Long Way Hill

5893 Stage Road | Barnard, Vermont



For more information, please contact:

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4 The Green, Woodstock, VT 05091

www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 5893 Stage Road, Barnard, 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	**5893 Stage Road**			Listed: 3/23/2026	$4,250,000
5080290	Active	**Barnard**	**VT 05067**	Unit/Lot	Closed:	



County VT-Windsor
Village/Dist/Locale
Construction Status Existing
Year Built 2006
Architectural Style New Englander
Color
Total Stories 3
Zoning Residential
Taxes TBD No
Tax Annual Amount $76,829.37
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 54.26
Lot Size Square Feet 2,363,566
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 18
Bedrooms Total 7
Bathrooms Total 9
Bathrooms Full 5
Bathrooms Three Quarter 2
Bathrooms Half 2
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $542.23
Above Grade Finished Area 7,838
SqFtFAGSrc Plans
Above Grade Unfinished Area 0
SqFtUAGSrc Plans
Below Grade Finished Area 1,777
SqFtFBGSrc Plans
Below Grade Unfinished Area 1,846
SqFtUBGSrc Plans
Total Finished Area 9,615
Days On Market 0
Activation Date

Public Remarks Set on 54 exceptionally private acres, Long Way Hill is a a quietly luxurious Vermont country retreat overlooking a half-acre pond, with sweeping lawns, gardens, fields, and woodland trails. It is located minutes from Silver Lake and Twin Farms, and 15 minutes from Woodstock. Designed by David Beilman and built by Savelberg Construction in 2006, the home is defined by its high craftsmanship--beautifully detailed, high ceilings, and informed by the understated elegance of New England architecture. The home is both gracious and comfortable, created for gathering. A dramatic great room with vaulted ceiling and floor-to-ceiling stone fireplace anchors the main level, while a well-appointed gourmet kitchen with eat-in dining, butler's pantry, and generous workspace invites connection and ease. A spacious living room with a fireplace and dining-sitting area, and a private library/office add warmth and versatility. Five en suite bedrooms, thoughtfully arranged over the second and third floors, offer privacy and separation, complemented by a four-story elevator. The lower level offers a game-theatre room, fitness space with sauna, and additional recreation areas. A separate two-bedroom apartment with full kitchen and laundry accommodates guests. Outdoors, perennial and wildflower gardens unfold from spring through fall, surrounding open porches, a screened porch, and a hot tub overlooking the pond. Wildlife, birdsong, and star-filled skies define the setting. Top-tier mechanical systems, central AC, whole-house generator, and high-speed fiber connectivity. The property is meticulously maintained.
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 03000910674
Property ID
Deed Recorded Type Warranty
Deed Book 74
Deed Page 13
Total Deeds

SchDistrct Mountain Views Supervisory Union
SchElem Barnard Academy
SchMiddle Woodstock Union Middle Sch
SchHigh Woodstock Senior UHSD #4

Lot Features Conserved Land, Country Setting, Field/Pasture, Landscaped, Level, Open, Pond, Secluded, Sloping, Trail/Near Trail, View, Walking Trails, Wooded, Near Skiing, Near Snowmobile Trails, Rural, Private
Construction Materials Wood Frame, Clapboard Exterior
Foundation Details Concrete
Roof Architectural Shingle
Appliances Dishwasher, Disposal, Dryer, Freezer, Microwave, Mini Fridge, Double Oven, Gas Range, Refrigerator, Washer, Domestic Water Heater, Stand Alone Ice Maker, Vented Exhaust Fan
Other Equipment Air Conditioner, CO Detector, Dehumidifier, Radon Mitigation, Security System, Hardwired Smoke Detector, Whole BldgVentilation, Standby Generator
Flooring Carpet, Hardwood, Manufactured, Slate/Stone
Utilities Underground Utilities

Cooling Central AC
Electric 200+ Amp Service, Generator, Underground
Heating Propane, Oil, Air to Air Heat Exchanger, Baseboard, Hot Water, In Floor, Radiant, Gas Fireplace
Sewer Concrete, Private, Septic
Water Source Drilled Well, Private, Purifier/Soft
Exterior Features Garden Space, Natural Shade, Patio, Covered Porch, Enclosed Porch, Screened Porch, Private Dock
Interior Features Bar, Cathedral Ceiling, Cedar Closet, Ceiling Fan, Dining Area, Elevator, Passenger Elevator, Gas Fireplace, Wood Fireplace, 3+ Fireplaces, Hearth, Home Theater Wiring, Hot Tub, In-Law/Accessory Dwelling, In-Law Suite, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Sauna, Security, Soaking Tub, Indoor Storage, Surround Sound Wiring, Walk-in Closet, Walk-in Pantry, Wet Bar, Whirlpool Tub, Window Treatment, Programmable Thermostat, 2nd Floor Laundry

Basement Description Bulkhead, Climate Controlled, Daylight, Full, Insulated, Partially Finished, Interior Stairs, Storage Space, Interior Access, Basement Stairs
Garage Yes
Garage Capacity 3
Driveway Gravel
Parking Features Direct Entry, Heated Garage, Driveway, Garage, Parking Spaces 3

Road Frontage Type Paved, Public
Road Frontage Yes
Road Frontage Length 1,041

Exclusions Dry meat ager - kitchen 3 wine coolers - basement TV's not wall mounted Green Egg & gas grill Fire pit stove Grey patio chairs

Right of First Refusal

Development / Subdivision
Planned Urban Developmt
Covenants No
Easements

Assessment Year
Assessment Amount
Tax Class 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 Green Mountain Power
Fuel Company Dead River
Phone Company Consolidated Comm
Internet Service Provider EC Fiber

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

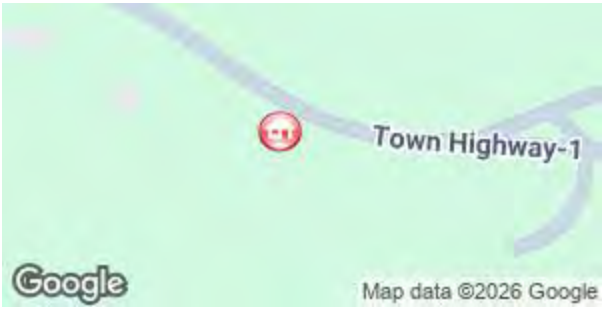


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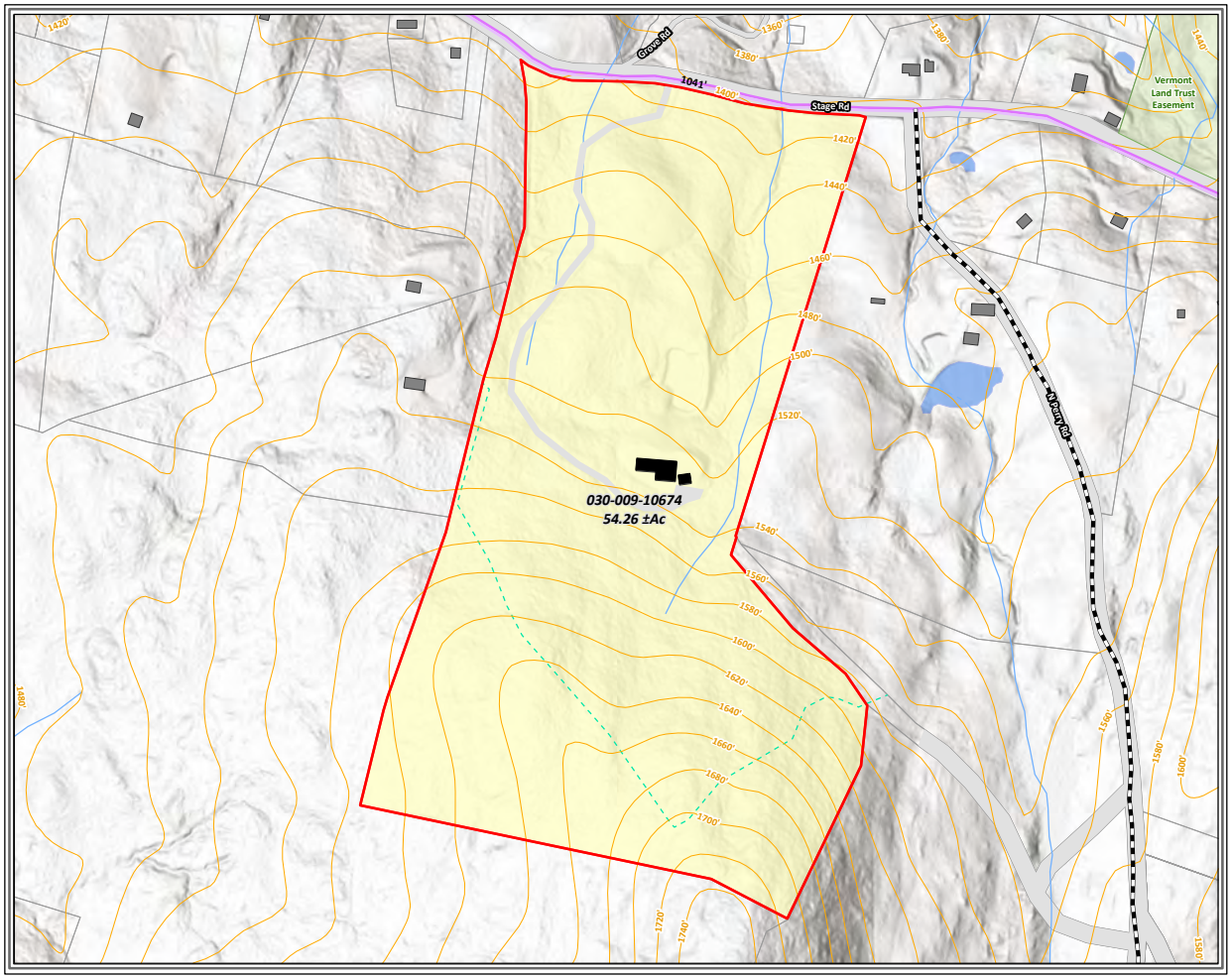






