill home inspection 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	

dotloop signature verification: dtlp.us/B2I6-r4Ar-DybN

(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:

Lightening strike of July 20, 2023 did damage to chimney, some shingles, appliances and electronics. All repairs were completed, and all appliances/electronics either repaired or replaced.

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

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Buyer's Initials

dotloop signature verification: dtlp.us/B2I6-r4Ar-DybN

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: John F. Auwra dotloop verified 06/18/26 5:30 PM EDT PMFZ-G0X7-2WJG-KUQZ (Signature) (Date) Buyer: (Signature) (Date)

Seller: Maureen Auwra dotloop verified 06/18/26 5:27 PM EDT IARX-FIVI-YXXS-QCMN (Signature) (Date) Buyer: (Signature) (Date)

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

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

115 Eastman Road, South Woodstock

Estimated Annual Operation and Maintenance Expenses					
		Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES					
	Propane	Dead River Company	802-457-1610	960 gals for 12 months ending 6/1	$1,776.80
	Electric	Green Mountain Power	888-835-4672	Varies by WX includes Solar and Net Metering	$1,969.51
	Internet	ecFiber	802-763-2262	1 Gig @ $134/month	$1,604.00
	Rubbish Removal	Casella Waste Systems	802-295-2660	Varies by amount. Est. $102.13/month	$561.72
	Snow Removal	Maple Rock Farm, LLC	802-345-9932 Gabe Hawthorne	Varies by WX; Est. 15 plowings in 25/26	$1,570.00
	Pest Control	Vermont Pest Control (Western Exterminator)	802-235-1021	$250/quarter plus $500 extra services	$1,638.04
	Generator Service	Yankee Generator	802-892-1348 Jacob Fournier	Serviced once per year. Often do not charge.	$500.00
	Landscaping	Iris in the Garden	724-714-1916 Iris Bejgrowicz	As needed for beds and pruning	$2,000.00
	Mowing & Property Management	Fullerton Property Services	802-356-2486 Greg Fullerton	Bi-weekly	$3,203.56
	Fields & Trail Mowing	Fullerton Property Services	802-356-2486 Greg Fullerton	Once annually	$3,712.50
	Maintenance Contract	Ennis Construction Inc.	802-674-2646 Jamey Ennis	Monthly checks of all utility appliances	$1,944.40
	Savant Home Automation System	Tree Ridge Enterprise Inc.	802-734-0991 Will Dulmer	As needed - approximately once annually	$500.00
	Security	First Line Security	802-457-5811 Trevor	Annual Service plus Monitoring	$698.00
	Cleaning	Jill Jarvis	802-478-4539	Bi-weekly in Summer; as needed in Winter	$4,220.00
TAXES					
	Current Property Taxes				$44,638.40
TOTAL					
					$70,536.93

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

PAYABLE TO:
MAIL TO:

Town of Woodstock

PO Box 488
Woodstock, VT 05091-0488

Tel: (802)-457-3456

TAX BILL

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
11.02.07.	09/04/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: 68.92 AC & DWL:
Location: 115 EASTMAN RD

OWNER **AUSURA JOHN F & MAUREEN K**
PO BOX 16677
FERNANDINA BEACH FL 32035

SPAN # 786-250-10627 **SCL CODE: 250**
TOTAL PARCEL ACRES **68.92**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,822,200	1,822,200
EXEMPTION		
LAND USE	- 301,300	- 301,300
TOTAL TAXABLE VALUE	**1,520,900**	1,520,900
GRAND LIST VALUES	**15,209.00**	15,209.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x15,209.00=	6,935.30
HIGHWAY	0.1904	x15,209.00=	2,895.79
LOCA AGREEMENT	0.0149	x15,209.00=	226.61
SPECIAL ARTICLES	0.0241	x15,209.00=	366.54
TOWN POLICE	0.0721	x15,209.00=	1,096.57
COUNTY TAX	0.0081	x15,209.00=	123.19

