Worcester Hill

475 Elmendorf Rd, Shoreham VT



For more information, please contact:

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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 475 Elmendorf Road, Shoreham, 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	**475 Elmendorf Road**				Listed: 6/30/2025	$1,950,000
5049234	Active	**Shoreham**	**VT**	**05770**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Addison
Village/Dist/Locale
Construction Status Existing
Year Built 1804
Architectural Style Farmhouse
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $18,093.95
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 83.00
Lot Size Square Feet 3,615,480
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 9
Bedrooms Total 4
Bathrooms Total 4
Bathrooms Full 3
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $596.15
Above Grade Finished Area 3,271
AGFinSrc Plans
Above Grade Unfinished Area 0
AGUnfinSrc Plans
Below Grade Finished Area 0
BGFinSrc Other
Below Grade Unfinished Area 1,735
BGUnfinSrc Estimated
Total Finished Area 3,271
Days On Market 260
Activation Date

Public Remarks Set in a quiet valley just 10 miles from Middlebury College, Worcester Hill spans 83± acres of gently rolling meadows, woodlands, stonewalls, and perennial gardens--a timeless landscape shaped by history and thoughtful stewardship. At its heart is a beautifully maintained 1804 farmhouse with three fireplaces, wide -planked pumpkin pine floors, and a wraparound porch that opens to a brick terrace and a large, screened veranda--perfect for gathering or reflection. The first floor includes a mudroom with heated floors, chef's kitchen, keeping room and a formal living room as well as a guest suite and an office. Upstairs are three additional bedrooms, including a spacious primary suite and views to the Adirondacks. The red English barn, made iconic in many of Woody Jackson's paintings, includes seven horse stalls, and a hayloft. A wildlife pond, trails, a maple stand and 20 solar panels complete this turnkey property. Once likely a merino sheep farm, it remains a peaceful , functional homestead. Located 44 miles from Burlington Airport, this is a place of enduring beauty and charm in the fertile Champlain Valley.

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 591-186-00172
Property ID
Deed Recorded Type Warranty
Deed Book 76
Deed Page 572
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Country Setting, Farm, Dairy Farm, Horse/Animal Farm, Field/Pasture, Landscaped, Level, Open, Pond, Pond Frontage, Ski Area, Stream, Trail/Near Trail, View, Walking Trails, Water View, Wooded, Rural
Construction Materials Wood Frame, Clapboard Exterior
Foundation Details Stone
Roof Slate, Standing Seam
Appliances Gas Cooktop, Dishwasher, Dryer, Range Hood, Microwave, Double Oven, Refrigerator, Washer, Electric Water Heater, Owned Water Heater
Other Equipment Window AC, Dehumidifier, Security System, Smoke Detector
Flooring Carpet, Hardwood, Slate/Stone, Softwood, Wood
Utilities Underground Gas, Satellite, Underground Utilities

Cooling Wall AC Units
Electric 200+ Amp Service, Underground
Heating Propane, Oil, Solar, Baseboard, Forced Air, Radiant Floor, Wood Stove
Sewer Private, Septic
Water Source Public Water On-Site
Exterior Features Barn, Garden Space, Guest House, Natural Shade, Outbuilding, Patio, Covered Porch, Enclosed Porch
Interior Features Ceiling Fan, Dining Area, Wood Fireplace, Kitchen/Dining, Living/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Walk-in Pantry, 1st Floor Laundry

Basement Description Bulkhead, Unfinished, Interior Access
Garage Yes
Garage Capacity 3
Driveway Gravel

Road Frontage Type Gravel
Road Frontage Yes
Road Frontage Length 4,379

Exclusions

Right of First Refusal

Development / Subdivision
Planned Unit Development
Covenants Unknown
Easements

Assessment Year
Assessment Amount
Tax Class Non-Homestead
Tax Rate

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

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

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

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

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

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

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

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



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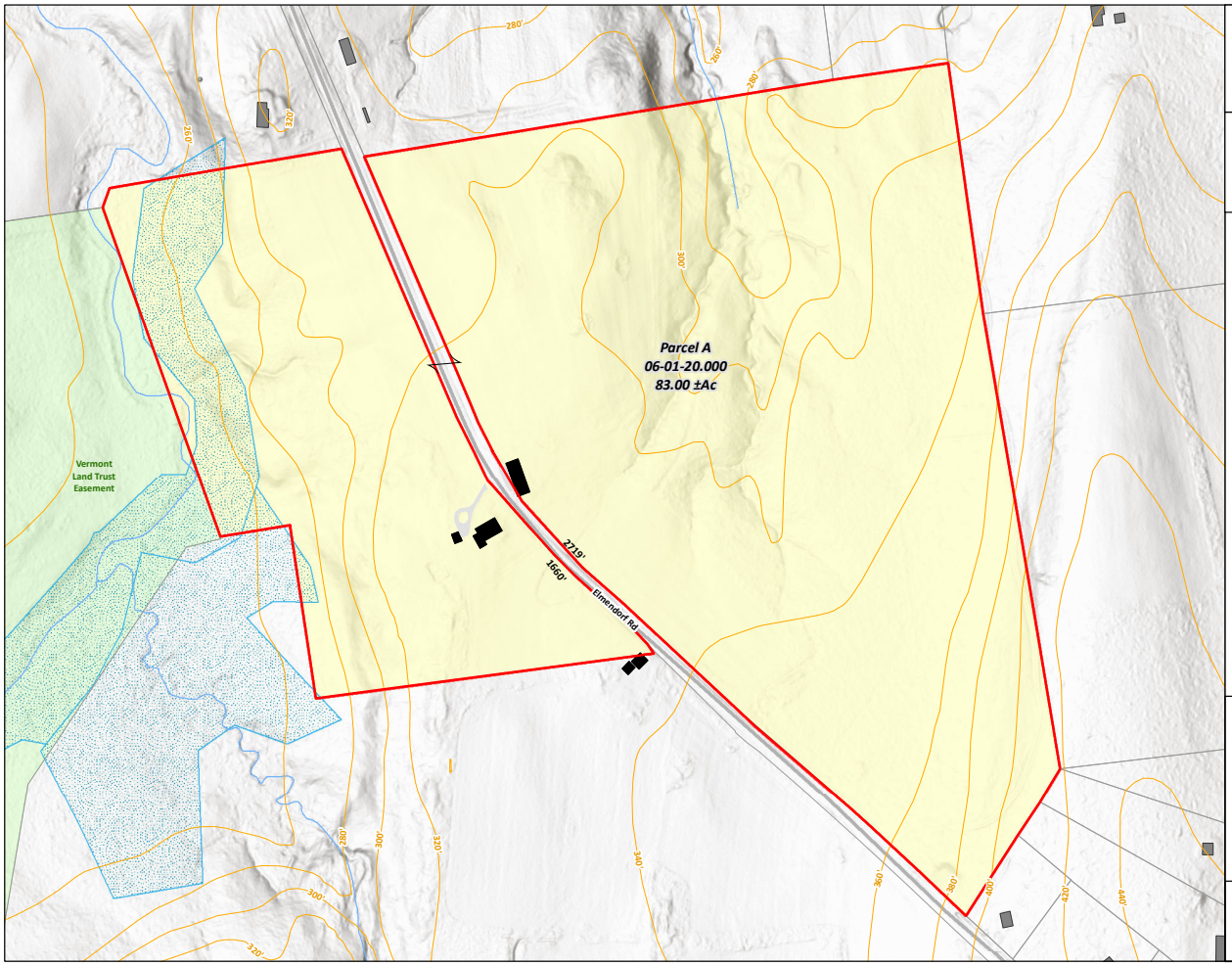