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Listed By:
T Story Jenks - LandVest, Inc/Woodstock



Long Way Hill

Barnard, VT

Base Plan

Legend

- Subject Property - 54.26 ±Ac
- Class 2 (State- Hard Surface or Paved)
- Class 3 (Gravel)
- Legal Trail (LT)
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1652
Date: 03/02/26

0 137.5 275 550 Feet

Scale: 1' = 272 "

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

LandVest

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Long Way Hill

Barnard, VT

Base Plan Orthophotograph

Legend

- Subject Property - 54.26 ±Ac
- Legal Trail (LT)
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: VT1652
Date: 03/01/26

0 150 300 600 Feet

Scale: 1" = 300 "

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

LandVest



Long Way Hill

Barnard, VT

Base Plan Orthophotograph

Legend

- Subject Property - 54.26 ±Ac
- Class 2 (State- Hard Surface or Paved)
- Class 3 (Gravel)
- Legal Trail (LT)
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Notes

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Project Number: VT1652
Date: 03/01/26

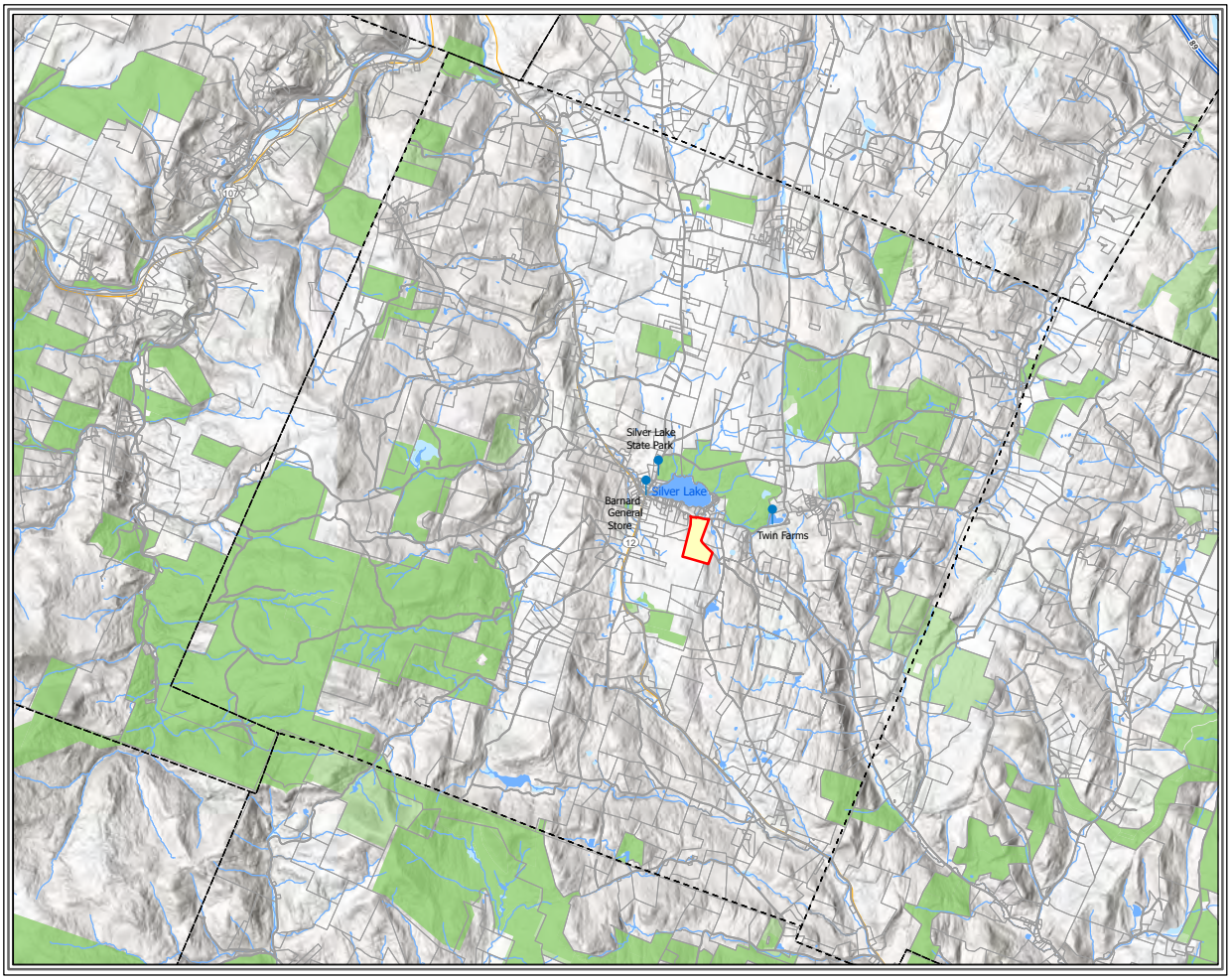
0 150 300 600 Feet

Scale: 1" = 300 "

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

LandVest

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Long Way Hill

Barnard, VT

Town Locus

Legend

- Subject Property - 54.26 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1652
Date: 03/01/26

0 2,500 5,000 10,000 Feet

Scale: 1' = 5,000 "

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

LandVest

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PROPERTY DETAILS ADDENDUM
LONG WAY HILL
5893 STAGE RD, BARNARD, VT

PROPERTY

54.26 +/- acres
Pond
Hiking trails connecting to regional trails
Stone patio
Perennial gardens
Proximity to Barnard, Silver Lake, Twin Farms
Enrolled in Current Use

RESIDENCE

New England Style c2006
- 5 bedroom, 8 bathroom house
  - 2nd fl primary en suite
  - 2nd fl 2 beds en suite
  - 3rd fl 2 bedroom en suite
- 2 bedroom, 1 bathroom guest apartment

Architect – Beilman Architecture
Builder – Savelburg Construction
Finished Square Footage
- 9,149 SQFT (Lister Card)
- 9,615 SQFT (Floor Plans)

Heated 3-bay garage
2-Bedroom, 1-Bathroom Guest Apartment
4 floor elevator
Oak floors throughout, except where noted
3 gas fireplaces
Denon HEOS sound system
Open and screened porches
Finished basement with sauna
Hot tub

First Floor

Mudroom
Stone tile floor
Coat racks & storage cubbies
9-ft ceiling height
Entry porch
Access to garage & apartment

3-Bay Garage
Automatic garage doors
Workbench with utility sink
Radiant heat

½ Bathroom
Stone tile floor
Green marble countertop
Wood vanity
Porcelain sink
Ceiling vent

Hall
Storage closet

Screened Porch
Skylights
Ceiling fan
Mahogany decking

Kitchen
2 pantry closets
Coffee bar with sink
Wood cabinets
Marmoleum floors
Central island – double stainless sink with garbage disposal, 3 bar stools
Black marble countertops
Appliances
- Sub-Zero freezer
- Sub-Zero refrigerator
- Wolf range 2 electric wall oven
- Wolf 5 burner gas stove with hood vent
- 2 Bosch dishwashers
- Under counter Sub-Zero refrigerator
- Ice maker

Pendant lighting
Ceramic tile backsplash
Built-in desk

Dining Area
Open to kitchen

Sitting Room
Built-in book/display shelves
Ceiling fan

Living / Dining Room
Coffered ceiling *10'3"*
Brick gas fireplace
Ceiling fan

Main Foyer
Iron chandelier
Coat closet
Elevator

Wet Bar
Wine cooler
Wooden cabinets
Green marble counter
Stainless steel sink
Wine cooler

½ Bathroom
Porcelain pedestal sink
Wainescot trim
Ceiling vent

Office
Brick gas fireplace
Closet

PROPERTY DETAILS ADDENDUM
LONG WAY HILL
5893 STAGE RD, BARNARD, VT

Ceiling fan
Built-in book/display shelves

Great Room
Stone chimney with gas fireplace
Granite hearth and threshold
20' high pickled pine ceiling
Crown moulding
Ceiling fans