TOTAL MUNICIPAL TAX 11,644.00
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1694	x15,209.00=	32,994.40

1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694

Payments	
1	11/07/2025
2	05/01/2026

TOTAL EDUCATION TAX 32,994.40
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX **44,638.40**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2026

1ST PAYMENT DUE
11/07/2025
OWNER NAME
AUSURA JOHN F & MAUREEN K
PARCEL ID
11.02.07.
AMOUNT DUE
AMOUNT PAID

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

Town of Woodstock
TAX YEAR FY2026

2ND PAYMENT DUE
05/01/2026
OWNER NAME
AUSURA JOHN F & MAUREEN K
PARCEL ID
11.02.07.
AMOUNT DUE
AMOUNT PAID

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that I, **Joseph L. Gitterman III**, a married person, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** paid to my full satisfaction by **John F. Ausura and Maureen K. Ausura**, a married couple, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** to the Grantees, **John F. Ausura and Maureen K. Ausura**, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Woodstock, Windsor County, Vermont, which is called "the Property" in this deed, and which is described as follows:

Being two certain tracts or parcels of land, located in the Town of Woodstock, Windsor County, Vermont, and further described as follows:

Parcel One

Being all and the same lands and premises as conveyed to Joseph L. Gitterman III by Warranty Deed of Philip R. Marsilius and Esther H. Marsilius and Norwich University, dated 22 July 1992 and recorded at Book 107, Page 260 of the Woodstock, Vermont Land Records and described in that deed as follows:

"Being all and the same land and premises conveyed to Philip R. Marsilius and Esther H. Marsilius by Warranty Deed of Howard S. Macdonald dated November 23, 1965, and of record in Book 57, page 358 of the Land Records of the Town of Woodstock.

"Said Philip R. Marsilius and Esther H. Marsilius conveyed an undivided one-third interest in said land and premises to Norwich University by their Warranty Deed dated January 31, 1990, which deed is of record in Book 99, page 254 of said Land Records. Said Norwich University, by its duly authorized representatives, joins in the within conveyance to convey its undivided one-third interest in and to the within land and premises.

[Reference to a former Right of First Refusal has been deleted here.]

"The within land and premises is a parcel of land with no buildings thereon located near Townsend Corners, so-called, in the Town of said Woodstock and consisting of 39 acres, more or less.

"There is conveyed herewith, the right to water cattle on the northeast side of the property adjoining the above premises now or formerly of Earl Johnson and also the right to pipe water from said area to any buildings that may be erected on the within conveyed land and premises. (In prior recent deeds, said right to water cattle was conveyed on the northwest side of the said property; this was caused by a typographical error and is herewith being corrected as above.) Reference is made to the Warranty Deed of Johnson to Ford dated September 3, 1971, and of record in Book 62, page 109 concerning said right to water cattle.

"Reference is here made to said deeds and their records and to all prior deeds and their respective records by which said property or any part of the same has been previously conveyed in aid of this description.

"Reference is also made to a survey entitled 'SURVEY OF LAND IN WOODSTOCK WINDSOR COUNTY VERMONT FOR PHILIP & ESTHER MARCILIUS (sic)' dated July 21, 1992, by Bruno Associates, Inc. of Woodstock, Vermont and which survey is to be recorded in said Land Records. (Said survey depicts 40.15 acres, more or less, not the 39 acres, more or less, as aforementioned.)"

Parcel Two

Being all and the same lands and premises as conveyed to Joseph L. Gitterman III by Warranty Deed of Albert G. Colston and Avery A. Colston, dated 25 January 2000 and recorded at Book 141, Page 235 of the Woodstock, Vermont Land Records and described in that deed as follows:

"**Relationship between Grantors; homestead interests.** Albert A. Colston and Avery A. Colston are brothers. The Property is not the homestead of either of the Grantors, nor is it the homestead of either of their spouses.

