Kent Hill Cottage

133 Kent Hill Rd, Dorset, VT



For more information, please contact:

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LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 133 Kent Hill Road that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

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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	**133 Kent Hill Road**				Listed: 8/19/2026	$1,185,000
5105753	Active	**Dorset**	**VT**	**05251**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Bennington
Village/Dist/Locale
Property Condition Existing
Year Built 1920
Architectural Style Bungalow
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $11,873.56
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 1.10
Lot Size Square Feet 47,916
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 12
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $570.26
Above Grade Finished Area 2,078
AGFinSrc Public Records
Above Grade Unfinished Area 0
AGUnfinSrc
Below Grade Finished Area 0
BGFinSrc
Below Grade Unfinished Area 967
BGUnfinSrc Plans
Total Finished Area 2,078
Days On Market 0
Activation Date

Public Remarks The moment you step through the front door of Kent Hill Cottage, your shoulders drop, and you immediately exhale. Nestled along a quiet, tree-lined road at 133 Kent Hill Road in Dorset, Vermont, this home is a true sanctuary designed for peaceful living. It strikes an effortless balance between cozy comfort and stylish design, welcoming you with authentic warmth from the very first step inside. Inside, open and sun-drenched spaces invite you to slow down and stay a while. Warm exposed beams, soft natural light, and an inviting fireplace set a relaxed scene in the main living space, while the thoughtful layout seamlessly connects to a kitchen built for simple, joyful living. Every room feels like a gentle embrace, combining sleek modern finishes with timeless New England character. Beyond the front door, the quiet magic of Vermont awaits on your private porch, surrounded by lush greenery and crisp mountain air. While the cottage offers an idyllic, tucked-away feel, you are just minutes from the iconic Dorset Field Club, local farm stands, restaurants, bakeries, pristine hiking trails, and year-round outdoor adventure. Kent Hill Cottage is more than just a house; it is a place to settle in, recharge, and truly breathe easy. Showings start Friday, August 21st.

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
PropTaxRel
Flood Zone No
Land Gains

Time/Frac No
T/FOwnAmt
T/FOwnTyp
Resort
Seasonal No
Special Listing Condition None

Kitchen	1	**Bathroom Half**	1
Dining Room	1		
Bedroom	1		
Bathroom Full	1		
Living Room	1		
Porch	1		
Bathroom Full	2		
Bedroom	2		
Bedroom	2		
Bedroom	2		
Family Room	1		

Map
Block
Lot
SPAN Number 180-057-10659
Property ID
Deed Recorded Type Warranty
Deed Book 98
Deed Page 649
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Mountain View, In Town
Construction Materials Wood Frame, Wood Exterior, Wood Siding
Foundation Details Concrete, Stone
Roof Asphalt Shingle
Appliances Gas Cooktop, Dishwasher, Dryer, Refrigerator, Washer
Flooring Hardwood
Utilities Propane

Cooling Mini Split
Electric 200+ Amp Service
Heating Oil
Sewer Septic
Water Source Public
Exterior Features Deck
Interior Features Dining Area, Gas Fireplace, Primary BR w/ BA, Natural Light

Basement Description Concrete, Gravel
Garage Yes
Garage Capacity 1
Driveway Gravel

Accessibility Features 1st Floor Bedroom, 1st Floor Full Bathroom

Road Frontage Type Cul-de-Sac
Road Frontage Yes
Road Frontage Length 315

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 Building Verification Type
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 Building Verification Type 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 Building Verification Type 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



Tim Post

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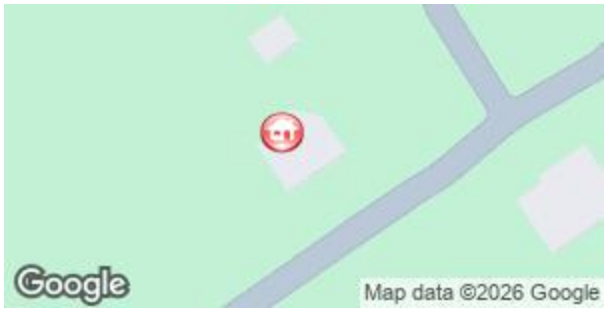
Off: 802-457-4977

NO IMAGE AVAILABLE









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Listed By:
Tim Post - LandVest, Inc/Woodstock

Kent Hill Cottage

133 Kent Hill Road • Dorset, Vermont 05251

LIST OF IMPROVEMENTS & UPDATES

MAIN HOUSE | 2016-2026

- **Re-painted walls upstairs** 2026
- **New roof** 2024
- **New split A/C and heating units (2)** 2023
- **Painted and re-sided front and sides** 2023
- **Dormer added, upstairs bath expanded** 2017
- **New kitchen renovation** 2017
- **All new windows** 2016
- **New Primary bath, claw-foot tub, tile** 2016
- **New half bath added, first floor** 2016
- **Raised and insulated Primary bedroom ceiling** 2016
- **New side porch with in-ground gas grill** 2016
- **Expanded mud room / back porch** 2016
- **All floors sanded, sealed, or painted** 2016
- **New basement oil tank** 2016
- **New cement basement floor under Primary** 2016
  Reinforces foundation; not structurally required
- **New septic tank cap (level with lawn)** 2016

LANDSCAPING | 2016-2026

- **50+ trees removed, front lawn created**
  Opens long views across the property
- **Back yard cleared; all EAB Ash removed**
  Emerald Ash Borer remediation complete
- **Driveway regraded; 3 new parking spaces added**
- **Crumbling stone wall replaced**
  Double-wide dry-stack stone wall installed
- **Large marble front steps added**
  4-foot foundation; marble footing stone found on site

GARAGE | 2016-2026

- **New metal roof with LeafFilter gutters**
  Transferable warranty
- **Side porch with roof added**
  Captures views from the garage
- **Garage lifted; new cement floor poured**
- **New foundation**
- **New underground electricity**
- **New windows**
- **New remote door opener and track system**

A D D E N D U M

Kent Hill Cottage

133 Kent Hill Road · Dorset, Vermont

R E S I D E N C E

F I R S T F L O O R

Mudroom/Side Entrance
- Wood Floor
- Full Wall of Windows

Half Bath (First Floor)

Kitchen
- Pantry
- Kohler Farmhouse Sink
- Fisher & Paykel Refrigerator/Freezer
- Ilve Majestic Range
- 4 Burner Gas Cooktop with Grill
- Miele Dishwasher
- Frigidaire Stacked Washer & Dryer
- Hardwood Floor

Primary Bedroom Suite (First Floor)
- Vaulted Ceiling
- Hardwood Floor
- Ceiling Fan
- Daiken A/C Unit

Primary Bath
- Claw Foot Tub
- Stand Up Shower
- Double Vanity

Living Room
- Hardwood Floors
- Ship Lap
- Gas Fireplace
- Mini-Split A/C

Sun Porch
- Hardwood Floor
- Ceiling Fan
- French Doors
- Recessed Lighting
- Dining Area

Dining Area
- Hardwood Floors

S E C O N D F L O O R

Bedroom 2
- Painted Wood Floor

Bath 2
- Two Pedestal Sinks
- Kohler Fixtures
- Stand Up Shower

Bedroom 3
- Painted Wood Floor

Bedroom 4
- Painted Wood Floor

OUTDOOR SPACES

Deck

Detached Garage (1 Bay)

SYSTEMS & UTILITIES

Heating: ThermoPride
Fuel: Oil
Hot Water: State Pro Line

Generator:
Internet: Yes
A/C: Units

CONSTRUCTION

Foundation:
Framing:
Roof: Asphalt Shingle

Siding: Wood
Driveway: Gravel

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

The History of Kent Hill Cottage

133 Kent Hill Road • Dorset, Vermont

Perched above Dorset's Historic District, Kent Hill Cottage is an unassuming Craftsman-style bungalow whose story is deeply interwoven with the families who shaped the early history of Dorset and Vermont itself. Though modest in appearance, the home occupies land connected to several of the town's most distinguished early settlers — among them the Holley, Field, Gray, and Kent families — whose influence stretches from the Revolutionary era through the development of Dorset's marble industry and civic life.

The story begins with Justus Holley (1765–1848), who owned the tract of land now known as Kent Hill. Born in Connecticut and later relocating to Vermont from Richmond, Massachusetts, Holley served in the Revolutionary War under Captain Robinson at Bennington. Around 1840, he constructed the original Holley homestead on the property, a residence that still stands along Route 30.

Justus married Elizabeth Field (1773–1858), also a Connecticut native, who lived to the age of eighty-five. Elizabeth belonged to the prominent Field family and was the aunt of Frederick Field, one of the three cousins behind Holley, Kent & Field — at one time the largest marble firm in Dorset. Together, Justus and Elizabeth raised eleven children, firmly rooting the family within the growing community.

Their son, Hiram Holley (1800–1882), married Clarissa Gray (1805–1884), and their daughter Helen Holley (1830–1901) later married Henry B. Kent (1826–1906) in 1851. Shortly after their marriage, Helen and Henry moved into the Holley home, likely to care for Elizabeth following Justus's death.

Through Henry B. Kent, the property became tied to one of Vermont's most historically significant families. Henry was the great-grandson of Cephas Kent (1725–1809), an early Dorset settler whose tavern played a pivotal role in Vermont history. Born in Connecticut, Cephas arrived in Dorset in 1773 and opened a small tavern that became the meeting place for the New Hampshire Grantees. It was there, during four separate meetings culminating on June 25, 1776, that the delegates agreed to form a separate district independent from New York. That agreement — now remembered as the Dorset Accord — marked the first formal step toward Vermont's independence. One year later, on July 2, 1777, delegates meeting in Windsor adopted both the state constitution and the name "Vermont." By February 18, 1791, Vermont had entered the Union as the fourteenth state.