Second Floor

Landing
Elevator
Utility closet
Linen closet

Primary Bedroom Suite

- ***Bedroom 1***
  Ceiling fan

- ***Bathroom A***
  - Walk-in closet/dressing room
  - Tile floor and wall
  - Green marble vanity countertop
  - Victoria Albert porcelain tub
  - Ceiling vent

- ***Bathroom B***
  - Walk-in closet/dressing room
  - Ceramic tile floor, green marble countertop
  - Tiled tub & shower combination
  - Toto bidet

Bedroom 2
Ceiling fan
Walk-In Closet
Full Bathroom
- Tile floor
- Green marble vanity countertop
- Tiled shower stall
- Tub
- Linen closet
- Medicine cabinet

Laundry Room
Whirpool washer/dryer
Wooden cabinets
Utility sink
Marmoleum floor

Bedroom 3
Ceiling fan
Dressing room with 2 closets
Full Bathroom
- Tile floor
- Green marble vanity countertop
- Tiled tub & shower combination
- Ceiling vent

Guest Apartment (Above Garage)
2-Bedroom, 1-Bathroom
Douglas fir stairs
Wall-to-wall carpeting
Living Room - Coat closet, storage closet, seating & dining area, utility closet
Kitchen – green marble countertop. 4-burner Gas range, dishwasher, fridge with bottom drawer freezer, microwave, stainless steel sink, glass tile backsplash
Bedrooms 4 & 5– Built-in dresser, closet, ceiling fans
Bathroom – Whirlpool stacked washer/dryer, tile shower, tub, cabinets, green marble counter

Third Floor
Mix of oak and painted pine floor

Landing
Elevator
Cedar closet
2 storage closets

Bedroom 6
Ceiling fan
Closet
Linen closet
Bathroom
- Marmoleum floor
- Green marble vanity countertop
- Tiled tub & shower combination
- Ceiling vent
- Medicine cabinet
- Fire escape

Bedroom 7
Ceiling fan
Closet

PROPERTY DETAILS ADDENDUM
LONG WAY HILL
5893 STAGE RD, BARNARD, VT

Linen closet
¾ Bathroom
- Marmoleum floor
- Green marble vanity countertop
- Walk-in tiled shower with glass door
- Ceiling vent
- Medicine cabinet
- Fire escape

Basement

Wool carpet flooring in hallway
3 storage rooms
Cedar closet
Game Room
Interior stairs and exterior bulkhead
Elevator

Media Room
Epson projector w/ Da-Lite glass screen
Reclaimed antique flooring
Mini bar
Reclaimed barn board floor
Tin ceiling
Klipsch speakers
Recaimed wooden shelves

Home Gym
Finnleo infrared & electric sauna w/ Saunalogic
Reclaimed barn board floor
Tin ceiling
Utility closet
Drinking water tap

UTILITIES

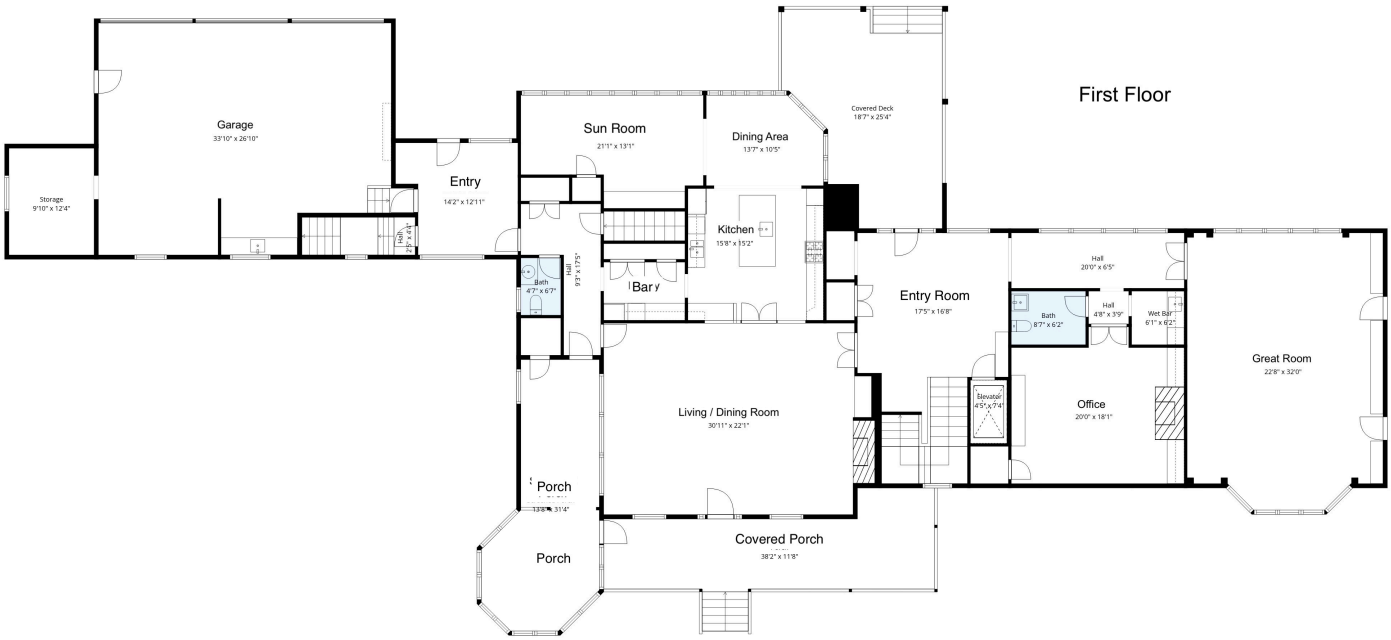
2 Oil fired Buderus Logano G215 (2006)
- Baseboard hot water & hot air
- 13 zones - Nest Thermostats
- Serviced annually
- Tekmar control system (2025)

2 - 330-gallon oil tanks
Central A/C with 5 A/C condensers
Central dehumidifier (not in use)
440-Amp service
22kW Generac whole house backup generator (Model #: 4596660200)
3 wells:
- Tag#: 40087 – House (primary well in use) - 03/11/2008 by George Spear, Ottauquechee Well Drilling - 340ft, 12GPM. Under birch.
- Tag#: 30912 - House (not in use) - 01/20/2004 by George Spear, Ottauquechee Well Drilling - 500 ft - 12GPM
- Tag#: 44288 - Pond (not in use) - 05/29/2007 - George Spear, Ottauquechee Well Drilling - 200ft - 4GPM

2 - 120 gal water heaters - domestic hot water & heating (Using one currently)
Water treatment system & sediment filer
1,000 gal Propane tank (buried beside garage, 15ft from generator). Minimal annual usage – powers dryer, stove, generator & 3 fireplaces.
7BR Waste Water Permit - WW-3-1076
Radon Mitigation – vents through elevator shaft.
EC Fiber - internet & streaming
First Line Security– motion, smoke, CO, flood
11 Nest cameras
Denon HEOS sound system
4-floor elevator

CONSTRUCTION
Concrete foundation
Wooden frame
Shingle roof
Wood clapboard siding
Gravel driveway

POND
~15-ft depth at center
Pond level varies seasonally with rainfall
Aerator equipment

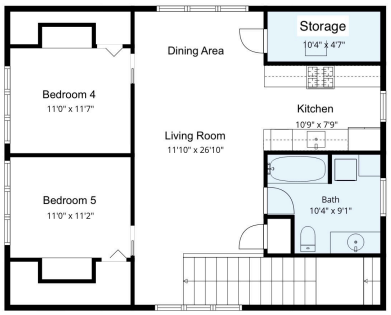


TOTAL: 9,615 SQFT

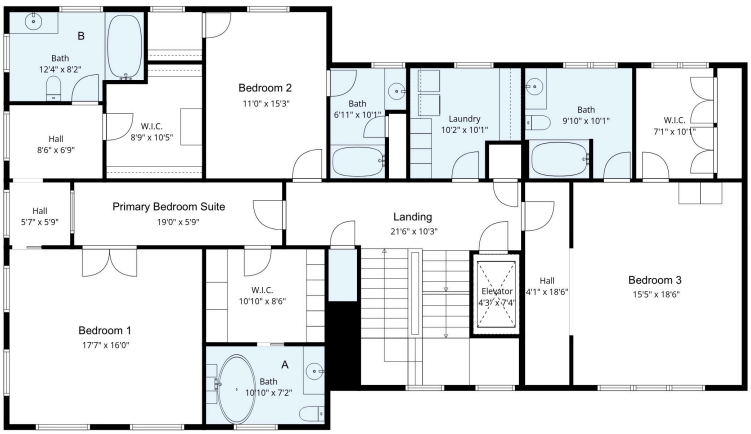
Basement: 1,777 SQFT, 1st Floor: 3,629 SQFT, 2nd Floor: 3,062 SQFT, 3rd Floor: 1,147 SQFT
Excluded Areas: All Basement Storage/Utility Rooms: 1,846 SQFT, Elevator 127 SQFT,
Screened Porch: 321 SQFT, Porch: 367 SQFT, Covered Deck: 377 SQFT, Garage: 859 SQFT,
Low Ceiling: 144 SQFT, Walls: 690 SQFT