"**Source of Title.** The Property comprises 28.77 acres, and is a ***part only*** of the real property conveyed to Albert G. Colston and Avery A. Colston by warranty deed of Luna Colston dated 29 September 1968 and recorded at Book 59, Page 535. *[Please note that some documents relating to this real property have incorrectly given this citation as "Book 58, Page 535.]*

"**The Plan.** "The Plan" is a plan titled "Land Surveyed For Albert G. & Avery A. Colston, Book 58, [*sic*] Page 535, Woodstock, Vermont," prepared on June 26, 1999 as Drawing No. 99-1344-3, revised 19 July 1999, by Farnsworth Surveys. The Plan is recorded at the following location in the Woodstock Land Records: Map Book 13 at Page 36.

"**Description of the Property.** The following is a metes-and-bounds description of the Property as shown on the Plan. Note that references to a "re-rod with cap" are references to a re-rod capped with a cap that reads "Farnsworth," and bears a number.

- Beginning at a 1" iron pipe found set in the ground, 18 inches high, and painted orange, on the northerly or easterly side of Long Hill Road, Town Highway #12, at the northwesterly corner of land now or formerly of Jon Cameron and Suzanne Sailer (Refer to Book 114, Page 513, Tax Map #11-04-01-0020)

- Then running in a line along the northerly or easterly side of Town Highway #12 for the following courses and distances:

- North 26° 59' 00" West a distance of 206.23 feet to a computed point not marked on the ground;
- North 47° 14' 18" West a distance of 86.26 feet to a computed point not marked on the ground;
- North 58° 25' 33" West a distance of 138.05 feet to a computed point not marked on the ground:
- North 63° 39' 25" West a distance of 90.77 feet to a computed point not marked on the ground at the southerly end of a little cut-through from Town Highway #12 to Fletcher Hill Extension, Town Highway #36; this point is one of the two most westerly points of the Property;

♦ Then turning and running in a line along the easterly side of a little cut-through from Town Highway #12 to Town Highway #36, North 08° 33' 17" East a distance of 33.42 feet to a computed point not marked on the ground on the southerly or easterly side of Town Highway #36; this point is the other of the two most westerly points of the Property;

♦ Then turning and running along the southerly or easterly side of Town Highway #36 for the following courses and distances:
- North 53° 25' 01" East a distance of 184.89 feet to a computed point not marked on the ground;
- North 48° 13' 30" East a distance of 158.73 feet to a computed point not marked on the ground;
- South 89° 51' 33" East a distance of 196.06 feet to a computed point not marked on the ground;
- South 88° 51' 07" East a distance of 226.43 feet to a computed point not marked on the ground;
- South 85° 49' 31" East a distance of 373.99 feet partially along a stone wall to a computed point not marked on the ground at an intersection of stone walls;
- South 78° 59' 45" East along a stone wall a distance of 192.92 feet to a computed point not marked on the ground;
- South 85° 26' 20" East along a stone wall a distance of 141.99 feet to a computed point not marked on the ground;
- South 74° 22' 30" East along a stone wall a distance of 179.97 feet to a computed point not marked on the ground;
- South 56° 03' 30" East a distance of 144.08 feet to a computed point not marked on the ground;
- South 66° 42' 48" East a distance of 208.46 feet to a computed point not marked on the ground at a corner of stone walls at the most easterly corner of the Property, and at a northwesterly corner of land now or formerly John Beneke (Refer to Book 137, Page 287, Tax Map #11-04-01-001);

♦ Then turning and running in a line along land now or formerly of John Beneke for the following courses and distances:

- Along a stone wall South 38° 10' 15" West a distance of 501.20 feet to a computed point not marked on the ground at a tee intersection of stone walls;
- Along a stone wall South 36° 53' 21" West a distance of 323.22 feet to a computed point not marked on the ground near the end of the stone wall;
- Then turning and running in a line South 58° 13' 13" East a distance of 64.20 feet to a computed point not marked on the ground at a northerly corner of land now or formerly of Gladys Fullerton (Refer to Book 53, Page 441, Tax Map #11-04-19);