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Listed By:
T Story Jenks - LandVest, Inc/Woodstock



475 Elmendorf Road

Shoreham, VT

Base Plan

LEGEND

- Subject Property - 83.00 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 06/04/25

Project Number: VT1561

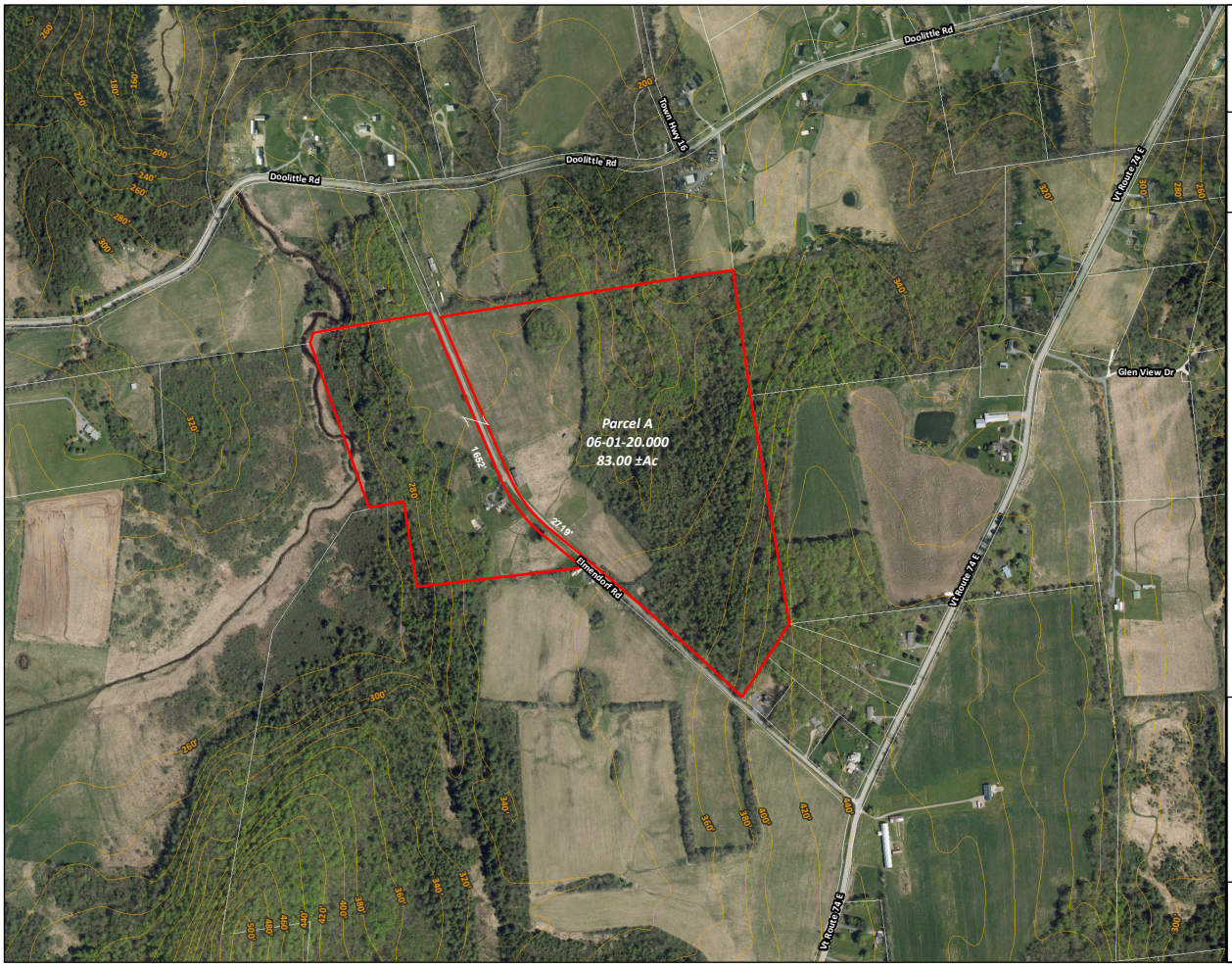
0 125 250 500 Feet

Scale: 1 " = 250 '

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

LandVest

Document Name: VT1561 base_Parcel A 06 04 254



475 Elmendorf Road

Shoreham, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 83.00 ±Ac
- Adjacent Properties
- Contours (ft)



Notes:
Credits: 2024 imagery from ESRI 'World Imagery' map service.