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

Guest Apartment (Above Garage)



Second Floor



TOTAL: 9,615 SQFT

Basement: 1,777 SQFT, 1st Floor: 3,629 SQFT, 2nd Floor: 3,062 SQFT, 3rd Floor: 1,147 SQFT
Excluded Areas: All Basement Storage/Utility Rooms: 1,846 SQFT, Elevator 127 SQFT,
Screened Porch: 321 SQFT, Porch: 367 SQFT, Covered Deck: 377 SQFT, Garage: 859 SQFT,
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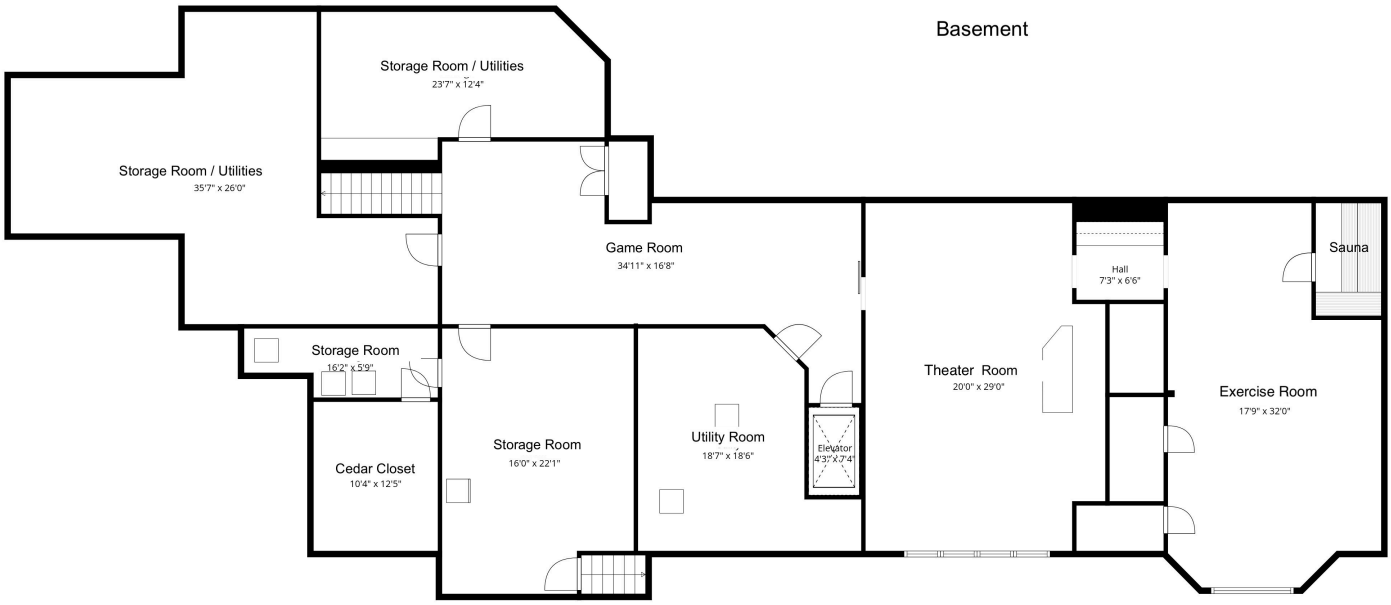
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 03/17/2026

Seller's Name(s): Grant J. LaMontagne Judith A. LaMontagne

Physical Property Address: 5893 Stage Road, Barnard, VT 05031
Street City/Town

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

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

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

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

Seller's Initials _____ Buyer's Initials _____

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: 1,000-gallon propane tank buried next to generator.	☑ 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? 11/24/2003 By whom? Farnsworth Surveys	☑ 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: _____

Notes on Sec 1m.
- 2004 Recreational Right of Way with Town of Barnard established a Legal Trail. This trail is no longer discernible or in use.
- 2019 Easement with GMP. GMP has since relocated their power lines across the street to the other side of Stage Rd.

Seller's Initials ☐ ☐ ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

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: 2006 ☐ 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? October, 2025 By whom? ARC Mechanical Contracting

(d) When was the **primary** heating system last serviced? Every October
By whom? ARC Mechanical Contracting - contact ARC for maintenance records

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

(f) **Primary** Annual Fuel Usage: 3,224 Gallons (or other measure) Date Range: 2025
Fuel consumption may vary by user, number of occupants and weather conditions.

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

(h) Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☑ Other (please explain): 3 Propane Fireplaces

(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? October, 2025
By whom? ARC Mechanical Contracting

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

(l) Secondary Annual Fuel Usage: 151.1 Gallons (or other measure) Date Range: 2025
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: Dead River

(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.): 5 condensers

(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: 2008 ☐ 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: 440 Amps ☐ DON'T KNOW

Seller's Initials _____ Buyer's Initials _____

(u)	Annual electricity usage: $6,395 Date Range: 2025 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

☑ Beverage Cooler	☑ Freezer	☑ Refrigerator
☑ Central Air	☑ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☑ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - #_____	☑ 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 – Number of transmitters 6	☑ Radon Mitigation	☑ Washer
	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☑ OTHER: All wall-mounted TV's 5 yard sculptures. Green Adirondack chairs.
	☑ 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: Dry ager for cured meats in kitchen, 3 large wine coolers in basement. TV's that are not wall-mounted. Green Egg and gas grille. Fire pit stove and grey patio chairs.			

Seller's Initials _____ _____ Buyer's Initials _____ _____

4. TELEPHONE/INTERNET/TELEVISION

(a)	Is landline telephone service present at the Property? If "Yes," current provider: Consolidated Communications - Not active	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: EC Fiber	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider:	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS

(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building 2006 Additions to Main Building: Additional Building(s): (a) (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: Added 2 master bath/closets to primary suite. Added exercise room/sauna, media room, and game room to the basement level. Added outdoor hot tub. Replaced roof with 50-year shingles. See list of capital improvements for detailed list of upgrades. 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

Seller's Initials [ ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

(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: Dealt with an inch or so of water in the elevator shaft during 2017 or 2018 spring runoff by resealing any possible water entry in shaft. No issues since, but we do monitor.	☑ 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) 50-year Weathercheck shingles ☐ DON'T KNOW Approximate age of roof? 2018			
(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? 2018	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials ☐ ☐ ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

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: George Spear Tag #: 40087 Depth: 340 Gallons Per Minute (at time of driller's report): 12 Date of driller's report: 03/11/2008
(c)	Age of Water System: 2006
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☑ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☑ Sediment Filter ☑ Other: 2 filtration systems, filtered to 4 microns ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $____ Date Range: ____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? 8/8/2018 By whom? EAI Results: Attached (awesome water!)	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? 8/18/2018 By whom? EAI Results: Attached	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

Seller's Initials [ ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

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: 2006			
(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) 1,500			☐ DON'T KNOW
(h)	Date septic tank last inspected? _____ By whom? Wind River			☐ DON'T KNOW
(i)	Date septic tank last pumped? Every 18 months By whom? Wind River			☐ DON'T KNOW
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: N/A Cost: $ By whom:	☐ YES	☑ NO	

Seller's Initials ☐ ☐ ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

(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? 2015 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 [ ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

(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:

Coverage provided by JP Pest - no issues.

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	

Seller's Initials [ ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

(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 [ ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

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: _____ 3-17-26 Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ 3/17/26 Buyer: _____
(Signature) (Date) (Signature) (Date)

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

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

5893 Stage Road, Barnard, Vermont

Estimated Annual Operation and Maintenance Expenses					
		Vendor Name	Contact Info	Usage Amounts/Rate	Est $/Yr Avg
		UTILITIES			
	Oil	Dead River	802-457-1610	3,224 gallons/year*	$10,155
	Propane	Dead River	802-457-1610	151.1 gallons/year*	$239
	Electric	Green Mountain Power	888-835-4672	2025 Actual Cost:	$6,395
	Internet/Cable	EC Fiber	833-323-4237	$134/month	$1,608
	Rubbish Removal	Barnard Transfer Station	802-234-9211 x 4	$6/bag	$1,000
	Snow Removal	Rock Webster	802-747-8224	Average $3,500/season	$3,500
	Pest Control	JP Pest	603-448-4218	$244/quarter + $968 fall	$1,944
	Generator Service	Vermont Generator	802-698-8125	$495/year	$495
	Property Management - Landscaping, Mowing, Caretaking	Kurt Lessard	802-369-6000	Landscaping $100/mo May-Oct. Mowing $1,200/mo ~ May-Oct. Property Management $10/day when away.	$10,600
	Security	FirstLine Security	802-773-3402	$400/year	$400
	HVAC/Air	Dan Bagley @ ARC Mechanical	(802) 222-9255	$1,500 twice annually in Spring and Fall.	$3,000
		TAXES			
	Current Property Taxes				$76,829
		TOTAL			
	Estimated Annual Operating Expenses				**$116,165**
This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.					