♦ Then turning and running along land now or formerly of Gladys Fullerton for the following courses and distances:

- Along a wire fence South 48° 37' 35" West a distance of 89.51 feet to a computed point not marked on the ground near the easterly end of a stone wall;
- Along a stone wall North 86° 36' 36" West a distance of 103.06 feet to a computed point not marked on the ground at the intersection of stone walls;
- Along a stone wall South 40° 47' 11" West a distance of 498.89 feet to a point not marked on the ground; *note that the distance on this bearing is computed as follows: (537.27 – 38.38 = 498.89)*; for reference, this point is 38.38 feet on a bearing of North 49° 29' 28" East from a re-rod with cap set in the ground; this point is the most southerly point of the Property; this point is the southeast corner of an area shown on the Plan as a 33.0-foot strip bordering land now or formerly of Jon Cameron and Suzanne Sailer;

♦ Then turning and running along an area shown on the Plan as a 33.0-foot strip bordering land now or formerly of Jon Cameron and Suzanne Sailer North 17° 49' 02" West a distance of 961.79 feet to a computed point not marked on the ground at the most northerly corner of the 33.0-foot strip; *note that the line just described is 33.0 feet northwest of a flagged and painted line;*

♦ Then turning and running in a line along the northwest edge of the 33.0-foot strip South 68° 54' 05" West a distance of 33.05 feet to a re-rod with cap set in the ground along land now or formerly of Jon Cameron and Suzanne Sailer;

♦ Then running in a line along land now or formerly of Jon Cameron and Suzanne Sailer on the same bearing South 68° 54' 05" West a distance of 275.00 feet to the 1" iron pipe found set in the ground, 18 inches high, and painted orange, on the northerly or easterly side of Long Hill Road, Town Highway #12, at the northwesterly corner of land now or formerly of Jon Cameron and Suzanne Sailer that was described above as the point of beginning.

- *Note*: This conveyance includes with quitclaim covenants any rights the Grantors may have in the rights-of-way of Town Highways #12 and #36 and the cut-through between them from the Property lines described above to the centers of those public highways, subject, however to the rights of the public to use those highways as public highways.

"**Burden of Spring Right.** The Property is conveyed subject to the terms of a Spring Right conveyed to John Beneke and Susan A. Beneke by Warranty Deed dated 07 May 1999 and recorded at Book 137, Page 287. The Location, Scope, and Benefit and Burden of that Spring Right are set out in the deed recorded at Book 137, Page 287. The provisions of the deed recorded at Book 137, Page 287 relating to the Spring Right are, by this reference, incorporated in this deed.

"**Bearings.** All bearings are given with reference to Magnetic North as it existed in Woodstock, Vermont, in 1999.

"**Note Relating to Subdivision.** The Property is a subdivided portion of the land owned by Albert G. Colston and Avery A. Colston on the southerly side of Town Highway #36. The other portion of that land on the southerly side of Town Highway #36 comprised 28.44 acres and was conveyed to Beneke as Parcel #2 in the deed recorded at Book 137, Page 287. Because both subdivided parts of the land on the southerly side of Town Highway #36 exceed 10 acres in size, this is not a subdivision as defined in Vermont Board of Health Regulations. The 33.0-foot strip described above was annexed to the land of Jon Cameron and Suzanne Sailer to which it is contiguous.

"**Utility Easement.** The Property is conveyed subject to the effect, if any, of a utility easement conveyed by Albert Colston and Avery Colston by a deed dated 13 January 1972 and recorded at Book 62, Page 421.

"**References.** Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Woodstock, Vermont, Land Records.

"Further reference is made to the death certificate of Roy A. Colston recorded in death record Book 30A, Page 11, reflecting a date of 16 May 1968."