The Kent family remained prominent in Dorset for generations. Cephas's son Martin Kent (1769–1857) built the home that still stands at the northwest corner of Nichols Hill Road and Dorset West Road. Martin's son Daniel Kent (1793–1858) became a successful marble quarry

owner, while Daniel's son Henry B. Kent continued the family's involvement in the marble trade. It was likely Henry who developed portions of the land that would eventually become known as Kent Hill during the late nineteenth century.

By the early twentieth century, the parcel now occupied by Kent Hill Cottage belonged to Theophile Ernesto Comba, an immigrant from San Germano, Italy. Comba was a lecturer and instructor at the New York Public Library School, where he taught "technical Italian" to senior students. Remembered by colleagues and alumni as "a most interesting and stimulating teacher," he also became an important civic figure in Dorset, serving as the first president of the Dorset Village Public Library Association. During the library's fiftieth anniversary celebration in 1920, Comba addressed the gathered audience.

Comba's wife, Martha — known as "Mattie" — was herself connected to Dorset's founding families. Born in 1850, she was the daughter of Clark and Ruth Gray; Ruth's maiden name was Kent, further linking the property to the intertwined Gray, Kent, Field, and Holley lineages. Though additional research may reveal more precise inheritance records, it is likely the property passed through these family connections over generations.

According to town records, the present house at 133 Kent Hill Road was built around 1918. Christian Adolf Stein commissioned the Craftsman-style bungalow on land purchased from Theophile and Mattie Comba. One of the earliest homes constructed on Kent Hill, the property originally included the parcel below it, now known as 77 Kent Hill Road.

Stein was born in Troy, New York, in 1863 to German immigrant parents, Christian and Henrietta Stein. A gifted musician, he became a respected organ and piano instructor whose students included many of Troy's finest musicians. He also served for twelve years as organist and choirmaster of St. Paul's Church in Troy. In 1896, he married Grace La Rose of Albany.

In June 1923, the property was purchased by Helen Peverly Ford, whose ancestry traced back to one of New England's earliest colonial families. Her ancestor John Ford arrived in Plymouth, Massachusetts, aboard the Fortune in 1621, only one year after the Mayflower. Helen was the daughter of John Wheeler Ford of Cohoes, New York, and the wife of James D. Schroder. The Schroders spent their summers in Dorset and winters in Palm Beach, Florida, where local newspapers frequently noted their residence on Seaspray Avenue.

Before transferring the property to their son, John Ford Schroder, James Schroder subdivided the land, leading to the later development of 77 Kent Hill Road. In October 1954, John Ford Schroder and his wife, Ruth, formally acquired the home for the nominal price of one dollar.

Just four years later, in July 1958, the property was sold to Gladys Lodge, who would become one of the home's longest and most beloved stewards. A retired public school teacher from Schenectady, New York, Gladys embraced Dorset's natural beauty and became an active advocate for environmental preservation in Vermont. Born in Albany in 1900, she lived an extraordinary ninety-seven years and remained fondly remembered by many in the community long after her passing.

Having no children of her own, Gladys transferred the property in 1987 to her niece, Merilyn Lodge Emerich, daughter of Ronald and Marjorie Lodge. Merilyn graduated from the Albany Academy for Girls in 1945 and from Middlebury College in 1949 before joining her family's Albany business, B. Lodge & Co. Her husband, Robert W. Emerich, was an accomplished artist and teacher who had earned his Fine Arts degree from Syracuse University in 1941. Both were deeply involved in artistic and civic organizations throughout the Capital Region.

The Emerich family retained ownership until 1998, when the property was sold to Henry Jackelin of New York City. Born in Brazil, Jackelin began his career in banking before later working for the United Nations. In Dorset, he became especially active in supporting the Dorset Theatre Festival. Although he rarely occupied the home full-time, the cottage remained an important seasonal residence during his ownership.

In October 2016, John and Aleida Rodenburg purchased Kent Hill Cottage as a summer home and undertook an extensive restoration that honored both the architectural character of the bungalow and the historic fabric of Dorset itself. John Rodenburg, a retired sports marketing executive whose career included many years at Sports Illustrated, graduated from Syracuse University in 1976. Aleida, born Aleida Willemina Smit in Deventer, Holland, previously worked for Time magazine before establishing her own interior design business.

The Rodenburgs thoughtfully modernized the home while preserving its historic integrity. Originally constructed as a four-bedroom bungalow and expanded in the 1960s to include a fifth bedroom with a separate entrance, the house underwent significant renovation in 2017. The first floor was reconfigured to improve flow and enlarge the primary suite; guest accommodations were updated, and the upstairs bath was expanded with a dormer addition. Additional improvements included enlarged rear porches, new chimneys, upgraded electrical systems, insulated walls, replacement windows, and a renovated kitchen — all carefully executed in keeping with the home's Craftsman character.

Today, Kent Hill Cottage stands not simply as a private residence, but as a living link to more than two centuries of Dorset history. From Revolutionary War veterans and Vermont's founders to marble merchants, educators, artists, preservationists, and modern stewards, the home reflects the layered story of the people who shaped both the property and the community around it. Thoughtfully preserved and renewed, the cottage continues its long tradition as part of Dorset's enduring historical landscape.

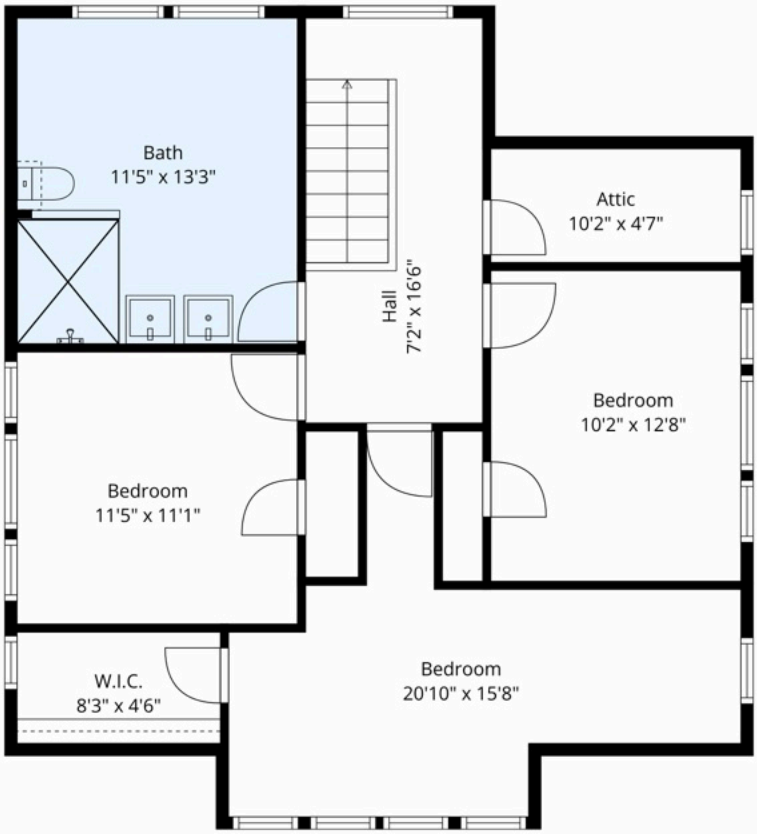


TOTAL: 3141 sq. ft

Basement: 967 sq. ft, 1st floor: 1382 sq. ft, 2nd floor: 792 sq. ft

EXCLUDED AREAS: STORAGE: 255 sq. ft, SCREENED PORCH: 252 sq. ft, DECK: 211 sq. ft, FIREPLACE: 8 sq. ft, LOW CEILING: 92 sq. ft, ATTIC: 27 sq. ft

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



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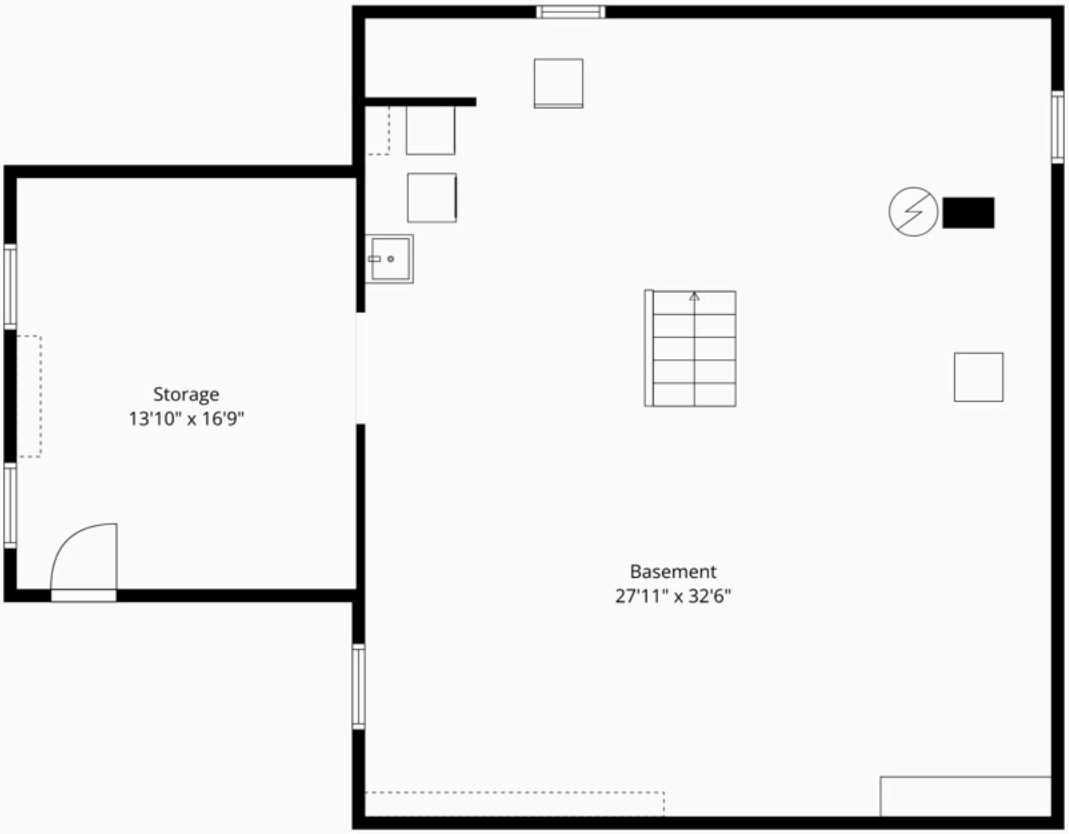