*Property Manager Kurt Lassard buys oil & propane fuel in bulk through Dead River to take advantage of discounted pricing.

PAYABLE TO:

MAIL TO:

TOWN OF BARNARD
PO BOX 155
BARNARD VT 05031

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
01-0662.	07/16/2026	2026

Late payment are subject to monthly interest and penalty charges.
Tax bills will be sent only to the owner of record as of 4/1/2026
Enclose Self Addressed Stamped Envelope for receipt. .

Location: TH 1
Location: 5893 STAGE RD

OWNER LAMONTAGNE TRUST AGREEMENT
PO BOX 891
BARNARD VT 05031

HOUSESITE TAX INFORMATION

SPAN # 030-009-10674	SCL CODE: 009
TOTAL PARCEL ACRES	54.26
HOUSESITE VALUE	3,367,800
HOUSESITE EDUCATION TAX	50,624.77
HOUSESITE MUNICIPAL TAX	14,599.41
HOUSESITE TOTAL TAX	65,224.18

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	3,555,900	3,555,900	
EXEMPTION			
LAND USE	- 148,800	- 148,800	
TOTAL TAXABLE VALUE	3,407,100	3,407,100	
GRAND LIST VALUES	34,071.00	34,071.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal	0.0908	x34,071.00=	3,093.63
Highway	0.3422	x34,071.00=	11,659.10
Local Agreement	0.0005	x34,071.00=	17.04
TOTAL MUNICIPAL TAX			14,769.77
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			14,769.77

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.5032	x34,071.00=	51,215.53

2.0113 (district rate) / 133.80% (CLA + SA) = 1.5032

Payments	
1	08/25/2026 32,992.65
2	02/16/2027 32,992.65

TOTAL EDUCATION TAX	51,215.53
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	51,215.53

TAX SUMMARY
Municipal + Education

TOTAL TAX	65,985.30
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	65,985.30

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BARNARD
TAX YEAR 2026

1ST PAYMENT DUE

08/25/2026

OWNER NAME

LAMONTAGNE TRUST AGREEMENT

PARCEL ID

01-0662.

AMOUNT DUE	32,992.65
AMOUNT PAID	0.00
BALANCE DUE	32,992.65

PAYMENTS IN US FUNDS MUST BE PAYABLE AND LEGIBLY POSTMARKED ON OR BEFORE DUE DATE. A $25.00 FEE CHARGED FOR CHECKS OR DIRECT DEBITS RETURNED

ENROLLED IN DIRECT DEBIT
Amounts due will be debited from your account on due dates.

TOWN OF BARNARD
TAX YEAR 2026

2ND PAYMENT DUE

02/16/2027

OWNER NAME

LAMONTAGNE TRUST AGREEMENT

PARCEL ID

01-0662.

AMOUNT	32,992.65
	0.00
	32,992.65

PAYMENTS IN US FUNDS MUST BE PAYABLE AND LEGIBLY POSTMARKED ON OR BEFORE DUE DATE. A $25.00 FEE CHARGED FOR CHECKS OR DIRECT DEBITS RETURNED AND/OR NOT FULLY CREDITED BY THE BANK.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that we, **Grant J. LaMontagne and Judith A. LaMontagne**, of Neenah, Wisconsin, Grantors, in the consideration of One and More Dollars paid to our full satisfaction by **Grant J. LaMontagne and Judith A. LaMontagne, Trustees of the LaMontagne Trust Agreement**, Grantees, have REMISED, RELEASED, and FOREVER QUITCLAIMED unto the said **Grant J. LaMontagne and Judith A. LaMontagne, Trustees of the LaMontagne Trust Agreement, dated December 2, 1991, as Amended December 19, 2005**, their successors or assigns, all right and title which we or our heirs have in and to certain lands and premises in Barnard, County of Windsor and State of Vermont, described as follows:

It being all and the same lands and premises conveyed to Grant J. LaMontagne and Judith A. LaMontagne by Warranty Deed of Sophia H. Stone, dated November 20, 2015, and recorded in Book 112 at Pages 481-482 of the Barnard Land Records, and more particularly described therein as follows:

> Being all and the same lands and premises as conveyed to David L. Stone (deceased) and Sophia H. Stone by Warranty Deed of Lili-Charlotte Sarnoff and Daniela Martha Sarnoff Bargezi, dated February 4, 2002, and recorded in Book 74 at Pages 13-14 of the Barnard Land Records, and more particularly described as follows:
>
> Being all and the same lands and premises conveyed to Lili-Charlotte Sarnoff and Daniela Martha Sarnoff (Daniela Martha Sarnoff Bargezi) by Warranty Deed of Elizabeth S. Ross dated October 31, 1969 and recorded in Book 35 at Page 323 of the Town of Barnard Land Records. Said property is further described therein as follows:
>
> A certain piece of land in Barnard, in the County of Windsor and State of Vermont, described as follows, viz:
>
> All and the same lands and premises conveyed to [by] Lili-Charlotte Sarnoff to Elizabeth S. Ross by a Deed dated October 31, 1969 and about to be recorded in the land records of Barnard. Said property was conveyed to Lili-Charlotte Sarnoff by Celeste Heffernan by Deed dated September 8, 1969 and recorded on Pages 273 of Book 35 of the Barnard Land Records.

Reference is made to a Right-of-Way Deed dated September 8, 2004 by and between David Stone and Sophia Stone and the Town of Barnard, recorded in Book 85 at Page 305 of the Barnard Land Records.

Reference is also made to a Quit Claim Deed dated September 15, 2004 from the Town of Barnard to David Stone and Sophia Stone, recorded in Book 85 at Page 307 of the Barnard Land Records.

Reference is hereby made for further particulars of description to the deeds referred to herein and the records thereof and to the deeds and records thereof referred to therein.

The property is subject to a Mortgage to Mascoma Savings Bank dated November 20, 2015 and recorded in Book 112, Page 485 of the Town of Barnard Land Records.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said **Grant J. LaMontagne and Judith A. LaMontagne, Trustees of the LaMontagne Trust Agreement, dated December 2, 1991, as Amended December 19, 2005** and their successors and assigns forever.

AND FURTHERMORE we, **Grant J. LaMontagne and Judith A. LaMontagne**, the said Grantors, do for ourselves, our heirs and assign, covenant with the said **Grant J. LaMontagne and Judith A. LaMontagne, Trustees of the LaMontagne Trust Agreement,** their successors and assigns, that from and after the ensealing of these presents the said Grantors will have and claim no right in or to the said quitclaimed premises.

Dated at Neenah WI this 23 day of June, 2016.

Grant J. LaMontagne

Judith B. LaMontagne

STATE OF Wisconsin
COUNTY OF Winnebago, **SS.**

At Neenah, WI this 23rd day of June, 2016, personally appeared **Grant J. LaMontagne and Judith B. LaMontagne**, and they acknowledged this instrument, executed by them, to be their free act and deed.

Before me: Kathy L. Mason Kathy L. Mason
Notary Public
My Commission Expires: 09.12.17

KATHY L. MASON NOTARY PUBLIC STATE OF WISCONSIN

RECEIVED AND RECORDED
ON 07-25-2016
AT 8:00 A.M.
BOOK 114 PAGE 249-250
ATTEST:
Assist TOWN CLERK BARNARD, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd -Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 16-31
Signed Assist, Clerk
Date 07-25-2016

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Sophia H. Stone**, widow, of Barnard, Vermont, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** paid to my full satisfaction by **Grant J. LaMontagne and Judith A. LaMontagne**, of Neenah, Wisconsin, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **Grant J. LaMontagne and Judith A. LaMontagne**, a married couple, as tenants by the entirety, their heirs and assigns forever, certain lands and premises in Barnard, in the County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to David L. Stone, deceased, and the abovementioned Grantor, Sophia H. Stone, by virtue of the Warranty Deed from Lili-Charlotte Sarnoff and Daniela Martha Sarnoff Bargezi dated February 4, 2002 and recorded in Book 74 at Page 13 of the Barnard Land Records.

Being an improved parcel of land located on the southerly side of Stage Road, so-called, containing 54.65 acres, more or less, as depicted on the survey entitled, "Land Survey for David & Sophia Stone, Stage Road, Barnard, Vermont," by Robert W. Farnsworth, dated November 24, 2003, last revised August 21, 2004 and recorded in Survey Book 4 at Page 52 of the Barnard Land Records.

The within conveyance is made subject to the terms and conditions of the Right of Way Deed granting a public recreational trail as depicted on the above-mentioned survey from David Stone and Sophia Stone to the Town of Barnard dated September 8, 2004 and recorded in Book 85 at Page 305 of the Barnard Land Records.