This is not the homestead premises of Joseph L. Gitterman III nor his spouse.

Use-Value Appraisal. A portion of the Property is appraised at use values, and is taxed in accordance with the provisions of 3 2 V.S.A. Chapter 124, Subchapter 1. That part of the Property that is taxed at use value is conveyed subject to a lien for a land-use change tax as provided in 32 V.S.A. § 3757 if the affected part is developed, or if it is not properly re-enrolled in the program after a conveyance or any other change in ownership.

Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of

the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Woodstock, Vermont, Land Records.

TO HAVE AND TO HOLD the Property, with all privileges and appurtenances of the Property, to the Grantees, **John F. Ausura and Maureen K. Ausura**, a married couple as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; and I, **Joseph L. Gitterman III**, the Grantor, for myself and my heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that until the signing of this deed, I am the sole owner of the Property, and I have good right and title to convey the Property in the manner set out above, and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as set out specifically or by reference above, and I engage to **WARRANT AND DEFEND** the Property from all lawful claims whatever, except as set out specifically or by reference above.

This deed was signed on July 2, 2014.

Joseph L. Gitterman III

STATE OF CT

COUNTY OF Litchfield

Joseph L. Gitterman III personally appeared before me at the Town/City of Washington on July 2, 2014, and he acknowledged that his signing this instrument was his free act and deed.

Before me: Marlene M. Spielman
Notary Public
Commission Expires: 6/30/2016

MARLENE M. SPIELMAN
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires: June 30, 2016

Vermont Property Transfer 32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Signed F. C. Degener III Asst. Clerk
Date July 10, 2014

23003 Gitterman Deed [2]

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
July 10 A.D. 2014
at 1 o'clock 17 minutes P M
and recorded in Book 246 Page 191-196
Attest: F. C. Degener III
Asst. Town Clerk

Spring Right. Also included in this conveyance is a perpetual right-of-way and easement, called "the Spring Right" in this deed, to draw water from a spring, called "the Spring" in this deed, that has the following Location, Scope, and Benefit and Burden.

Location of the Spring Right. The Spring Right is a right to draw water from the Spring. The Spring is located 260.00 feet on a bearing of South 79° 00' 00" West from the bound set on the northerly side of Town Highway #36 at the southwesterly corner of Parcel #1. The location of the Spring is shown on the Plan by an "S" in a circle marked "Off Site Spring Rights," in an area shown on the Plan as "Other Land Of: Albert G. And Avery A. Colston," which is called "the Other Colston Land" in this deed.

Scope of the Spring Right. The Spring Right is an exclusive right to draw water from the Spring for use on Parcel #1 or Parcel #2, described above. The Spring Right includes: the right to develop the Spring for the purposes of the Spring Right; the right to install, maintain, repair, and replace a pipeline across the Other Colston Land to Parcel #1 or Parcel #2 as shown on the Plan, the right to enter onto the Other Colston Land for the purposes of exercising rights included in the Spring Right, provided, however, that no unnecessary damage is done, and the Other Colston Land is returned, as nearly as practicable to the condition in which it was found; and the right to have an isolation area established around the Spring on the Other Colston Land that isolates the Spring from contamination in accordance with applicable Vermont Department of Health Regulations for domestic water sources.

Benefit and Burden of the Spring Right. The Spring Right benefits John Beneke and Susan A. Beneke, their heirs and assigns, Parcel #1 and Parcel #2, and the owners of Parcel #1 and Parcel #2, their heirs and assigns. The Spring Right is for the sole use and benefit of the owners of Parcel #1 and Parcel #2, their heirs and assigns, to be used in common, if Parcel #1 and Parcel #2 are owned by different owners. The Spring Right burdens Avery A. Colston and Albert G. Colston, their heirs and assigns, the Other Colston Land, and the owners of the Other Colston Land, their heirs and assigns. The Spring Right is intended to be appurtenant to, run with, and touch and concern both the Other Colston Land and Parcel #1 and Parcel #2.