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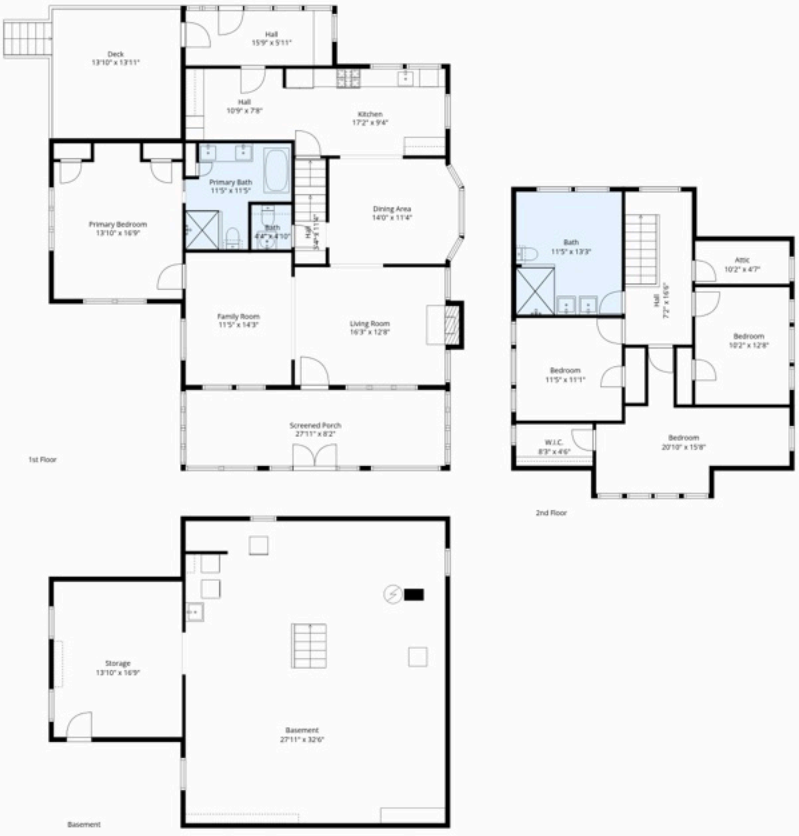

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

000576 | PID1 | PID2 | PID3 | PID4

000576 Parcel ID | Building Location

DORSET

Card: 1 of 1

	Total Card	Total Parcel
APPR	874,600 /	874,600
USE + IMP	874,600 /	874,600
USE LAND	0 /	0
ASSESSED	874,600 /	874,600

PROPERTY LOCATION

133 KENT HILL RD
DORSET, VT

OWNERSHIP

RODENBURG JOHN C
RODENBURG ALEIDA W
909 SEAGRAPE LANE
VERO BEACH, FL 32963-0000

Occ		Type	NON-STATE

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 1.1 AC of land mainly classified as RESD 1 with a CAPE building built about 1920, having primarily WOOD SHING Exterior and 2,077.80 Square Feet, with 1 Residential Unit, 1 Bath, 1 3/4 Bath, 1 Half Bath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Am

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	057	100.(
Util 2		Dis 2	180	100.(
Util 3		Dis 3		100.(
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
10	456,700	17,100	0.00	0	473,800
10	0	0	1.10	400,800	400,800
Building Total	456,700	17,100	1.10	400,800	874,600
Parcel Total	456,700	17,100	1.10	400,800	874,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	420.93	Tot Val SF/Prcl	420.93

LEGAL DESCRIPTION

Lot Size	
Total Land	1.10
Land Unit Type	AC

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

PREVIOUS ASSESSMENTS

Property ID: 502

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	10	456,700	17,100	1.1	400,800	874,600	874,600		07/20/2026
2025	GL	10	456,700	17,100	1.1	400,800	874,600	874,600		12/05/2025
2024	GL	10	247,840		0	200,000	447,800	447,800		12/11/2024
2023	GL	10	247,840		0	200,000	447,800	447,800		01/01/2023
2022	GL	10	247,840		0	200,000	447,800	447,800		01/01/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
01/14/2025	2	Sean Fairbar

Print Date / Time	8/4/2026 1:42 pm
Last Date / Time	
	Bill Krajeski

VT SPAN
180-057-10659
GIS Coord 1
GIS Coord 2
Insp Date

USER DEFINED

MAP ID
VT SPAN#
PriorID3a
CONTIG MAP ID
PriorID2b
PriorID3b
CONTIG MAP ID
PriorID2c
PriorID3c
Assessor Map
20-21-62

LAND SECTION (10)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LU(	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
10	RESD 1		1	1		SA	SITE	1		400,000	400,000	R8	1								400,000		0	0.00000		1	400,000	
10	RESD 1		1	0.1		ES	SITE	1		7,500	8,000	R8	1								800		0	0.00000		1	800	
Total AC/HA				1.10	Total SF/SM			47,916.00	Parcel LUC	10 - RESD 1				P. NBC Desc		RESD 8		Tot	400,800	Spl Credit		0.00	Tot		400,800		

Disclaimer: This Information is believed to be correct but is subject to change and is

Parcel ID 000576

Exterior Information

Type	5 - CAPE		
Stry Hght	1H - ONE/ONE HAL		
(Liv) Units	1	Tot	1
Found	5 - PIERS		
Frame	1 - WOOD		
P. Wall	1 - WOOD SHING		
Sec Wall			
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT SH		
Color	GRAY		
View			
Shape			
Bld Name			

General Information

Grade	C+ - AVG. (+)		
Year Blt	1920	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	8.00		
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	3 - HARDWOOD		
Sec Floor	17 - MIXED A	25%	
Bmt Floors			
Sub Floors			
Bmt Garage			
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S - SAME		
Heat Fuel	1 - OIL		
Heat	3 - FORCED H/W		
# Heat Sys	1		
Heated %	100	AC %	60
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	1	Rtng	G - GOOD
Add Full		Rtng	
3/4 Bath	1	Rtng	V - VERY G
Add. 3/4		Rtng	
1/2 Bath	1	Rtng	A - AVERA
Add. 1/2		Rtng	
Other Fix		Rtng	

Other Features

Kitchens	1	Rtng	V - VERY G
Add Kit.		Rtng	
Fireplaces	1	Rtng	A - AVERA
WS Flues		Rtng	

Depreciation

Phys Con	GV - Good-VG	19.44
Functional		
Economic		
Special		
Override		
	Total	19.44

Comments

QUAL CONST & FIN - FULLY UPDATED

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	7	4
Bld Total	1	7	4
Prcl Total	1	7	4

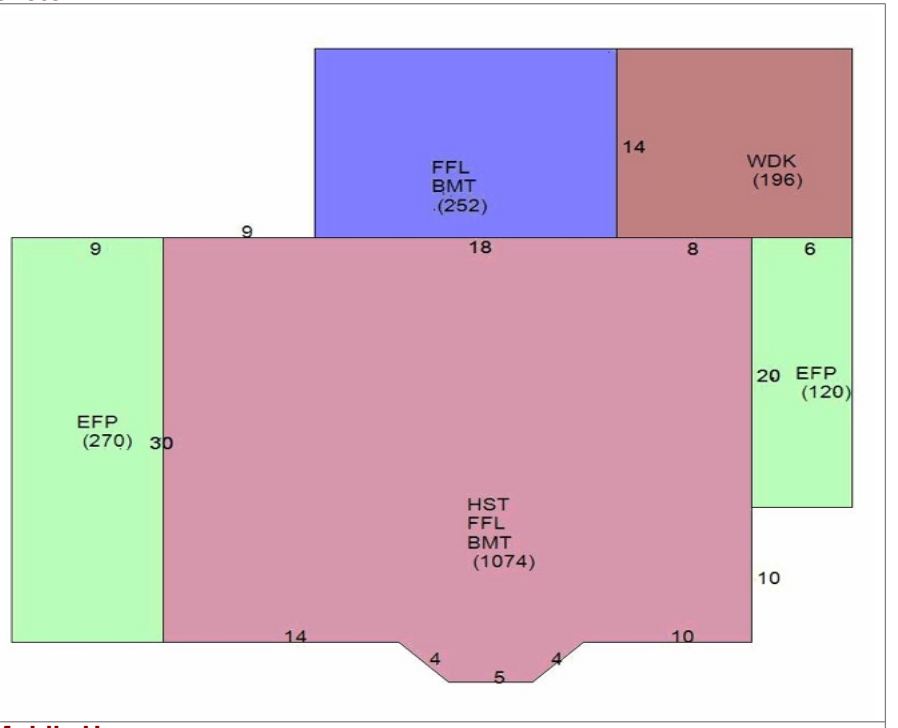
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	145.00	Depr	110,210
Size Adj	1.06096	Depr'd Total	456,714
Con Adj	0.98414	Juris Ft.	1.0000
Adj Prc	$ 151.40	Spec. Features	$ 0
Grade Ft.	1.15000	Lump Sum	
Other Feat	$ 118,233	Final Total	$ 456,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 456,700
Adj Tot (RCN)	566,924	Total $/SF	$ 219.80
Depr %	19.44%	Undepr $/SF	174.11000