The within conveyance is made subject to the terms, conditions and land use change tax lien described in the Vermont Use Value Appraisal dated April 18, 2007 and recorded in Book 95 at Page 206 of the Barnard Land Records.

The within conveyance is made subject to the terms and conditions of the State of Vermont Wastewater System & Potable Water Supply Permit # WW-3-1076 dated August 18, 2005 and recorded in Book 88 at Page 56 of the Barnard Land Records.

Reference is made to the Death Certificate of David L. Stone indicating a date of death of August 17, 2005, which certificate is recorded in Book 91 at Page 489 of the Barnard Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Grant J. LaMontagne and Judith A. LaMontagne**, a married couple, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; And, I the said Grantor, **Sophia H. Stone**, for myself and my heirs, executors and administrators, do covenant with the said Grantees, **Grant J. LaMontagne and Judith A. LaMontagne**, and 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 manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE**; except as

aforesaid, and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever; except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of November, A.D., 2015.

Sophia H. Stone

State of Vermont
County of Windsor

At Woodstock, this 20th day of November, 2015, personally appeared **Sophia H. Stone** and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, _____
Notary Public

Expiration date: February 10, 2019

Law Office of Peter K. Vollers, PLC
One High Street
Woodstock, VT 05091

RECEIVED AND RECORDED
ON 11-24-2015
AT 11:00 A.M.
BOOK 112 PAGE 481-482
ATTEST:
Ass. Sec. - TOWN CLERK/BARNARD, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd -Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 15-42
Signed _____, Clerk Ass. Sec.
Date 11-24-2015

RIGHT-OF-WAY DEED
David & Sophia Stone to the Town of Barnard

KNOW ALL PERSONS by these presents that David Stone and Sophia Stone, husband and wife, residents of New Orleans, Louisiana, in consideration of Ten Dollars and other consideration described below, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Town of Barnard, its successors and assigns forever, a right of way across the following piece of land ("the Property") in the Town of Barnard, County of Windsor, State of Vermont, described as follows:

> Being a portion of all and the same land and premises as conveyed to David Stone and Sophia Stone by Warranty Deed of Lili-Charlotte Sarnoff and Daniela Martha Sarnoff Bergezi, dated February 4, 2002 and of record in Book 74, Pages 13-14 of the Town of Barnard Land Records, consisting of 54.65 acres, more or less.

The right-of-way established by this deed is a public recreational trail, of one and one-half rods in width, measured as three-quarters of a rod on either side of the center line of the right-of-way, as shown on a survey plat entitled, "Land Survey for David & Sophia Stone, Stage Road, Barnard, Vermont," by Robert W. Farnsworth, dated November 24, 2003, revised December 1, 2003, May 24, 2004 and August 21, 2004, which is to be or has been recorded in the land records of the Town of Barnard, at Book A, Page 52 of the Barnard land records.

Said right-of-way shall include the right to establish and maintain within the right of way a traveled and cleared path of a width not to exceed ten (10) feet, which may be used by the public for non-motorized travel in all seasons, except that Grantors expressly authorize the use of the path for snowmobiles during the winter season. Except as expressly provided in this deed, the right of way shall not be accessible to motorized vehicles other than as may be required from time to time for maintenance of the right of way and the path. Grantors, at their sole expense, shall perform the initial clearing of the path, subject to approval of the Barnard Selectboard, with due regard for preservation of trees within the right-of-way. Thereafter the Town shall be responsible for the maintenance of the right of way and the path, and shall hold the owners of the Property harmless from liability, costs and attorney's fees resulting from the use of the right-of-way by the public, where such liability, costs and attorney's fees are not attributable to acts of the Grantors.

This deed and conveyance are conditioned on the discontinuance and continued absence of any and all known town highways over lands of Grantors. The deed is a product of a negotiation between Grantors and Grantee, in which this right-of-way was offered to the Town of Barnard, in exchange for a formal, legal procedure discontinuing all known highways over Grantors' land, an action which was completed during the fall of 2004. If a public road is subsequently discovered to run on the Property and if the legislative body of the Town of Barnard does not discontinue such road within 180 days,

or if the legislative body of the Town of Barnard acts to lay out a new road on the Property, the right of way granted by this deed shall thereupon become null and void.

Reference may be had to the above-mentioned deeds and their records and to all prior deeds and their records for a more full and complete description of the lands and premises herein conveyed.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Town of Barnard and its successors and assigns, for its own use and behoof forever.

IN WITNESS whereof, we hereunto set our hands this 8th day of September 2004.

WITNESS — DAVID STONE

WITNESS — SOPHIA STONE

STATE OF LOUISIANA
PARISH OF ORLEANS, SS

At New Orleans, Louisiana, this 8th day of September 2004, personally appeared DAVID STONE AND SOPHIA STONE and they acknowledged this instrument by them subscribed to be their free act and deed.

Before me _____
Notary Public

The Town of Barnard, by and through its Selectboard, signs below, recognizing and accepting the obligations of the Town under this deed.

STATE OF VERMONT
COUNTY OF WINDSOR, ss.

At Barnard, Vermont, this 15 day of Sept 2004, personally appeared Tim Johnson, Tom Morse and Rock Webster and they acknowledged this instrument by them subscribed to be their free act and deed and the free act and deed of the Town of Barnard.

Before me _____
Notary Public

See map Bk 4 Pg 52

Right of Way.v6.DS.90053

RECEIVED AND RECORDED
ON 1/18/05
AT 7:20 AM
BOOK 85 PAGE 305-306
attest:
TOWN CLERK BARNARD, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd -Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 05-05
Signed _____, Clerk
Date 1/18/05

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **WE, GRANT J. LAMONTAGNE and JUDITH A. LAMONTAGNE, Trustees of the LaMontagne Trust Agreement,** of the Town of Barnard, County of Windsor, and the State of Vermont (hereinafter, whether singular or plural, called the GRANTOR), in consideration of One Dollar paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby gives, grants, bargains, sells and conveys unto **GREEN MOUNTAIN POWER CORPORATION,** a Vermont corporation with a principal place of business situated in Colchester Vermont (hereinafter, regardless of the number of GRANTEES, called the GRANTEE) and to its/their successors and assigns, the exclusive and perpetual right and easement to erect, place, construct, reconstruct, bury, operate, repair, maintain, replace, patrol and remove overhead and/or underground cables, wires, lines, conduits, poles, guys, anchors, braces, foundations, above and below ground equipment, fixtures and appurtenances (hereinafter, called the facilities or a facility) for the transmission and/or distribution of electricity and for telecommunications use and transmission and transmission of intelligence (including but not limited to data, information, video and voice), any of which facilities may be erected at different times and at such voltages and capacities as GRANTEES may from time to time determine, under, upon, over or across lands of GRANTOR in the Town of Barnard in the County of Windsor, and State of Vermont, hereinafter referred to as the "Easement Area" and described as follows:

An overhead or underground line entering at a point on GRANTOR's northerly property boundary from the centerline of Stage Road, so-called; and continuing in a generally southeasterly direction to GRANTEE's Pole #18; thence continuing in a generally northeasterly direction to the centerline of Stage Road; thence recommencing at a point on the GRANTOR's northerly property boundary from the centerline of Stage Road and continuing in a general southeasterly direction along the GRANTOR's northerly property and the southerly side of Stage Road to GRANTEE's Pole #20X; thence continuing in a generally southeasterly direction along the GRANTOR's northerly property boundary along and adjacent to the southerly side of Stage Road to GRANTEE's Pole #21; thence continuing in a generally northeasterly direction to the centerline of Stage Road.

The exact location of the facility or facilities is to be selected by the GRANTEES after their final surveys have been completed within the above-described location. Said Easement Area shall be ten (10) feet on each side of the centerline of installed conduits for underground facilities, ten (10) feet on each side from the outermost conductors for overhead facilities, and an additional six (6) feet from the outer perimeter of all underground and above ground facilities. Notwithstanding any limitations on the rights herein conveyed, the GRANTEES, their successors and assigns, may place, maintain and replace anchors, guy wires, and braces up to twenty-five (25) feet from any facility as needed for support.

Together with the perpetual right and easement from time to time without further payment therefore, to renew, replace, add to, remove, and otherwise change the facilities and each and every part thereof, and the locations thereof within said Easement Area, and to access said Easement Area to and from the adjoining lands of GRANTOR for all of the purposes set out herein, to provide for the continued operation, maintenance and replacement of said facilities.

Included in this grant is the continuing right of the GRANTEES within the Easement Area to cut down, trim and to remove and keep cleared such trees, underbrush, and vegetation, or parts thereof growing within or overhanging such Easement Area as in the judgment of GRANTEES may interfere with or endanger the efficient operation and use of said facilities, including the permanent right to enter on adjacent lands of GRANTOR to cut or trim and remove such trees growing outside the limits of the Easement Area which may, in the opinion of GRANTEES, interfere with or be likely to interfere with, the successful operation of the facilities now or hereafter to be constructed on said Easement Area (danger trees).