Date: 05/16/25

Project Number: VT1561

0 250 500 1,000 Feet

Scale: 1 " = 500 '

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

LandVest

Document Name: VT1561 ortho_Parcel A



475 Elmendorf Road

Shoreham, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 83.00 ±Ac
- Adjacent Properties
- Contours (ft)



Notes:
Credits: 2024 imagery from ESRI 'World Imagery' map service.

Date: 06/04/25

Project Number: VT1561

0 125 250 500 Feet

Scale: 1 " = 250 '

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

LandVest

Document Name: VT1561 ortho_Parcel A 06.04.25



475 Elmendorf Road

Shoreham, VT

Regional Locus

LEGEND

- Subject Property - 245.00 ±Ac
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 05/16/25

Project Number: VT1561

0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

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

LandVest

Document Name: VT1561 regional locus

PROPERTY DETAILS ADDENDUM
WORCESTER HILL
475 ELMENDORF ROAD
SHOREHAM, VERMONT
05770

PROPERTY SUMMARY

- 83 +/- Acres
- Stream
- Pond
- Sugarbush
- Perennial gardens
- Trails through woods
- Quiet gravel road
- Fenced cow pasture
- 20 solar panels
- 15 minutes to Middlebury
- 60 minutes to Burlington International airport

BARNS

- c1840 English hand-hewn post & beam
- Attached livestock barn - 6 box stalls
- Wood clapboard siding
- Slate roof

MAIN RESIDENCE

- c1804 Greek Revival farmhouse
- 3,271 Finished SQFT
- Bedrooms
    - 1st floor – 1 Bedroom suite
    - 2nd floor – 3 Bedrooms
    - 2nd floor – Primary bedroom suite
- Lower Level - Unfinished
- Siding - wood clapboard
- Roof - Slate and standing seam
- Foundation - stone
- Floors – antique pine and oak
- Ceiling height
    - 1st floor – 7’ 11”
    - 2nd floor – 6’ 7”
    - Primary Bedroom – Vaulted

MAIN RESIDENCE DETAILS

FIRST LEVEL

Back Entry Covered Porch

- Wood floor
- 12’ x 30’

Entry Foyer Mudroom

- Slate floor – radiant heat
- Coat hooks
- Coat closet
- ½ bathroom
    - Porcelain sink, marble counter
    - Slate floor - radiant

Kitchen

- Antique pine floor
- Champlain Black Marble counters
- Custom wood cabinets
- Tile backsplash
- Appliances
    - Double wall electric ovens KitchenAid
    - Gas 4 burner cooktop – Viking
    - Stainless steel farm sink & bar sink
    - Dishwasher – Asko
    - Refrigerator/freezer – Sub-Zero

Pantry

- Shelves
- Washer/Dryer

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PROPERTY DETAILS ADDENDUM
WORCESTER HILL
475 ELMENDORF ROAD
SHOREHAM, VERMONT
05770

Family Room
- Brick Rumford Wood burning fireplace
- Antique Pumkin pine floor
- Wood panel Wainscot
- Bay window with bench seat
- 3 glass French doors to screen porch
- Access to brick terrace

Screen Porch
- Teak floors
- Enclosed – storm windows and screens

Brick Terrace
- Overlooking spring fed pond
- Inside fenced area

Living Room
- Antique oak floor
- Built-in Cabinets
- Bookshelf
- Wood burning fireplace

Front Entry
- 2 closets
- Antique oak floor
- Hatchway to basement

Bedroom Suite
- Bedroom
  - Antique oak floor
  - Closet
- ¾ Bathroom
  - Slate floor – radiant heat
  - Marble countertop
  - Tile shower w/ glass front, pebble floor
  - Wood panel walls
- Office

SECOND LEVEL

Primary Bedroom Suite
- **Bedroom**
  - Wall to wall carpet
  - Wood burning fireplace
  - 3 Knee-wall closets
- **Primary Bathroom**
  - Slate floor – radiant heat
  - Dual French sinks
  - Champlain Black marble counters
  - Mirror
  - Soaking tub with Champlain Black Marble surround
  - Tile shower with glass door & pebble floor
  - Refrigerator
- **Hall Way**
  - Office nook
  - 3 Built-in bookshelves
  - 2 Closets

Stair Hallway
- Double door closet
- Linen closet

Southwest Bedroom
- Antique pine floor
- Skylight
- Bookshelf

Southeast Bedroom
- Antique pine floor
- Skylight
- Closet

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PROPERTY DETAILS ADDENDUM
WORCESTER HILL
475 ELMENDORF ROAD
SHOREHAM, VERMONT
05770

Northeast Bedroom

- Antique pine floor
- Skylight
- Closet

Full Bathroom

- Granite floor – radiant heat
- Jack and Jill sinks
- Closet
- Cupboards
- Shower/Tub

LOWER LEVEL

- Unfinished
- Access by bulkhead & hatchway from front hall
- Utilities

UTILITIES

- Heat – Oil fired hot water - 1st floor forced hot air, 2nd floor baseboard. Bathrooms – radiant
- Two 50-gallon electric domestic hot water with heat pump
- 200 Amps
- Underground electric service
- Town water
- Septic - below brick patio
- Propane Tank - behind woodshed
- Home Security
- Sump pump
- Starlink internet
- Solar tracker – 20 panels. (All Earth Renewables). Inverter in barn.