Sketch



Mobile Home

Make		Model		Serial		Year	Color

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
62	001144	Default M	01/03/2024	695,000
Avg Rtng	62.00	Ind Val		881,500

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,326	1,326	1,326	1,326	151.40	200,756
HST	HALF STORY	752	1,074	752	752	139.29	104,718
WDK	WOOD DECK	196	196	0	0	25.42	4,982
BMT	BASEMENT	1,326	1,326	0	0	37.85	50,189
EFP	ENCL PORCH	390	390	0	0	75.70	29,523
	Building Totals	3,990	4,312	2,078	2,078		390,169
	Parcel Totals	3,990	4,312	2,078	2,078		390,169

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
3	GARAGE	D	Y	1	324.00	C	AV	2010	43.50	T	12%	10	1	R8	1		1	14,800	14,800
08	OFP	A	Y	1	108.00	C	AV	2010	18.00	T	12%	10	1	R8	1		1	1,600	1,600
2	SHED/FR	A	Y	1	36.00	C	AV	2010	15.00	T	12%	10	1	R8	1		1	700	700
	Building Totals				Yard Item Appr				17,100		Special Feature Appr							17,100	17,100
	Parcel Totals				Yard Item Appr				17,100		Special Feature Appr							17,100	17,100

Image



Kent Hill Cottage

Dorset, VT

Base Plan

Legend

- Subject Property - 1.1 ±Ac
- Adjacent Properties
- Building Footprints
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1708

Date: 08/17/26

N
W
E
S

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

000576.
1.1 ±Ac

342'

Kent Hill Rd

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1708 Kent Hill Cottage, Dorset, VT\VT1708 base.aprx

Kent Hill Cottage

Dorset, VT

Base Plan Orthophotograph

Legend

- Subject Property - 1.1 ±Ac
- Adjacent Properties
- Contours (ft)



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

Project Number: VT1708
Date: 08/17/26

N
W E
S

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1708 Kent Hill Cottage, Dorset, VT\VT1708 ortho.aprx

Kent Hill Cottage

Dorset, VT

Base Plan Orthophotograph

Legend

- Subject Property - 1.1 ±Ac
- Adjacent Properties
- Contours (ft)



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

Project Number: VT1708
Date: 08/17/26

N
W E
S

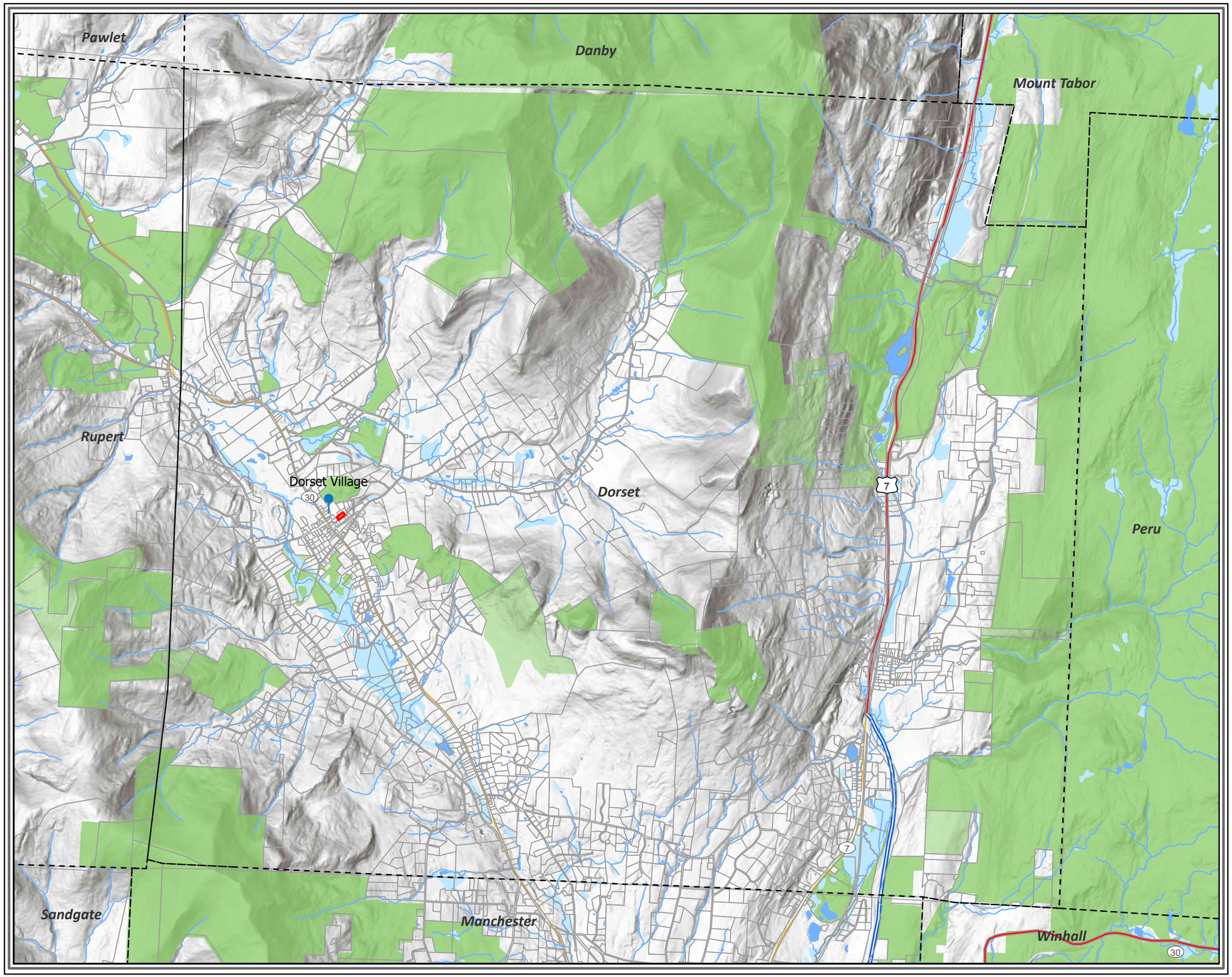
0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1708 Kent Hill Cottage, Dorset, VT\VT1708 ortho.aprx



Kent Hill Cottage

Dorset, VT

Town Locus

Legend

- Subject Property - 1.1 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1708

Date: 08/17/26

N
W
E
S

0 2,000 4,000 8,000 Feet

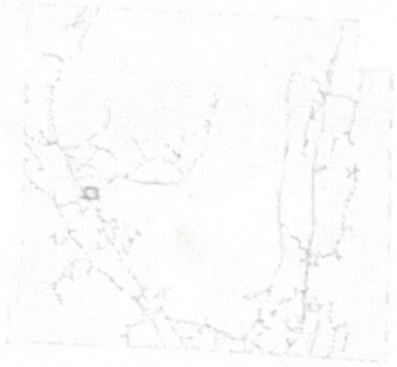
Scale: 1' = 4,000 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1708 Kent Hill Cottage, Dorset, VT\VT1708 town locus.aprx