Bearings. All bearings are given with reference to Magnetic North as it existed in Woodstock, Vermont, in 1999.

Note Relating to Subdivision. Parcel #2 is a subdivided portion of the land owned by Albert G. Colston and Avery A. Colston on the southerly side of Town Highway #36. The Other Colston Land (defined above) exceeds 10 acres in size, and, therefore, this is not a subdivision as defined in Vermont Board of Health Regulations.

Utility Easement. The Property is conveyed subject to a utility easement conveyed by Albert Colston and Avery Colston by a deed dated 13 January 1972 and recorded at Book 62, Page 421.

11.02.06
11.02.07

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, **John F. Ausura and Maureen K. Ausura**, a married couple, of Fernandina Beach, Florida, Grantors, in the consideration of Ten And No/100 Dollars ($10.00) and other valuable consideration paid to my full satisfaction by **Lander C. Burr, Trustee of the Lander C. Burr Revocable Trust U/A/D 8/15/2002,** of Woodstock, Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said **Lander C. Burr, Trustee of the Lander C. Burr Revocable Trust U/A/D 8/15/2002,** all right which I have to water cattle on the property of **Lander C. Burr, Trustee of the Lander C. Burr Revocable Trust U/A/D 8/15/2002**, described as follows, viz:

Being the right to water cattle on the northeast side of the property of the Grantee and also the right to pipe water from said area to any buildings that may be erected on the within conveyed lands and premises. Reference is made to the Warranty Deed of Johnson to Ford dated September 3, 1971 and of record in Book 62, Page 109 of the Woodstock Land Records, concerning said right to water cattle.

The sole purpose of this deed is to extinguish previously assigned cattle watering rights from **Lander C. Burr, Trustee of the Lander C. Burr Revocable Trust U/A/D 8/15/2002** to **John F. Ausura and Maureen K. Ausura,** the successors in interest to the parties in the original grant contained within the Warranty Deed of Johnson to Ford dated September 3, 1971, and of record in Book 62, Page 109 concerning said right to water cattle.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said **Lander C. Burr, Trustee of the Lander C. Burr Revocable Trust U/A/D 8/15/2002,** and his heirs and assigns forever. AND FURTHERMORE the said **John F. Ausura and Maureen K. Ausura**, Grantors, do for my heirs, executors and administrators, covenant with the said **Lander C. Burr, Trustee of the Lander C. Burr Revocable Trust U/A/D 8/15/2002,** and his heirs and assigns, that from and after the ensealing

of these presents the said **John F. Ausura and Maureen K. Ausura** and will have and claim no right, in, or to the said quit-claimed right.

IN WITNESS WHEREOF, the Grantors set their hand and seal this 15th day of November, 2024.

John F. Ausura

Maureen K. Ausura

STATE OF FLORIDA
COUNTY OF NASSAU

At Fernandina Florida, this 15th day of November, 2024, personally appeared **John F. Ausura and Maureen K. Ausura** and acknowledged this instrument by her sealed and subscribed, to be her free act and deed.

Before me, L'Oreal T. Cohens
Notary Public
My Commission Expires: 2/20/2027

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
November 20 A.D. 2024
at 4 o'clock 00 minutes P M
and recorded in Book 295 Page 328-329
Attest: Carol M. Wood
Asst. Town Clerk

L'OREAL T. COHENS
Notary Public, State of Florida
Commission# HH 565618
My comm. expires Feb. 20, 2027

Vermont Property Transfer 32 V S A Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Signed Carol M. Wood Asst. Clerk
Date November 20, 2024

Woodstock, VT - Property Database - Detail Result

Last Updated: August 02, 2024 | Official copies of data must be obtained at the Woodstock Town Office.