The GRANTOR, for GRANTOR and GRANTOR's successors and assigns, does hereby covenant that none of them will erect or permit any building or any other structures or trees or bushes to be erected or placed within the Easement Area, or change the grade, fill or excavate within said Easement Area which, in the judgment of the GRANTEES, its successors and assigns, might interfere with the proper operation and maintenance of said facilities.

Title to the foregoing Easement Area and GRANTOR's premises was acquired to the within GRANTOR by Quitclaim Deed of Grant and Judith LaMontagne, dated June 23, 2016, and recorded in Book 114 at Page 249 of the Town of Barnard Land Records. GRANTOR's premises, including the Easement Area, are commonly known and referred to as: 5893 Stage Road, Barnard, Vermont.

It is agreed that facilities shall remain the property of the GRANTEES, its/their successors and assigns, and that the GRANTEES, its/their successors and assigns, shall pay all taxes assessed thereon.

GRANTEES shall have the right to assign to others, in whole or in part, any or all of the rights, privileges and easements hereinbefore set forth.

TO HAVE AND TO HOLD the above granted easements and rights, with all the privileges and appurtenances thereunto belonging, unto and to the use of the said GRANTEES, its/their successors and assigns, forever.

And the GRANTOR hereby for said GRANTOR and its successors and assigns, covenants with the GRANTEES, its/their successors and assigns, that the GRANTOR is lawfully seized in fee simple of the granted premises, and that the GRANTOR has good right and title to sell and convey the same as aforesaid, that they are free from any claims of, or encumbrances by, third parties, including without limitation, any claim or encumbrance created by an offer of dedication to a municipality for a roadway(s) and will WARRANT and defend the same to the GRANTEES, its/their successors and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the aforementioned GRANTOR has hereunto set their hands and seals this 16th day of October, 2019.

LAMONTAGNE TRUST AGREEMENT

BY: _____
Grant J. LaMontagne, Trustee

BY: _____
Judith A. LaMontagne, Trustee

STATE OF VERMONT
COUNTY OF WINDSOR

BE IT REMEMBERED, that on the 16th day of October, 2019 personally appeared **GRANT J. LAMONTAGNE and JUDITH A. LAMONTAGNE,** signer(s) and sealer(s) of the foregoing written instrument and acknowledged the same to be their free act and deed and the free act and deed of the **LaMontagne Trust Agreement**.

Before me,
_____
Notary Public
My Commission Expires: 1/31/2021

SPACE BELOW THIS LINE FOR RECORD ENTRY PURPOSES ONLY AND NOT A PART OF ABOVE CONVEYANCE

_____Clerk's Office
Received for Record
_____, 20___
At____o'clock_____minutes_____M and
Recorded in Book____, Page ____of Land Records
Attest:_____, Clerk

Line Number: 16
Pole Numbers: P. 18, 20X, 21
Project Number: 165331

RECEIVED AND RECORDED
ON 12-2-2019
AT 11:55 A.M.
BOOK 121 PAGE 259-260
ATTEST:
TOWN CLERK BARNARD, VT

Assist.

CAI Property Card

Town of Barnard, VT

GENERAL PROPERTY INFORMATION

LOCATION: 5893 STAGE RD
ACRES: 54.26
PARCEL ID: 01-0662
LAND USE CODE: 11
CONDO COMPLEX:
OWNER: LAMONTAGNE TRUST AGREEMENT
CO - OWNER:
MAILING ADDRESS: PO BOX 891
BARNARD, VT 05031
ZONING:
PATRIOT ACCOUNT #: 143

SALE INFORMATION

SALE DATE: 7/25/2016
BOOK & PAGE: 114-249
SALE PRICE:
SALE DESCRIPTION: FAMILY SALE
SELLER: LAMONTAGNE, GRANT

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 16,787
FINISHED BUILDING AREA: 9,149
BASEMENT AREA: 4,091
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: 344,100
YARD: 0
BUILDING: 3,767,900
TOTAL: $4,112,000

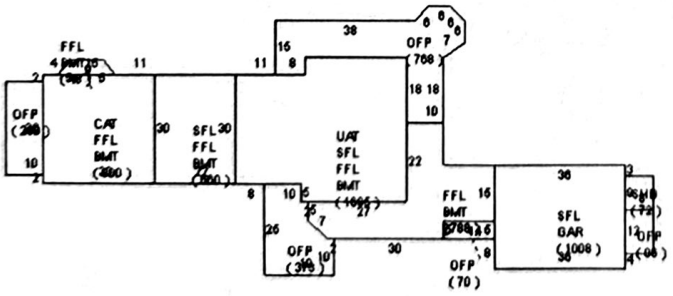
BUILDING EXTERIOR

BUILDING STYLE: COLONIAL
UNITS: 1
YEAR BUILT: 2006
FRAME: WOOD
EXTERIOR WALL COVER: CLAPBOARD
ROOF STYLE: GABLE
ROOF COVER: ASPHALT SH

BUILDING INTERIOR

INTERIOR WALL: DRYWALL
FLOOR COVER: HARDWOOD
HEAT TYPE: FORCED H/W
FUEL TYPE: OIL
PERCENT A/C: 100
 # OF ROOMS: 12
 # OF BEDROOMS: 6
 # OF FULL BATHS: 7
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 2
 # OF FIREPLACES: 3
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



State of Vermont

WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT
WW-3-1076
(PIN#NS05-0197)

LAWS/REGULATIONS INVOLVED:
Environmental Protection Rules
Chapter 1 and Chapter 21, Appendix A, Part 11

LANDOWNER: David and Sophia Stone
ADDRESS: 546 Carondelet Street
New Orleans LA 70130

This project consisting of the construction of a residence with a one bedroom, attached apartment located on Stage Road in Barnard, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions:

1. The project shall be completed as shown on three (3) sheets of plans prepared by Robert M. Carter, P.E., titled:
   A. "David Stone (sheet 1 of 3)," dated 7/10/05
   B. "David Stone (sheet 2 of 3)," dated 7/10/05
   C. "David Stone (sheet 3 of 3)," dated 7/10/05
   which have been stamped APPROVED by the Wastewater Management Division. No changes shall be made to the approved plan without prior written approval from the Wastewater Management Division.

2. A copy of the approved plans and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel.

3. This project has been reviewed and is approved for the construction of one residence with maximum seven (7) bedrooms and maximum of ten (10) person occupancy and an attached apartment with maximum one (1) bedroom and maximum of two (2) person occupancy on the approved lot. Construction of additional buildings, including public buildings, single family residences, duplexes and condominium units, is not allowed without prior review and approval by the Division of Wastewater Management, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

4. This permit affects property referenced in a deed recorded in Book 74 Page(s) 13 of the Barnard , Vermont land records. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. **The permittee shall be responsible for recording this permit in the Barnard Land Records within thirty (30) days of receipt of this permit.**

5. Each prospective purchaser of any portion of the approved project shall be shown a copy of the approved plot plan and the permit before any written contract of sale is entered into.

6. This permit does not relieve you, as applicant, from obtaining all applicable approvals that may be required from the Act 250 District Environmental Commission, the Department of Public Safety, the Department of Health, the State Wetlands Program and other State Agencies or the Town prior to construction.

7. In the event of a transfer of ownership (partial or whole) of this project, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

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

9. The wastewater disposal system(s) shall be constructed as shown on the APPROVED plan(s) and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. No construction (buildings, roads, water lines, etc.) that might interfere with the installation or operation of the sewage disposal field or its replacement area is permitted. All isolation distances as set forth in Environmental Protection Rules shall be adhered to.

10. The project is approved for the on-site water supply from a drilled or percussion well provided that the well is located as shown on the plans. The well shall be installed and properly sealed into bedrock. All isolation distances and construction standards as set forth in Environmental Protection Rules, Chapter 21, part 11 (Small Scale Water Systems), effective September 24, 1992 (and revisions), shall be adhered to.

11. **No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer (if the system is not classified as a site modification), signed and dated, that states: "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests." The wastewater and water systems inspection certification(s) shall be completed prior to occupancy of the project and the inspection certification statement(s) shall be submitted to the Springfield Regional Office and submitted to the municipality for filing within 30 days of the final inspection.**

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

13. **Prior to the use of the water supply, the water shall be sampled and tested by a state approved laboratory for biological (total coliform bacteria) and chemical (arsenic, nitrate, chloride, sodium, iron, manganese, odor, pH, nitrite and uranium) content according to the Environmental Protection Rules, Chapter 21 standards for drinking water and shall be found to be in accordance with those standards. Results of the water tests shall be submitted to the Division of Wastewater Management at the Springfield Regional Office for review and approval prior to use. The water system shall be operated at all times in a manner that keeps the water supply free from contamination.**

14. The corners of the proposed primary and replacement wastewater disposal areas and well location shall be accurately flagged with the flagging being maintained until construction is complete.