OUTBUILDINGS

WORKSHOP

- 13’ x 16’ - next to house
- Wood clapboard siding
- Slate roof
- Outdoor shower
- Hot water heater – on demand
- Porch
- Wood storage porch
- 200-amp, 240-volt service panel

POOL HOUSE

- Electricity
- Pool pump & filter

BARNS

- c1840
- Hand hewn post & beam

English Barn

- Poured concrete floor
- Drive-in bays

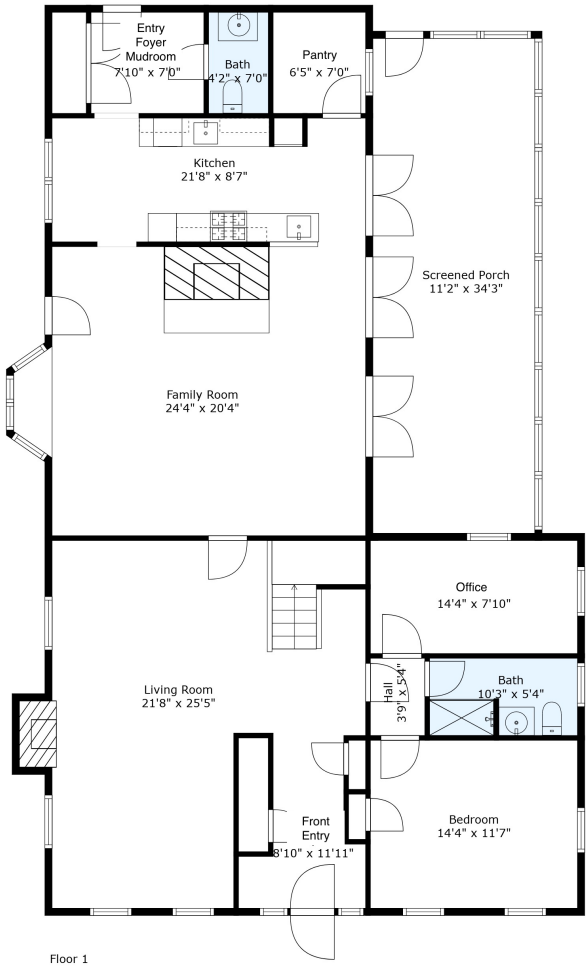
Attached Livestock Barn

- 6 box stalls
- 1 Tack/feed room
- Frost-free hydrant
- Asphalt aisleway

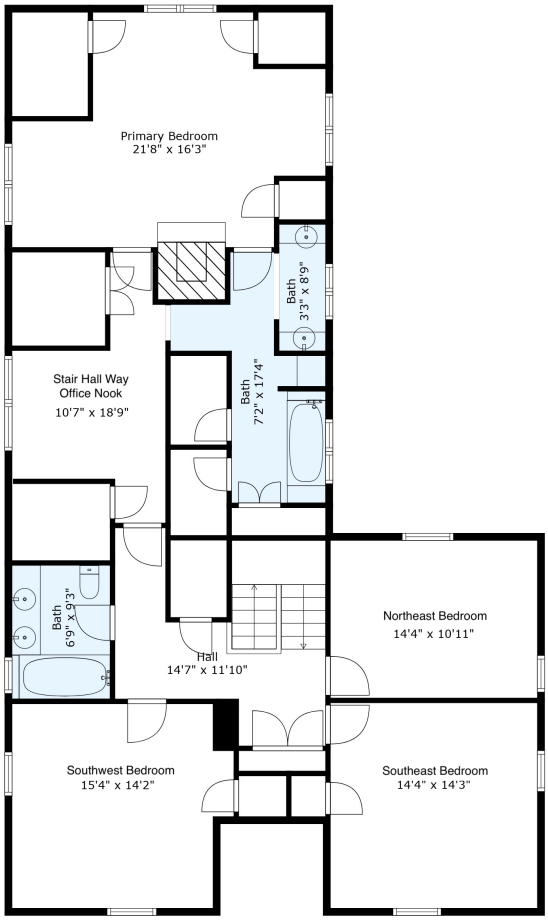
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Floor 1