Powered by www.nemrc.com

Owner Information

Parcel	11.02.07
Owner	AUSURA JOHN F & MAUREEN K PO BOX 16677 FERNANDINA BEACH, FL 32035
Location	115 EASTMAN RD
Sec/TWP/Range	
Descr	68.92 AC & DWL:

Parcel Information

NBHD	14	**SPAN**	786-250-10627
Acres	68.92	**Status**	A - Active

Sales Information

Book	246	**Sale Date**	2014-07-10
Page	191	**Sale Price**	1,150,000

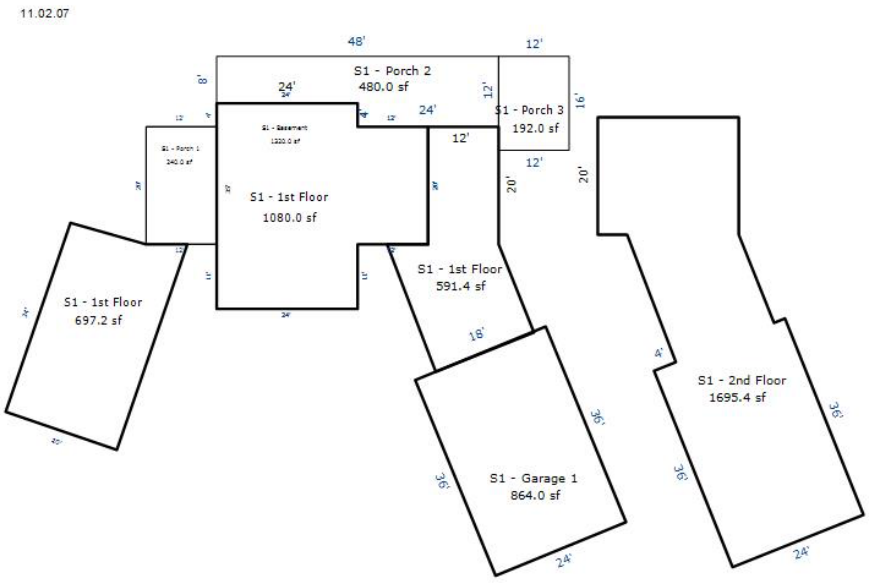
Parcel Value Information

Land Value	874,300	**Homestead**	1,822,200
Dwelling Value	927,900	**Housesite**	1,472,900
Site Imprvmnt	20,000		
Outbuildings			
Total	1,822,200		



BUILDING	**Total Rooms**	8	**Year Built**	2016	**Building SF**	4064.00	**Energy Adj**	Good	**Roughins**	1
	Bedrooms	3	**Effect Age**		**Quality**	6.00	**Bsmt Wall**	Conc 8in	**Plumb Fixt**	16
	Full Baths	3	**Condition**	Avg/Good	**Style**	1.5 Fin	**Bsmt SF**	1320	**Fireplaces**	
	Half Baths	1	**Phys Depr**		**Design**	1.5 Sty	**Bsmt Fin**	4	**Porch**	912
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**	1320	**Gar/Shed**	864
			Econ Depr							
	Notes									
LAND	**Land**	1	**Area**	2.00	**Grade**	2.50	**Frontage**		**Depth**	
LAND	**Land**	5	**Area**	66.92	**Grade**	1.00	**Frontage**		**Depth**	

Sketch



lister

/

comp ✓

Woodstock, Vermont

The Shire Town of Windsor County

TOWN-VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

Town Of Woodstock Zoning Permit

APPLICATION NUMBER: **T-4526-14**
PERMITTEE(S): **JOHN AUSURA**
LISTER'S NUMBER: **11.02.07.**
LOCATION: **115 EASTMAN RD**

The Town Of Woodstock, Vermont, Administrative Officer Hereby Issues A Zoning Permit Pursuant To The Authority Granted In 24 VSA Chapter 117 And The Town Of Woodstock Zoning Regulations,