Town of
Dorset



20-21-62

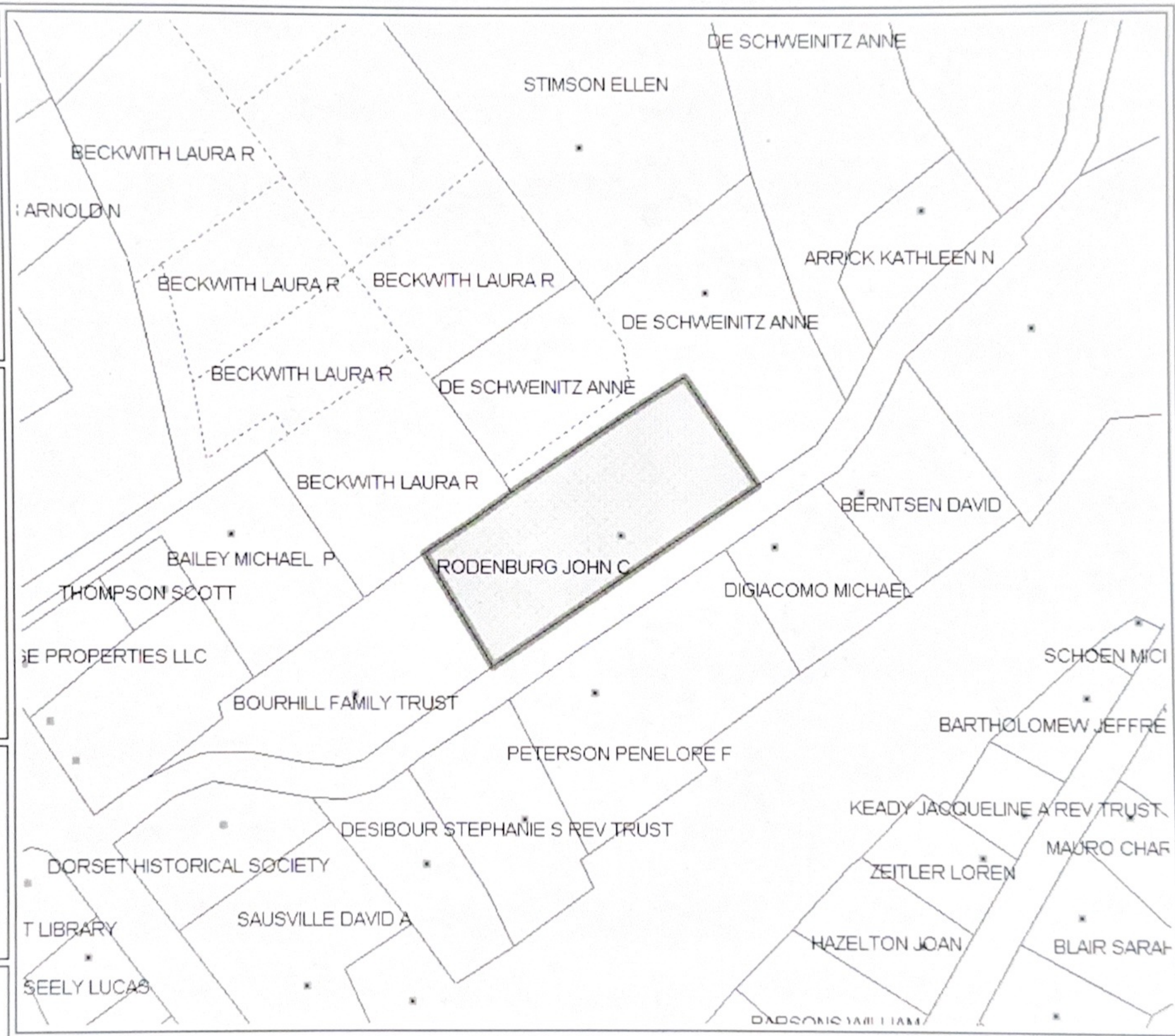
133 Kent Hill

Rodenburg John C
Rodenburg Aleida W
909 Seagrape Lane
Vero Beach, FL 32963
1.1 acres Grand List
1.09 acres GIS

Map Features:
Parcel Lines
Building Locations
Streams & Ponds

The Town of Dorset and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated heron. Current to April 1, 2025

This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of location or legal title.



Map Scale 1:1,850
1 inch = 150 feet

0 100 200 300 400 500 Feet

Map Printed on
August 4, 2026

dotloop signature verification: dtlp.us/MHsK-5Yxb-J5mp

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 08/11/2026

Seller's Name(s): John C Rodenburg II Aleida S Rodenburg

Physical Property Address: 133 Kent Hill Road, Dorset, VT 05251
Street City/Town

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

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

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

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

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ YES	☑ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 2015 By whom? Unknown	☑ 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: _____

Neighbors (two houses) have a driveway easement across the property.

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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: _____ ☑ 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? September 2025
By whom? Miles Fuel Services

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

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

(g) **Primary** fuel provider: Miles Fuels Services

(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? May 2026
By whom? Owner

(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: GSK Electric

(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.): Two Split AC/Heating Units and three window AC's

(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: 10 Months ☐ DON'T KNOW

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

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

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

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(u)	Annual electricity usage: $ 900 Date Range: May to April *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 - #_____	☐ Microwave	☑ Smoke Detectors – #_____
☐ 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 2	☐ Range-Electric	☑ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER: _____
	☑ Range Hood	

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

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☐ YES	☑ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: Verizon	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: Fidium	☑ 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: Fidium	☑ 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 1909 Additions to Main Building: unknown Additional Building(s): (a) Garage (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: Porch, bathrooms, windows, new roof, kitchen, new siding, new chimneys and flues, concrete floor in garage 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? 2 years old			
(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? 2024	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

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6. WATER SUPPLY

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

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☑ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☐ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Tag #: Depth: Gallons Per Minute (at time of driller's report): Date of driller's report:
(c)	Age of Water System: New street connection 2025
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☐ Other: ☐ None ☑ DON'T KNOW
(e)	What is the annual cost for municipal water? $ 700 Date Range: May-April Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? By whom? Results:	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? By whom? Results:	☐ YES	☑ NO	☐ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

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

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

(c)	Date system installed: unknown			
(d)	Is the system entirely on your Property? If "No," where is it? _____	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☐ DON'T KNOW			
(g)	Septic tank capacity (in gallons) _____ ☑ DON'T KNOW			
(h)	Date septic tank last inspected? 2015 abt ☐ DON'T KNOW By whom? All-Out Waste Management			
(i)	Date septic tank last pumped? 2024 ☐ DON'T KNOW By whom? All-Out Waste Management			
(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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Buyer's Initials [ ] [ ] [ ] [ ]

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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? _____ 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

Seller's Initials  08/11/26 3:26 PM EDT dotloop verified 08/17/26 10:14 AM EDT dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/MHsK-5Yxb-J5mp

(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/MHsK-5Yxb-J5mp

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

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

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

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

Seller's Initials 08/11/26 3:26 PM EDT dotloop verified 08/17/26 10:14 AM EDT dotloop verified Buyer's Initials

dotloop signature verification: dtlp.us/MHsK-5Yxb-J5mp

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 Rodenburg dotloop verified 08/11/26 3:26 PM EDT OOUO-LKOF-GQ5E-VIPW		Buyer:		
	(Signature)	(Date)		(Signature)	(Date)
Seller:	Aleida Rodenburg dotloop verified 08/17/26 10:14 AM EDT 7PKG-FUFY-QKIF-XUJU		Buyer:		
	(Signature)	(Date)		(Signature)	(Date)
Seller:			Buyer:		
	(Signature)	(Date)		(Signature)	(Date)
Seller:			Buyer:		
	(Signature)	(Date)		(Signature)	(Date)

dotloop signature verification: dtlp.us/8nmP-HAeI-wDNE

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: 133 Kent Hill Road, Dorset, VT 05251

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. GR 08/11/26 GR 08/17/26

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. GR 08/11/26 GR 08/17/26

Purchaser's Acknowledgement
(initial applicable sections)

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

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

Seller's Initials GR 08/11/26 3:26 PM EDT dotloop verified GR 08/17/26 10:14 AM EDT dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/8nmP-HAeI-wDNE

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)

TJP 08/17/26 10:30 AM 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: *John Rodenburg* dotloop verified 08/11/26 3:26 PM EDT JKXN-UPOI-TZ0C-H1LJ
(Signature) Date

Purchaser: (Signature) Date

Seller: *Aleida Rodenburg* dotloop verified 08/17/26 10:14 AM EDT Q8N9-ZJ7M-5VL5-BWDX
(Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

dotloop signature verification: dtlp.us/4NVa-uA4y-njkI

Vermont Mandatory Flood Disclosure

Date Prepared: 08/11/2026

Seller's Name(s): John C Rodenburg II Aleida S. Rodenburg

Property Address: 133 Kent Hill Road, Dorset, VT 05251
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 Rodenburg dotloop verified 08/17/26 2:17 PM EDT B22K-GIWY-QPVM-LOCL Seller: _____
(Signature) (Date) (Signature) (Date)

Seller: Aleida Rodenburg dotloop verified 08/17/26 2:18 PM EDT RSKZ-13NV-2VL7-AUXC Seller: _____
(Signature) (Date) (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: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

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

PAYABLE TO:

MAIL TO:

Town of Dorset

Town Manager's Office
200 Raptor Lane
Dorset, VT 05251
802-362-4571 X 4

POSTMARKS NOT ACCEPTED
POST DATED CHECKS NOT ACCEPTED
PLACE PARCEL ID # ON CHECK

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
000576.	08/04/2026	2026-2027

Credit Card & E-Check Payments Available
** WWW.DORSETVT.ORG**
RETAIN THIS BILL FOR YOUR INCOME TAX

Location: 133 KENT HILL

SPAN # 180-057-10659 SCL CODE: 057
TOTAL PARCEL ACRES 1.10

OWNER RODENBURG JOHN C
RODENBURG ALEIDA W
909 SEAGRAPE LANE
VERO BEACH FL 32963

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	874,600	874,600
TOTAL TAXABLE VALUE	874,600	874,600
GRAND LIST VALUES	8,746.00	8,746.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.2082	x8,746.00=	1,820.91
EDU SHORTFALL	0.0020	x8,746.00=	17.49
FIRE PROTECT SERV	0.0293	x8,746.00=	256.26

Revised Bill

TOTAL MUNICIPAL TAX 2,094.66
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1181	x8,746.00=	9,778.90

1.6430 (state rate) / 146.94% (CLA ÷ SA) = 1.1181

TOTAL EDUCATION TAX 9,778.90
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

Payments	
1	09/08/2026
2	03/09/2027

TAX SUMMARY
Municipal + Education
TOTAL TAX 11,873.56
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Dorset
TAX YEAR 2026-2027

1ST PAYMENT DUE
09/08/2026
OWNER NAME
RODENBURG JOHN C
PARCEL ID
000576.
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE

Revised Bill

TAXES AFTER 9/8/26 ARE SUBJECT TO 1% INTEREST (1.5% AFTER 3 MONTHS). TAXES AFTER 3/09/27 ARE DELINQUENT & SUBJECT TO INTEREST & 8% PENALTY. CREDIT CARD & E-CHK PMT GO TO DORSETVT. ORG

Town of Dorset
TAX YEAR 2026-2027

2ND PAYMENT DUE
03/09/2027
OWNER NAME
RODENBURG JOHN C
PARCEL ID
000576.
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE

Revised Bill

TAXES AFTER 9/8/26 ARE SUBJECT TO 1% INTEREST (1.5% AFTER 3 MONTHS). TAXES AFTER 3/09/27 ARE DELINQUENT & SUBJECT TO INTEREST & 8% PENALTY. CREDIT CARD & E-CHK PMT GO TO DORSETVT. ORG

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **HENRY R. JACKELEN**, of New York, New York, **GRANTOR**, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, paid to his full satisfaction by **JOHN C. RODENBURG II, and ALEIDA W. RODENBURG** of Vero Beach, Florida, **GRANTEES**, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto said **JOHN C. RODENBURG II, AND ALEIDA W. RODENBURG,** husband and wife, as tenants by the entirety, **GRANTEES**, their heirs and assigns forever, a certain piece of land in the Town of Dorset, County of Bennington, State of Vermont, described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **GRANTEES, JOHN C. RODENBURG II and ALEIDA W. RODENBURG,** husband and wife, as tenants by the entirety, for their own use and behoof forever; and the said **GRANTOR, HENRY R. JACKELEN** for himself and his heirs and assigns do covenant with the said **GRANTEES, JOHN C. RODENBURG II and ALEIDA W. RODENBURG**, their heirs and assigns, that until the ensealing of these presents he is the owner of the premises and has good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance; except as stated or referred to herein.

The **GRANTOR** does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

IN WITNESS WHEREOF, HENRY R. JACKELEN hereunto sets his hand and seal this 22nd day of September, 2016.

IN THE PRESENCE OF:

Marilyn F. Hand
WITNESS
Print name: Marilyn F. Hand

Henry R. Jackelen by B R Teason
HENRY R. JACKELEN BY BRIAN R. TEASON,
HIS ATTORNEY IN FACT
Atty-fact

STATE OF VERMONT
COUNTY OF BENNINGTON, SS.

At Manchester, Vermont this 22nd day of September, 2016, **BRIAN R. TEASON under Power of Attorney for HENRY R. JACKELEN,** personally appeared; and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **HENRY R. JACKELEN**.

BEFORE ME: Marilyn F. Hand
NOTARY PUBLIC
My commission expires: 2/10/19

jackelen wd (deeds)

SCHEDULE A

Being all and the same lands and premises conveyed to **HENRY R. JACKELEN**, by Guardian's Deed of **DORIS L. WEISHEIT, GUARDIAN OF GLADYS LODGE**, dated March 26, 1997 and recorded April 2, 1997 in Book 98 at Page 469 of the Dorset Land Records, and therein described as follows:

Being all and the same lands and premises conveyed to Gladys Lodge by Warranty Deed of R. Scott Emerich and Jane D. Emerich dated July 15, 1989 and recorded July 6, 1989 in the Land Records of the Town of Dorset in Book 77 at Page 54, and more particularly described as follows:

"Being all and the same lands and premises conveyed to R. Scott Emerich and Jane P. Emerich by warranty deed of Gladys Lodge, dated November 11, 1987 and recorded December 14, 1987 in Volume 72 at Page 459 of the Dorset Land Records and therein described as follows:

"Being all and the same lands and premises conveyed to Gladys Lodge by Warranty Deed of Roland M. Hauck, dated July 28, 1958, and recorded August 6, 1958 in Book 53, Page 279 of the Dorset Land Records, and therein described as follows:

"Being a certain parcel of land, with the buildings thereon standing, located on the northerly side of Kent Hill Road, so-called, in the Village of Dorset, described as follows:

"Beginning at a stone bound set in the ground on the north side of Kent Road, it being the southeast corner of lands of Marguerite McIntyre and the southwest corner of the parcel hereby conveyed; thence, running North 17 degrees 09' West along McIntyre's east line 140.6 feet to a stone bound in the south line of lands formerly of the Estate of Cecilia de Nottbeck, now of Albert E. Evans; thence, running North 69 degrees 38' East along the south line of said Evans' lands 336 feet to an iron stake at lands now or formerly of Robert L. Rudolph; thence, running South 20 degrees 05' East along the west line of said Rudolph lands 137.2 feet to an iron stake set in the ground on the north side of Kent Road; and thence running South 69 degrees 03' West along the north side of Kent Road 343 feet to the place of beginning. Together with all of the Grantor's rights in and to the center of Kent Road abutting said lands on the south.

"The above description is taken from a survey made by Heman Chase, Surveyor of Alstead, N.H. in November, 1948.

"Said lands are conveyed subject to such restrictions on a portion thereof, if any there may be now in force, that prior to January 1, 1930, no buildings or part of any buildings shall be erected thereon at a distance less than 20 feet from the front or street line of Kent Road, nor less than 15 feet from the east line of a parcel conveyed to Helen P. Shroder by Herbert N. Williams by deed dated October 6, 1927, recorded in Volume 31 at Page 238 of the Dorset Land Records, nor shall any dwelling be constructed on said land with a flat roof, nor any building be erected or used for store or manufacturing purposes, nor shall any detached privy be located thereon, or any projection from any building be used for that purpose, nor shall there be kept thereon any cattle, domestic fowl or swine; provided, however, that the Grantor herein covenants and agrees with the Grantee, her heirs and assigns, that the buildings now located on the above described lands do not violate any of the above mentioned restrictions.

"The lands hereby conveyed were devised to John Ford Shroder by the Last Will and Testament of Helen P. Shroder, and decreed to him by the Probate Court for the District of Manchester, Vermont, on August 14, 1953, pursuant to said Will, a certified copy of such decree being recorded in Volume 42 at Page 8 of the Dorset Land Records. Such lands are also the same lands which were conveyed to the Grantor herein by John Ford Shroder by deed dated October 8, 1954, recorded in Book 42 at Page 46 of said Land Records.

"Reference may be had to the said survey and to the Land Records of the Town of Dorset for a further description of the lands hereby conveyed and of said restrictions."

This property is also subject to an easement granted by Henry R. Jackelen to Louis F. Maguire and Laura McGettrick, their heirs and assigns, dated September 23, 2010 and recorded September 30, 2010, in Book 160 at Page 532 in the Dorset Land Records. The easement conveyed measures fifty-two (52) feet in width and is further depicted on a map prepared by Paul D. Greineder of On Point Land Surveying, entitled *Retracement Survey, Lands of Henry Jackelen,* dated April 1, 2010, a mylar copy of which has been recorded on September 30, 2010 at Slide H-2/103B at the Dorset Town Clerk's Office. This easement is to be used for the purposes of ingress and egress vis a vis Kent Hill Road, road repairs and maintenance, and for the installation and maintenance of utilities; in addition included with the premises is the right of the Louis F. Maguire and Laura McGettrick, their heirs and assigns, to permit the use of the said easement by the then record owners of lands and premises conveyed to Ellen Stimson nd John Rushing by Warranty Deed of Thomas R. Keim and Louise I. Keim, dated February 21, 2003 and recorded on February 25, 2003, in Book 124 at Page 214 of the Dorset Land Records, and to convey a perpetual easement and right-of-way to them, to be used in common with Louis F. Maguire and Laura McGettrick, their heirs and assigns.

Dorset, VT Town Clerk's Office
Received For Record
September 23 AD 20 16
at 10 o'clock 00 minutes A M
and recorded in Book 180 Page 747-749
Attest Judith F Collins Asst Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
RETURN RECEIVED
Signed: Judith F Collins Asst, Clerk
Date: September 23 2016

AGREEMENT and EASEMENT FOR WATER SERVICE CONNECTION REPLACEMENT

This Agreement and Easement for Water Service Connection Replacement (the "Agreement") is entered into this 6 day of June, 2022 by John C. Rodenburg II and Aleida W. Rodenburg of 909 Seagrape Lane, Vero Beach, FL 32963 (together, "Customer") and Dorset Fire District No. 1, a Vermont municipal corporation with a principal place of business at 2788 Route 30, Dorset, Vermont (the "District").

RECITALS

A. The District owns and operates a public water system serving residential and business customers in Dorset, Vermont (the "Water System"); and

B. Customer is record owner of property located at 133 Kent Hill Road, Dorset, Vermont ("Customer's Property") which is served by the Water System. Customer's Property is more specifically described in the Warranty Deed from Henry R. Jackelen to John C. Rodenburg II and Aleida W. Rodenburg, dated September 22, 2016, and recorded at Book 180, Page 747 of the Dorset, Vermont land records; and

C. Customer's Property is connected to the Water System by a private water service connection extending from the Water System main to Customer's building (the "Existing Service Connection"); and

D. Customer desires that the District replace the Existing Service Connection with a new private service connection that will be owned and maintained by the Customer (the "New Service Connection");

E. The costs for disconnection of the Existing Service Connection and installation of the New Service Connection, in whole or in part, shall be paid by the District, including a curb stop to be located in close proximity to the customer's property line

NOW, THEREFORE, intending to be bound hereby, the parties mutually agree as follows:

1. The District will conduct a pre-construction meeting and inspection of Customer's Property and the Existing Service Connection. Thereafter, the District will disconnect the Existing Service Connection and install the New Service Connection.