Floor 2

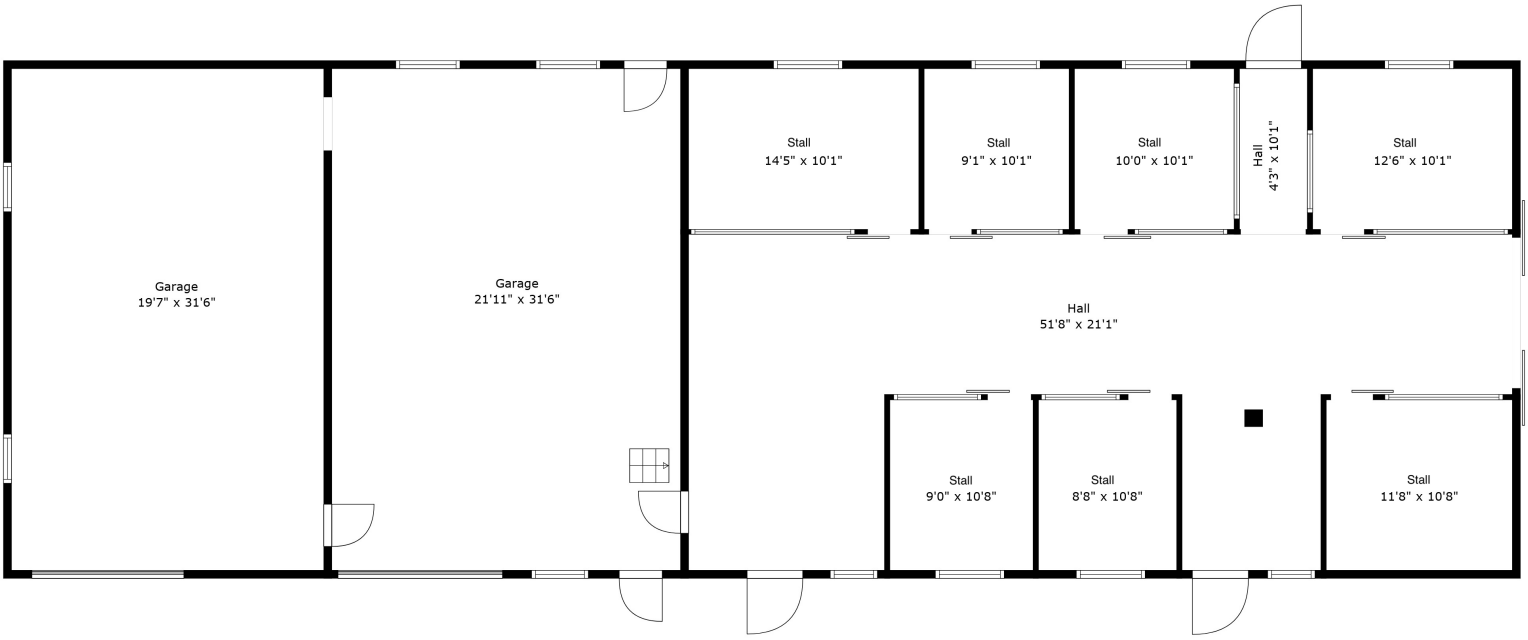
TOTAL: 3271 sq. ft

FLOOR 1: 1735 sq. ft, FLOOR 2: 1536 sq. ft

EXCLUDED AREAS: SCREENED PORCH: 384 sq. ft, FIREPLACE: 13 sq. ft, LOW CEILING: 130 sq. ft

WALLS: 226 sq. ft

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



TOTAL: 795 sq. ft
FLOOR 1: 795 sq. ft
EXCLUDED AREAS: STABLE: 779 sq. ft, GARAGE: 1306 sq. ft
WALLS: 212 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: 6/23/25

Seller's Name(s): Charles M. Jackson

Physical Property Address: 475 Elmendorf Road (Street) Shoreham (City/Town)

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

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

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

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☑ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials CMJ 06/26/25 2:01 PM EDT dotloop verified ☐☐☐ Purchaser's Initials ☐☐☐☐

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

Further explanation of any of the above:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a) **Heating System (check all that apply)**: ☑ Base Board ☑ Hot Air ☑ Radiant ☐ Heat Pump ☐ Direct ☐ Vent ☐ Steam
Other (explain): Bathrooms - radiant Age of Furnace/Boiler: 20 years ☐ Don't Know
Primary Fuel Type: ☑ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____
Primary Annual Fuel Usage: $3,500 Gallons (or other measure) Date Range _____ Provider: Jackman
Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____
Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____
If propane, who owns propane tank? ☐ Owner ☑ Propane Supplier ☐ Association
Property used: ☑ Full Time ☐ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*

(b) **Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.)
Portable units

(c) **Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater
Age of Hot Water System: 2024 ☐ Don't Know
Fuel Type: ☐ Oil ☑ Electric ☐ Natural Gas ☐ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____
Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____

(d) **Alternative Energy System(s) (check all that apply):** ☑ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid: ☐ YES ☐ NO Owned or Leased: Leased - All Earth Renewables

(e) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Other (explain) _____
Annual electricity usage: $ $2,400 Date Range: _____ Electric utility provider: GMP
Property used: ☑ Full ☐ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.*
Main Breaker Amperes: _____ Amps ☐ Don't Know

(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:			

Seller's Initials CMJ 06/26/25 2:01 PM EDT dotloop verified ☐ ☐ ☐ Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/glwr-yM75-Fr6G

TELEPHONE/INTERNET/TELEVISION

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

OTHER EQUIPMENT AND APPLIANCES

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

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

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

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

3. STRUCTURAL COMPONENTS

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

Age of Building(s): Main Bldg. 1805 Additions to Main Bldg. 2002 Additional Building(s): (a) school (b) barn

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☑ Yes ☐ No
If "Yes," please explain:
2002 redo all baths, add porch

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

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

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

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BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☐ YES ☑ NO
If "Yes," explain in detail: _____

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

Are any of the above recurring problems? ☐ YES ☑ NO If "Yes," what are the problems and how often have they recurred?

ROOF: ☐ Shingle ☑ Slate ☑ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? 2002
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? _____
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. WATER SUPPLY

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

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☑ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site
☐ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
Water Pipes are: ☑ Copper ☐ Galvanized ☐ Metal Lead ☑ PVC (Plastic) ☐ Combination ☐ Don't Know
Age of Water System: _____
If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $ $240 Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? _____ By whom? Tri town water Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____
Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____
Describe in detail any other problems you have had with your water system, including water quality or quantity:

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5. SEWER/SEPTIC/WASTEWATER SYSTEM

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

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

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

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

Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☑ Don't Know
Septic tank capacity (in gallons) _____ ☑ Don't Know
Date Septic Tank Last Inspected? _____ ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? 2022 ☐ Don't Know By whom? Dundon
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

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

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

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☑ YES	☐ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☐ Yes ☐ No	☐ YES	☑ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? _____	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☑ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	☐ YES	☑ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/ condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail _____			
Further explaination of any of the above:				

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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 SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

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

Seller:	*Charles M. Jackson* dotloop verified 06/26/25 2:01 PM EDT USHG-VOZH-Q6LD-WIME	Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)

PAYABLE TO:
MAIL TO:

Town of Shoreham
297 Main Street
Shoreham VT 05770

(802) 897-5841

TAX BILL

TAX BILL IS SENT TO OWNER ON RECORD AS OF APRIL 1. SOLD? SEND COPY TO THE NEW OWNER.

PARCEL ID	BILL DATE	TAX YEAR
06-01-20.000	08/27/2025	2025

TAXES UNPAID AFTER NOV 12, 2025 ARE DELINQUENT. PENALTY: 8%
INTEREST RATE: 1% PER MONTH FOR FIRST 3 MONTHS; THEN 1.5% PER MONTH.