This permit specifically authorizes the permittee(s), pursuant to presentation,
To Replace Existing House with a 2900 sq. ft. House with
an Attached 816 Sq. Ft. Garage and 480 sq. ft. Deck with 272 sq. ft. in Porches

The Permittee(s), their successors and assigns are obligated by this permit to complete and maintain the subject of this permit as approved herein, with the following CONDITIONS:

1. This permit shall take effect fifteen (15) days from the date hereof UNLESS a notice of appeal has been properly filed. In such case, the Permit shall not take effect until the final adjudication of said appeal (24 VSA 4449).
2. If the permitted activity has not commenced within a period of twelve (12) months of this date, the Permit shall expire and shall no longer be valid.
3. The activity permitted herein shall be conducted in compliance with all applicable ordinances of the Town of Woodstock, Vermont.
4. The Permittee is responsible for obtaining all applicable State and local permits and for filing in the Town Land Records all required certifications of waste water disposal design and installation.
5. **The Zoning Officer shall inspect the construction of any structure authorized by this Permit at the time the forms for the footings are set. The Permittee shall notify the Zoning Office at least forty-eight (48) hours in advance of the desired inspection time.**
6. ***Certificate of Occupancy is required before the use allowed by this permit is authorized.***

Dated this day, September 16, 2014

Michael E. Brands, AICP
Administrative Officer

posted: 9/16/14
remove: 10/1/14

Received for Record

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
SEPTEMBER 17 A.D. 20 14
at 12 o'clock 05 minutes P M
and recorded in Book 247 Page 277
Attest: F.C. Degener III
Town Clerk

List of Capital Improvements
"Sorgenfrei"
115 Eastman Road, South Woodstock

Solar PV power system (17.46 kW) with Enphase ground-mounted Qcell panels and Fronius inverter (upgraded in 2023)

Heated driveway in front of garages.

Whole-house exterior re-stained in 2024.

Landscape lighting.

Outdoor fireplace.

Stairs off Rear Deck.

Stone (dry-stacked) wall in Back Yard.

Jeweler's safe (from Empire Safe, New York) in Basement.

Infra-red sauna in Basement / Gym.

WhisperKool wine room A/C (upgraded 2026).

Optic-fiber internet service with digital modem through ecFiber.

CAT-6 cable throughout (except guest rooms) connecting to Savant System (Cat-7 cable installed for future use).

Savant Home Automation System, (all upgraded in 2023) controlling:

- Boiler thermostats
- Security system
- Driveway heat
- Entertainment systems (5 TVs plus Media Room; music, in-ceiling Sonance and floor-mounted speakers; turntable, CD player, etc.

Security System with two water sensors, CO2 sensors, glass breakage and door sensors, and motion detectors throughout. All monitored from a central station with in-house alarm.

Automatic Well Shutdown for water leaks in basement.

Remote-control blinds in Great Room and Kitchen / Dining Room.

Manual blinds in Primary Bedroom and Guest Rooms.

Carpets on stairs to second floor.

dotloop signature verification: dtlp.us/BvKa-Eqj1-sV6n

Vermont Mandatory Flood Disclosure

Date Prepared: 06/18/2026

Seller's Name(s): John F. Ausura Maureen Ausura

Property Address: 115 Eastman Rd, Woodstock, VT
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:

_____; 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: John F. Ausura dotloop verified 06/18/26 5:30 PM EDT 6EOX-ODVY-557E-FLL0 (Signature) (Date) Seller: _____ (Signature) (Date)

Seller: Maureen Ausura dotloop verified 06/18/26 5:27 PM EDT AAI6-RBT8-NBWP-AO4L (Signature) (Date) Seller: _____ (Signature) (Date)

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

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

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

National Flood Hazard Layer FIRMette

FEMA

72°34'28"W 43°34'16"N



72°33'50"W 43°33'50"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/10/2026 at 6:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date