2. Upon installation and connection to the Water System, the New Service Connection shall become Customer's property. The District shall warrant that the New Service Connection is free from defects for a period of one year from the date of connection of the New Service Connection to the Water System (the "Warranty Period"). After the Warranty Period, Customer shall be solely responsible for maintenance, repair, and replacement of the New Service Connection from the building to the curb stop and the District shall be responsible for maintenance, repair, and replacement of the New Service Connection from the water system main to the curb stop

3. Customer grants the District a temporary easement upon Customer's Property to inspect the Existing Service Connection, install the New Service Connection, and perform any adjustments, repairs, or maintenance to the New Service Connection during the Warranty Period.

4. Customer also grants the District a permanent easement to enter Customer's Property to conduct Inspections and perform emergency repairs to the New Service Connection, which repairs, if deemed necessary by the District, shall be performed by the District at Customer's expense. The area of the permanent easement granted hereunder shall extend from the curb-stop, so-called, to the building served by the New Service Connection and shall be twenty feet (20') in width, ten feet (10') being on either side


133 Kent Hill Road -
Project Area

of centerline of the water service connection as constructed, as depicted on a plan entitled "Dorset Fire District No. 1, Service Line Replacement, Dorset, VT," dated November 20, 2020, prepared by Otter Creek Engineering, Inc., and recorded at Hanger 5 of the mobile map rack: pages C-3 of the Dorset Land Records. Said easement shall also be shown on a Record Drawing plan of the same title depicting the actual alignment, as constructed, which will be recorded in the Dorset Land Records. Nothing herein shall obligate the District to repair, maintain or replace the New Service Connection from the building to the curb stop after the Warranty Period.

5. If the curb stop serving the New Service Connection is located on Customer's Property, Customer also grants the District a permanent easement to enter Customer's Property to operate, maintain, repair, and replace the curb stop and the line from the corporate stop or system main to the curb stop.

6. The District shall give reasonable advance notice to Customer for any entry upon Customer's Property for the purposes of this Agreement. Following installation of the New Service Connection, the District shall restore the surface of Customer's Property, as nearly as reasonably practicable, to its condition prior to such entry.

7. The District and the District's construction contractors will maintain the following insurances with at least the indicated amounts of coverage while performing any work under this Agreement: (a) Commercial General Liability insurance coverage with a policy limit of at least $1,000,000 per occurrence and
$2,000,000 in aggregate; (b) Business Automobile Liability coverage with total liability limits of at least $1,000,000; and (c) Statutory Workers' Compensation insurance.

8. Customer represents and warrants that the undersigned are all the owners of record of such property, or any interest therein, other than mortgagees or lien holders, and if this Agreement and Easement for Water Service Connection Replacement is executed by a corporation, partnership, limited liability company, trust, or other entity, that the person executing this document on behalf of such entity is authorized to do so.

9. No change in or addition to this Agreement and Easement for Water Service Connection Replacement shall be valid unless made in writing and signed by or on behalf of the parties hereto.

10. The District will cause this Agreement and Easement for Water Service Connection Replacement to be recorded in the Dorset, Vermont land records at the District's expense.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the day and year first above written.

~~DORSET FIRE~~ DISTRICT NO. 1

Benjamin D. Weiss
Prudential Committee Chair and Duly
Authorized Agent

STATE OF VERMONT
BENNINGTON COUNTY, SS.

At Dorset, in said County, this 6 day of June, 2022, personally appeared Benjamin D. Weiss, Prudential Committee Chair and Duly Authorized Agent of Dorset Fire District No. 1 and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of Dorset Fire District No. 1.

Before me:

Notary Public
Commission No. 0000059
Commission Expires: 01/31/2023

CUSTOMER

John C. Rodenburg II

CUSTOMER

Aleida W. Rodenburg

STATE OF Vermont
Bennington COUNTY, SS.

At Dorset, in said County, this 6 day of June, 2022, personally appeared John C. Rodenburg II and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me:

Notary Public
Commission No. 0000059
Commission Expires: 01/31/2023

STATE OF Vermont
Bennington COUNTY, SS.

At 10:02AM Dorset, in said County, this 30 day of June, 2022, personally appeared Aleida W. Rodenburg and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me:

Notary Public
Commission No. 0000684
Commission Expires: 1-31-2023

JUDITH FRANCES COLLINS NOTARY PUBLIC COMMISSION NO. 0000684 STATE OF VERMONT

Dorset, VT Town Clerk's Office
Received For Record
June 30 AD 2022
at 9 o'clock 30 minutes A M
and recorded in Book 200 Page 424-427
Attest: Judith F Collins Asst Town Clerk

2 - 103 B

original ink on mylar

NOTES

1. This plat is based on records research, field evidence and a Leica Robotic total station field survey.

2. Bearings hereon reference approximate magnetic north as observed by On Point survey March 2010. Bearings referenced hereon are intended to depict the angular relationship between sides of the property.

3. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject parcel: easements, other than possible easements that were visible at the time of the making of the survey, zoning or other land use regulations, wetlands, flood plain limits, and any other facts that an accurate and current title search may disclose.

4. Declaration is made to original contract signer (Henry Jackelen) of the survey. It is not transferable to additional institutions or subsequent owners without consent by the original contract signer (Henry Jackelen) or On Point.

5. This survey is valid only if print has original seal and signature, in red ink, of the surveyor.

6. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

7. Subsurface and environmental conditions were not examined or considered as part of this survey.

8. This plat reflects conditions at the time of the survey.

9. It is the intent of this plat to retrace a survey prepared by Heman Chase in 1948 (see map reference #1)

10. The paved driveway to lands of Maguire and McGettrick constructed post map ref #2 appears to be situated on the lands of Jackelen. The land upon which the driveway now sits was deeded by Robert Rudolph to Helen Shroder in bk 27 pg 183 of the Dorset Lands Records and subsequently to Henry Jackelen.

11. Ⓐ-Ⓑ-Ⓘ-Ⓙ : boundary of lands conveyed to H.P. & J.D. Shroder by Robert Rudolph and recorded in bk 27 pg 183 on Sept. 9, 1914 of the Dorset Land Records.

Ⓑ-Ⓒ-Ⓗ-Ⓘ : boundary of lands conveyed to James D. Shroder and wife by Anna May Stowell and recorded in bk 27 pg 82 on Oct. 30, 1913 of the Dorset Land Records.

Ⓗ-Ⓒ-Ⓕ : easterly and northerly boundary of land conveyed to Helen P. Shroder by J.D. Holmes and recorded in bk 31 pg 88 on Sept. 9, 1926 of the Dorset Land Records.

Ⓒ-Ⓓ-Ⓔ : easterly and northerly boundary of lands conveyed to Marguerite B. McIntrye by Helen P. Shroder and recorded in bk 39 pg 183 on Oct 18, 1949 of the Dorset Land Records.