Description: 245 AC DWLS & OTBLDGS
Location: 475 ELMENDORF RD

OWNER **JACKSON CHARLES**
475 ELMENDORF RD
SHOREHAM VT 05770

SPAN # 591-186-00172 **SCL CODE: 186**
TOTAL PARCEL ACRES **245.30**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,450,200	1,450,200
EXEMPTION		
LAND USE	- 249,500	- 249,500
TOTAL TAXABLE VALUE	**1,200,700**	1,200,700
GRAND LIST VALUES	**12,007.00**	12,007.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal	0.4597	x12,007.00=	5,519.62
Voted Veteran's Exem	0.0006	x12,007.00=	7.20
TOTAL MUNICIPAL TAX			5,526.82
MUNICIPAL STATE PAYMENT			
MUNICIPAL NET TAX DUE			

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1487	x12,007.00=	13,792.44
1.7030 (state rate) / 148.26% (CLA ÷ SA) = 1.1487			
TOTAL EDUCATION TAX			13,792.44
EDUCATION STATE PAYMENT			
EDUCATION NET TAX DUE			

Payments	
1	11/12/2025

TAX SUMMARY
Municipal + Education

TOTAL TAX	**19,319.26**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Shoreham

PAYMENT DUE	TAX YEAR
11/12/2025	2025

OWNER NAME
JACKSON CHARLES

PARCEL ID
06-01-20.000

AMOUNT DUE	
AMOUNT PAID	

INCLUDE PARCEL ID# ON CHECK.

WANT A RECEIPT? PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE

ACKNOWLEDGEMENT
RETURNED RECEIVED
SIGNED _____ CLERK
DATE Nov 19, 2012

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, Charles M. Jackson and Ann W. Jackson, husband and wife, of Bronxville New York, Grantors, in the consideration of ONE AND MORE DOLLARS paid to our satisfaction by Charles M. Jackson, Grantee, have REMISED, RELEASED AND FOREVER QUIT CLAIMED unto the said Grantee, Charles M. Jackson, all right and title which we or our heirs have in and to a certain piece of land in Shoreham in the County of Addison and the State of Vermont, described as follows, viz:

See Schedule A attached.

TO HAVE AND TO HOLD all right and title in and to said quit claimed premises, with the appurtenances thereof, to the said Grantee, Charles M. Jackson and his heirs and assigns forever. AND FURTHERMORE the said Grantors do for themselves and their heirs, executors and administrators, covenant with the said Grantee and their heirs and assigns, that from and after the ensealing of these presents, we, Charles M. Jackson and Ann W. Jackson, the said Grantors will have and claim no right in or to the said quit claimed premises.

IN WITNESS WHEREOF, we hereunto set our hands this 9 day of April, 2012

IN PRESENCE OF:

Witness

Witness

Charles M. Jackson

Ann W. Jackson

STATE OF New York
New York COUNTY, SS.

At New York, this 9 day of April, ~~2007~~ 2012, Ann W. Jackson personally appeared and she acknowledged this instrument by her subscribed to be her free act and deed.

Before me, _____

JAZMIN RODRIGUEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RO6190698
Qualified in Bronx County
My Commission Expires July 28, 2012

Andrew Jackson, Esq.
P.O. Box 622
Middlebury, VT 05753-0622
(802) 388-3705

SCHEDULE A

1. Being all and the same lands and premises conveyed to Charles M. Jackson and Ann W. Jackson by U.S. Marshall's Deed of the United States of America dated November 1, 1999 and recorded in Book 50 Page 515 of the Shoreham Land Records, and being more particularly described as follows:

Being a portion of the same lands and premises formerly owned by Randall L. Munger in the Town of Shoreham, Vermont, containing approximately 162 acres, more or less, together with all appurtenances thereto, lying westerly of Vermont Route No. 74 and believed to be bounded now or formerly as follows:

On the North and Northeast in part by lands of Tyler and in part by Town Road No. 17;
On the southeast by Vermont Route No, 74;
On the south in part by lands of North and in part by lands of Eddy;
On the West by lands of Bilodeau.

Said parcel having been severed from all and the same lands and premises formerly owned by Randall L. Munger by Order of Confirmation entered in Civil No. 1:96cv368 in the United states District Court on October 7, 1999. Said lands and premises being described more particularly in said Order of Confirmation, in part, as follows:

"Being the lands and premises described in the Warranty Deed of Robert Audet and Claire Audet to Randall L. Munger and Carol A. Munger dated 14 June 1977, recorded in Book 29 at Page 350 of the Shoreham Land Records and described therein, IN PART, as follows:

'Being the lands and premises described as Parcel 1 in a Warranty Deed of Raymond F. Cousino and Annette M. Cousino to the Grantors herein, Robert Audet and Claire Audet, dated June 16, 1970, recorded in Book 27, Page 94 of the Shoreham Land Records. EXCEPTING THEREFROM nevertheless a parcel of land containing 3.90 acres, more or less, conveyed to Raymond A. Gibeault and Denise L. Gibeault by Warranty Deed of Robert Audet and Claire Audet, the Grantors herein, dated on or about October 5, 1972 and recorded in the Shoreham Land Records. Together with house, barn and other outbuildings and consisting of 221 acres of land, more or less, located on both sides of Vermont Route No. 74. Excepting further therefrom the parcels excepted and reserved from Parcel 1 in said deed.

The lands and premises herein conveyed lie on both the easterly and westerly sides of Vermont Route No. 74.

2. Being all and the same lands and premises conveyed to Charles M. Jackson and Ann W. Jackson by Warranty Deed of Frank O. Bruch and Sally R. Bruch dated November 5, 1993 and recorded in Book 42 Page 587 of the Shoreham Land Records, and being more particularly described as follows:

A parcel of land with residence and other improvements thereon, containing 83 acres, more or less, adjacent to and bisected by Worcester Road, and being the same lands and premises described in a Warranty Deed dated October 4, 1985, from Julian K. Knipp and Christine S. Knipp to the herein Frank O. Bruch and Sally R. Bruch, as recorded at Book 34, Page 464 of the Shoreham Land Records, and therein described as follows:

"Being all and the same lands and premises conveyed by Warranty Deed of Charles H. Elmendorf to Christine Simmons Knipp and Julian Knipp dated august 5, 1971 as

recorded in Book 27 at Page 273 of the Shoreham Land Records and being therein more particularly described as follows:

PARCEL 1: Being all and the same lands and premises with dwelling house and outbuildings thereon as described in the deed of Esther Cornell Fanning and William Fanning to Helen Tyler, Walter Tyler and Charles Elmendorf dated 30 August 1947 and recorded in Book 23 at Page 166 of the Shoreham Land Records, and in said deed more particularly described as follows:

Being all and the same lands and premises conveyed to the herein Esther Cornell Fanning by William Burnham and Jean W. Burnham by deed dated January 15, 1943 recorded in book 21 pages 421-422 of Shoreham Land Records, and described in said deed as follows:

Being all and the same land and premises conveyed by warranty deed of Charles H. Grandy and Lucy J. Grandy to John and Mary Stokes Hammel executed on May 31, 1911 and recorded in book 14 page 118 of the Land Records of the Town of Shoreham. Also being a part of the lands and premises conveyed to William Burnham and Jean W. Burnham by warranty deed of Mary Stokes Hammel executed April 7, 1941 and recorded in book 21 pages 315 of the Land Records of the Town of Shoreham, meaning hereby to convey that part of the land and premises described in that deed as follows: bounded north by lands of G.N. Birchard and Ed. Stokes Est., east by lands of Ed. Stokes Est. and John L. Jones, south by lands of L.E. Moore and west by lands of J.L. Caswell Est. and G.N. Birchard, containing 83 acres, more or less. See book 14 page 118. Meaning hereby to convey all the lands and premises conveyed in the above mentioned warranty deed of Mary Stokes Hammel to the grantors herein executed April 7, 1941 and recorded in book 21 page 315, except the Bingham lot, so called, containing 27 and 14.18th acres of land, more or less.

PARCEL 2: Being all and the same lands and premises with buildings thereon as described in the deed of Shoreham Town School District to Charles Elmendorf dated 7 November 1949 and recorded in Book 18 at page 399 of the Shoreham Land Records, and in said deed more particularly described as follows:

A parcel of land with schoolhouse thereon situated (sic.) on the southerly side of the highway leading from the residence of John F. Wood past the residence of Walter and Helen Tyler, being the lands and building formerly occupied and used by the Grantor as a schoolhouse and being now or formerly known and called the Worcester Hill Schoolhouse property.

Parcels 1 and 2 above described are subject to easements and rights of way of record, as well as subject to applicable zoning ordinances of the Town of Shoreham".

Grantors make no covenants f warranty with regard to Parcel 2 above described, and as to said Parcel 2, they convey same, and any improvements thereon, by Quit Claim only.

Notary Public

STATE OF New York
New York COUNTY, SS.

At New York NY, this 18th day of July, 2007, Charles M. Jackson personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed.

Before me, _____
Notary Public

JOHN J. CASEY
Notary Public, State of New York
No. 41-4822965
Qualified in Queens County
Certificate Filed in New York County
Commission Expires July 31, 2010

Andrew Jackson, Esq
P.O. Box 622
Middlebury, VT 05753-0622
(802) 388-3705

Shoreham, Vermont Town Clerk's Office April 12, 2012 2 11:00 am
Received the foregoing Quit-claim deed
which is a true copy.
Attest: _____, Town Clerk

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, Frank O. Bruch and Sally R. Bruch, husband and wife, of Shoreham, in the County of Addison, and State of Vermont, Grantors, in the consideration of TEN AND MORE Dollars, paid to our full satisfaction by Charles M. Jackson and Ann W. Jackson, husband and wife, of Bronxville, in the County of Westchester, and State of New York, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees Charles M. Jackson and Ann W. Jackson, and their heirs and assigns forever, a certain piece of land in Shoreham, in the County of Addison, and State of Vermont, described as follows, viz:

A parcel of land with residence and other improvements thereon, containing 83 acres, more or less, adjacent to and bisected by Worcester Road, and being the same lands and premises described in a Warranty Deed dated October 4, 1985, from Julian K. Knipp and Christine S. Knipp to the herein Frank O. Bruch and Sally R. Bruch, as recorded at Book 34, Page 464 of the Shoreham Land Records, and therein described as follows:

"Being all and the same lands and premises conveyed by Warranty Deed of Charles H. Elmendorf to Christine Simmons Knipp and Julian Knipp dated August 5, 1971 as recorded in Book 27 at Page 273 of the Shoreham Land Records and being therein more particularly described as follows:

PARCEL 1: Being all and the same lands and premises with dwelling house and outbuildings thereon as described in the deed of Esther Cornell Fanning and William Fanning to Helen Tyler, Walter Tyler and Charles Elmendorf dated 30 August 1947 and recorded in Book 23 at Page 166 of the Shoreham Land Records, and in said deed more particularly described as follows:

Being all and the same lands and premises conveyed to the herein Esther Cornell Fanning by William Burnham and Jean W. Burnham by deed dated January 15, 1943 recorded in book 21 pages 421-422 of Shoreham Land Records, and described in said deed as follows:

Being all and the same land and premises conveyed by warranty deed of Charles H. Grandy and Lucy J. Grandy to John and Mary Stokes Hammel executed on May 31, 1911 and recorded in book 14 page 118 of the Land Records of the Town of Shoreham. Also being a part of the lands and premises conveyed to William Burnham and Jean W. Burnham by warranty deed of Mary Stokes Hammel executed April 7, 1941 and recorded in book 21 page 315 of the Land

JOHN R. BARRERA
ATTORNEY AT LAW
102-C COURT STREET
IDDLEBURY, VT 05753
(802) - 388-6371

Records of the Town of Shoreham, meaning hereby to convey that part of the land and premises described in that deed as follows: bounded north by lands of G.N. Birchard and Ed. Stokes Est., east by lands of Ed. Stokes Est. and John L. Jones, south by lands of L.E. Moore and west by lands of J.L. Caswell Est. and G.N. Birchard, containing 83 acres, more or less. See book 14 page 118. Meaning hereby to convey all the lands and premises conveyed in the above mentioned warranty deed of Mary Stokes Hammel to the grantors herein executed April 7, 1941 and recorded in book 21 page 315, except the Bingham lot, so called, containing 27 and 14/18th acres of land, more or less.