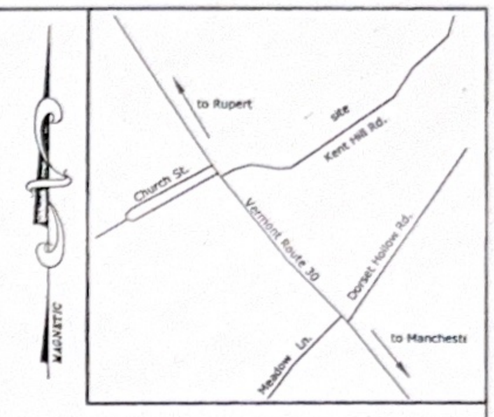
MAP REFERENCE

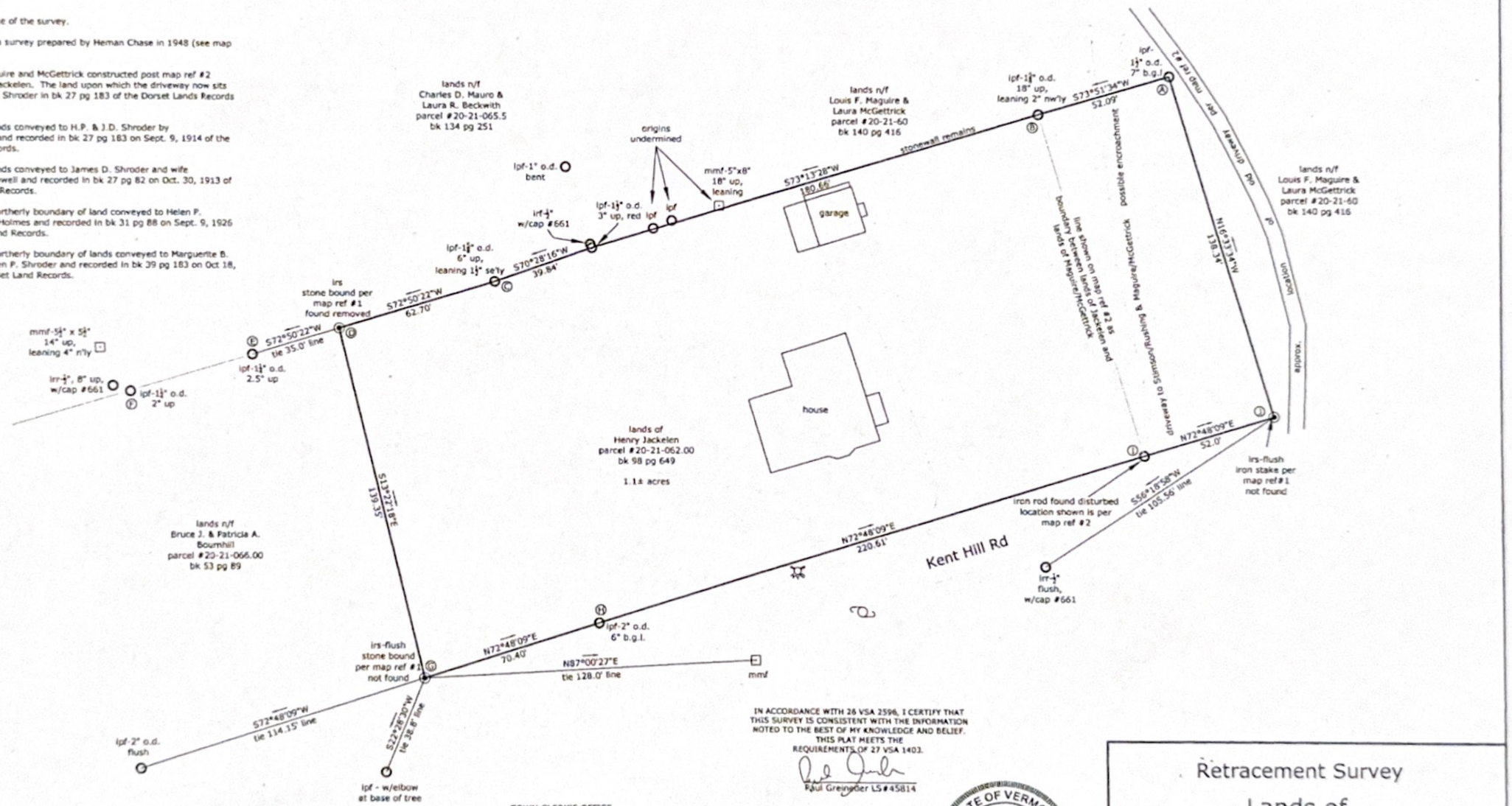
1. Plat titled: "McIntyre and Shroder Properties, Dorset, VT.", prepared by Heman Chase in November 1948.

2. Plat titled: "Lands of Maguire & McGettrick", prepared by Sitelines Inc. on March 6, 2006, drawing no.: 06C-306.

LEGEND

○ ipf	iron pipe found
○ irf	iron rod found
● irs	5/8" iron rod set with cap "On Point" LS # 45814
▫	marble monument
	utility Pole
	fire hydrant
o.d.	outer diameter
b.g.l.	below ground level





IN ACCORDANCE WITH 26 VSA 2596, I CERTIFY THAT THIS SURVEY IS CONSISTENT WITH THE INFORMATION NOTED TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

Paul Greineder LS#45814

STATE OF VERMONT PAUL D GREINEDER No. 45814 LICENSED LAND SURVEYOR

TOWN CLERK'S OFFICE
DORSET, VT
RECEIVED
DATE September 30, 2010
AT 2 H 15 M P M
RECORDED-BOOK# H-2 PAGE# 103B
ATTEST Sandra Pinsonault, CMC
TOWN CLERK

SCALE
30 0 15 30 60 120
1 INCH = 30 FT

Retracement Survey
Lands of
Henry Jackelen
Kent Hill Rd, Dorset, Vermont
C:\land projects 2010\JACKELEN\dwg\BOUND.dwg April 1, 2010 1" = 30'

On Point Land Surveying
3155 RTE 30 PO BOX 322 DORSET, VT 05251 802.231.2556

H2-103B

WARRANTY DEED OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that, I, HENRY R. JACKELEN, of New York, in the County of New York and State of New York, Grantor, in the consideration of one dollar and other good and valuable consideration paid to my full satisfaction by LOUIS F. MAGUIRE and LAURA MCGETTRICK, of Dorset, in the County of Bennington and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, LOUIS F. MAGUIRE and LAURA MCGETTRICK, husband and wife, as tenants by the entirety, their heirs and assigns forever, a perpetual easement and right-of-way, as more particularly described below, on, over and across that portion of an existing roadway in Dorset, in the County of Bennington and State of Vermont, over lands conveyed to the Grantor by Guardian's Deed of Doris L. Weisheit, dated March 26, 1997 and recorded on April 2, 1997 in Book 98 at Page 469 of the Dorset Land Records ("Grantor's lands"). The said easement and right-of-way herein conveyed are for the exclusive benefit of two adjacent parcels conveyed to the Grantee by Warranty Deed of Daniel K. Rudolph and D. Jeanne Rudolph, dated November 1, 2005 and recorded on November 9, 2005 in Book 140 at Page 416 of the Dorset Land Records ("Grantee's lands"), and are to be used for the purposes of ingress and egress vis a vis Kent Hill Road, road repairs and maintenance, and for the installation and maintenance of utilities; in addition, included with the premises is the right of the Grantees, their heirs and assigns, to permit the use of the said easement by the then record owners of lands and premises conveyed to conveyed to Ellen Stimson and John Rushing by Warranty Deed of Thomas R Keim and Louise I. Keim, dated February 21, 2003 and recorded on February 25, 2003 in Book 124 at Page 214 of the Dorset Land Records, and to convey a perpetual easement and right-of-way to them, to be used in common with the Grantees, their heirs and assigns.

The easement herein conveyed measures fifty-two feet (52) feet in width and encompasses the area of the existing roadway, being bounded on the east by the westerly boundary of the Grantees herein, with the location of the existing roadway depicted on a map prepared by Paul D. Greineder of On Point Land Surveying, entitled *Retracement Survey, Lands of Henry Jackelen*, dated April 1, 2010, a mylar copy of which is to be filed simultaneously herewith at the Dorset Town Clerk's Office.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances

KEVIN M. O'TOOLE
ATTORNEY AT LAW
P. O. BOX 766
DORSET, VT 05251-0766
(802) 867-5711

thereof, to the said Grantees, LOUIS F. MAGUIRE and LAURA MCGETTRICK, husband and wife, as tenants by the entirety, their heirs and assigns, to their sole and separate use and behoof forever; And I, the said Grantor, HENRY R. JACKELEN, my heirs and assigns, do covenant with the said LOUIS F. MAGUIRE and LAURA MCGETTRICK, their heirs and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as noted herein above; and that I, the said Grantor, for myself, my heirs and assigns, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as noted herein above.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23rd day of ~~August~~ SEPTEMBER, 2010.

HENRY R. JACKELEN

STATE OF NEW YORK
COUNTY OF NEW YORK, SS.

At New York, New York, this 23 day of ~~August~~ September, 2010, Henry R. Jackelen personally appeared before me and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: Bhashanti Narine
Notary Public

My commission expires: 01/05/2013.

BHASHANTI NARINE
Notary Public, State of New York
No. 01NA6198804
Qualified in Bronx County
Commission Expires Jan. 5, 2013

KEVIN M. O'TOOLE
ATTORNEY AT LAW
P. O. BOX 766
DO , VT 05251-0766
(802) 867-5711

F:\My Documents\REAL ESTATE\Deeds\Easement deed\easementdeedmaguire.wpd

Dorset, VT Town Clerk's Office
Received For Record
September 30, AD 2010
at 2 o'clock 15 minutes P M
and recorded in Book 160 Page 532-533
Attest Judith Tatkun asst Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
RETURN RECEIVED
(INCLUDING CERTIFICATES AND, IF REQUIRED ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
Signed: Judith Tatkun asst, Clerk
Date: September 30 2010

Zoning Office
Ph: (802) 362-4571 x 5
Fax: (802) 362-5156
dorsetza@gmail.com
Hours: Tues. Wed.
Thurs. : 11am-4pm

TOWN OF DORSET

Town Offices
112 Mad Tom Rd
PO Box 715
East Dorset, VT 05253

NOTICE OF RECORDING

24 VSA Section 1154

Type of Document Recorded: Zoning Permit

Document or Permit Number: 031-2016BU

Description: Enlarge entry porch

Date: September 29, 2016

Parcel Tax Map Number(s): 20-21-062

Parcel physical address: 133 Kent Hill Rd, Dorset, VT 05251

Grantor
Name: John & Aleida Rodenburg
Mailing Address: 909 Seagrape Ln, Vero Beach, FL 32963

Grantee: Town of Dorset

Location of Document
Municipality: Town of Dorset
Physical Address: 112 Mad Tom Road, E. Dorset, VT 05253
Department: Zoning

Appealed by:
Name:
Mailing Address:
Date of Appeal:
Appealed to:

Other/Notes:

Received for Record

March 14 AD 2017 at 11 35 o'clock AM PM

Recorded in Book 182 Page 257

Attest Aleida Rodenburg
Town Clerk / ~~Asst. Town~~

dotloop signature verification: dtlp.us/e8Aa-ArZA-FdbD

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

John Rodenburg
Printed Name of Consumer

John Rodenburg
dotloop verified 07/18/26 9:52 PM CEST DEET-5FUP-4DP7-ENYX
Signature of Consumer Date

☐ Declined to sign

Aleida Rodenburg
Printed Name of Consumer

Aleida Rodenburg
dotloop verified 07/17/26 12:46 PM EDT RGT9-6ITY-0LVW-HS6J
Signature of Consumer Date

☐ Declined to sign

This form has been presented to you by:

LandVest, Inc.
Printed Name of Real Estate Brokerage Firm

Timothy Post
Printed Name of Agent Signing Below

Timothy Post
dotloop verified 07/18/26 10:35 AM EDT 3AQR-CJZP-9NYP-QROD
Signature of Agent of the Brokerage Firm Date