PARCEL 2: Being all and the same lands and premises with buildings thereon as described in the deed of Shoreham Town School District to Charles Elmendorf dated 7 November 1949 and recorded in Book 18 at page 399 of the Shoreham Land Records, and in said deed more particularly described as follows:

A parcel of land with schoolhouse thereon situated (sic.) on the southerly side of the highway leading from the residence of John F. Wood past the residence of Walter and Helen Tyler, being the lands and building formerly occupied and used by the Grantor as a schoolhouse and being now or formerly known and called the Worcester Hill Schoolhouse property.

Parcels 1 and 2 above described are subject to easements and rights of way of record, as well as subject to applicable zoning ordinances of the Town of Shoreham".

Grantors make no covenants of warranty with regard to Parcel 2 above described, and as to said Parcel 2, they convey same, and any improvements thereon, by Quit Claim only.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees Charles M. Jackson and Ann W. Jackson, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever;

And we the said Grantors Frank O. Bruch and Sally R. Bruch, do for our heirs, executors and administrators, do covenant with the said Grantees, Charles M. Jackson and Ann W. Jackson, their heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid.

JOHN R. BARRERA
ATTORNEY AT LAW
102-C COURT STREET
IDDLEBURY, VT 05753
(802) - 388-6371

And we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seal this 5th day of November, 1993.

IN PRESENCE OF:

Witness — Frank O. Bruch L.S.

Witness — Sally R. Bruch L.S.

STATE OF VERMONT

COUNTY OF ADDISON, ss.

At Middlebury, this 5th day of November, 1993, Frank O. Bruch and Sally R. Bruch personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me:

Notary Public
My Commission Expires: 2/10/95

Shoreham, Vermont, Town Clerk's Office, November 5 A.D. 1993 at two o'clock p.m. and fifty-five minutes; Received the foregoing Warranty Deed which is a true copy.

Attest: Jean Anderson Town Clerk

ACKNOWLEDGEMENT
RETURNED RECEIVED
(INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID
SIGNED Jean Anderson **CLERK**
DATE NOV. 15, 1993

JOHN R. BARRERA
ATTORNEY AT LAW
102-C COURT STREET
IDDLEBURY, VT 05753
(802) - 388-6371

RESIDENTIAL PROPERTY RECORD CARD

Date Printed 09/04/24

Owner Information

Parcel 06-01-20000
Owner JACKSON CHARLES

475 ELMENDORF RD
SHOREHAM, VT 05770

Location 475 ELMENDORF RD
Descr: 245 AC DWLS & OTBLDGS

Parcel Information

Tax Map #	06-01-20.000	NBHD	4
Span	591-186-00172	Acres	245.30
Status	A - Active	Last Update	05/08/24

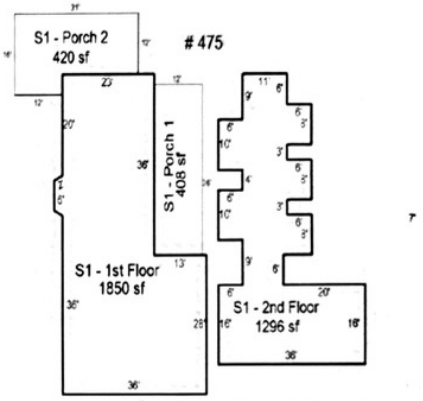
Sales Information

Book	76	Sale Date	04/09/12
Page	572-575	Sale Price	0

Parcel Value Information

Land Value	507,800	Homestead	1,450,200
Dwelling Value	817,500	Housesite	802,500
Site Imprvmnt	60,000		
Outbuildings	64,900		
Misc. Adj.	0		
Total	1,450,200		





Sketch Updated: 02/12/24

BUILDING										
	Total Rooms	9	Year Built	1805	Building SF	3146	Energy Adj	Good	Roughins	1
	Bedrooms	4	Effect Age	50	Quality	4.50	Bsmt Wall	Stone	Plumb Fixt	13
	Full Baths	3	Condition	Good	Style	1.5 Fin	Bsmt SF	1288.00	Fireplaces	2
	Half Baths	1	Phys Depr	20	Design	1.5 Sty	Bsmt Fin	UnFinsh	Porch	828
	Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
			Econ Depr	0					% Complete:	0

INSPECT									
INSP.	Complete	INSP.	Left Card	INSP.	Reapprais	APPT	NoData	APPTSCHD	

NOTES

dotloop signature verification: dtlp.us/Qfza-vXfT-ZNmF

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: 475 Elmendorf Road, Shoreham, VT 05770

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.

CMJ 06/23/25 11:41 AM EDT 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.

CMJ 06/23/25 11:41 AM EDT 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 CMJ 06/23/25 11:41 AM EDT dotloop verified ☐ ☐ ☐

Buyer's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/Qfza-vXfT-ZNmF

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)

CJ 06/23/25 4:03 PM EDT dotloop verified

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

Certification of Accuracy

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

Seller: Charles M. Jackson dotloop verified 06/23/25 11:41 AM EDT OLNH-CQ5G-QMVQ-QKM8 (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

dotloop signature verification: dtlp.us/mHf8-jCuw-1Vzx

Vermont Mandatory Flood Disclosure

Date Prepared: 6/23/25

Seller's Name(s): Charles M. Jackson

Property Address: 475 Elmendorf Road, Shoreham, VT 05770
Street City/Town

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

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

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

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

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

Seller: Charles M. Jackson dotloop verified 06/24/25 1:14 PM EDT RKVZ-ZND4-VEYE-3UFG (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

FEMA Flood Map Service Center: FIRMette Web

Help

CREATE A FIRMETTE



CLICK MAP TO ZOOM IN

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