15. If the wastewater system and/or water system serving this lot fail, a revised permit shall be obtained from the Wastewater Management Division prior to installing any replacement wastewater system or water system.

16. The Division's issuance of this Permit relies upon the data, designs, judgment and other information supplied by the applicant, his or her professional consultants and other experts who have participated in preparation of the application. The Division makes no assurance that the approved system(s) will meet performance objectives of the applicant and no warranties or guarantees are given or implied.

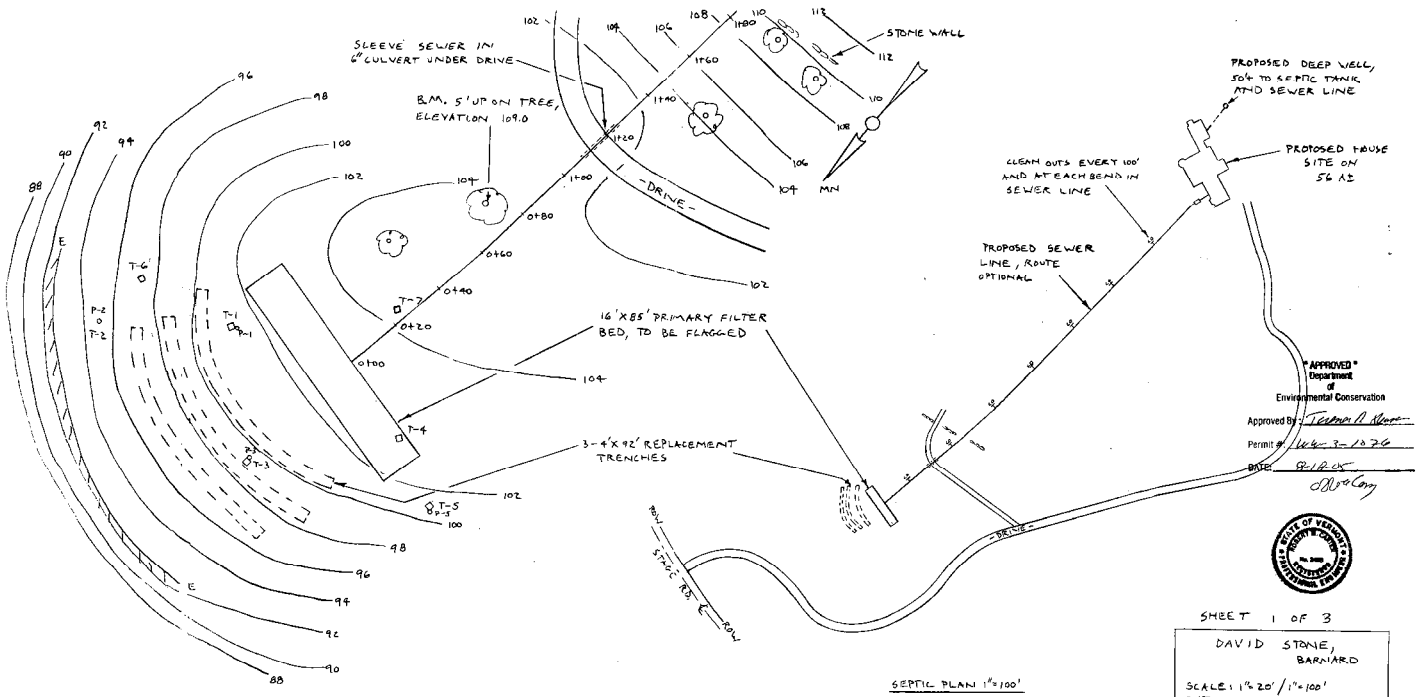
JEFFREY WENNBERG, COMMISSIONER
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION

DATE: August 18, 2005

BY Daniel Wales for:
TERENCE P. SHEARER
ASSISTANT REGIONAL ENGINEER

/ts

Copies: Barnard Town Planning & Board of Selectmen
Robert M. Carter, P.E.
Department of Public Safety



SEPTIC PLAN VIEW 1"=20'

SEPTIC PLAN 1"=100'

"APPROVED"
Department of Environmental Conservation
Approved By: Terrence R. Shaw
Permit #: WW-3-1076
DATE: 8/12/05

SHEET 1 OF 3

DAVID STONE, BARNARD

SCALE: 1"=20' / 1"=100'
DATE: ~~SEPT. 16 2004~~ JULY 10 2005
R. Carter

AUG 02 2005

SOIL EVALUATION REPORT SHEET 1 Date dug 8/19/01
How BACKHOE

Test pit #1 0-9" BROWN FINE SANDY LOAM TOPSOIL (BFSLT)
9"-24" BROWN FINE SANDY LOAM, FRIABLE (BFSL)
24"-42" GREY VERY FINE SANDY LOAM, FRIABLE (GVFSL)
42"-70" GREY FINE SANDY LOAM, FRIABLE (GFSL)
Ledge? NONE Observed water? NONE
Mottles? NONE Seas. high water table? 70"+

Test pit #2 0-8" BFSLT
8"-26" BFSL, FRIABLE
26"-36" BFSL, FRIABLE 36"-42" GVFSL, FRIABLE/FIRM
42"-80" GREY VERY SANDY LOAM, FRIABLE/LOOSE (GVSL)
Ledge? NONE Observed water? NONE
Mottles? NONE Seas. high water table? 80"+

Test pit #3 0-5" BFSLT
5"-32" BFSL, FRIABLE
32"-83" GVSL, FRIABLE/LOOSE
Ledge? NONE Observed water? NONE
Mottles? NONE Seas. high water table? 85"+

Test pit #4 0-7" BFSLT
7"-34" BFSL, FRIABLE
34"-54" GVFSL, FRIABLE/FIRM
54"-82" GVSL, FRIABLE/LOOSE
Ledge? NONE Observed water? NONE
Mottles? NONE Seas. high water table? 82"+

Test pit #5 0-7" BFSLT
7"-28" BFSL, FRIABLE
28"-75" GVSL, FRIABLE/FIRM
Ledge? NONE Observed water? NONE
Mottles? NONE Seas. high water table? 75"+

CALCULATIONS: 1 BEDROOM APARTMENT +
> BEDROOM HOUSE WITH PERC RATE OF 15 MIN/IN,
12 PERSONS TOTAL @ 70 GPD = 840 GPD
840 GPD ÷ .62 = 1355 FT² REQ'D, 1360 FT² PROPOSED.

SEPTIC TANK SIZING: $V = (1.5)(\text{DESIGN FLOW}) = (1.5)(840) = 1260$ GAL

USE 1500 GAL SEPTIC TANK

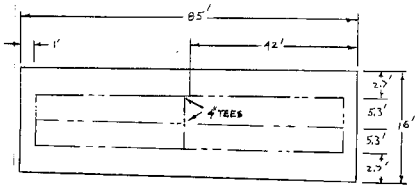
NECESSARY CONSTRUCTION DETAILS

No working the soil when wet, or even damp.
Keep heavy equipment off bed floor, pipes, stone, or top of bed at all times.
Floor and pipes to be set level using instrument.
Tank to be set level, within ½inch overall.
Pipes sealed through cellar wall and into tank with appropriate sealing materials.
No joints (if possible) between house and tank, or within 5 feet of tank outlet.
Use pipe tees and elbows for all connections inside filter bed unless otherwise specified.
Filter fabric (matt) to cover stone completely.

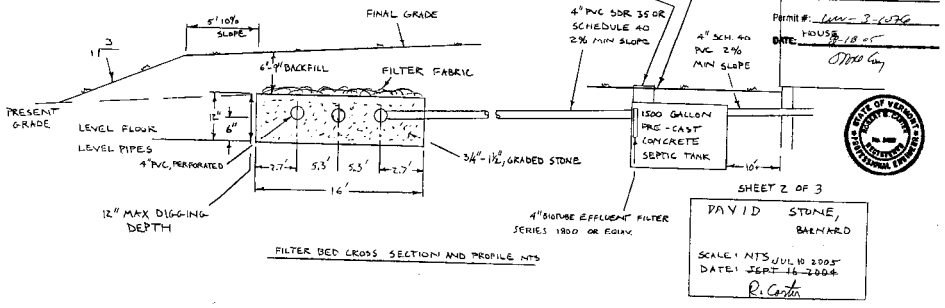
PRE-COVER-UP INSPECTION.

48 hours notice required.
All tank, pipe, and bed construction to be completed included pipe sealing.
All earth needed to cover (capping soil) to be there.
Top of pipes, tank, and matt to be visible, except for pipes in bed or trenches: pipes in bed or trenches to be covered by matt and stone.

Minor deviations allowed but construction of disposal bed or trenches is quite firm. Best to discuss variations early.



FILTER BED PLAN VIEW NTS



FILTER BED CROSS SECTION AND PROFILE NTS

"APPROVED"
Department of Environmental Conservation
Approved By: Richard A. Valentinetti
Permit #: WW-2-1076
DATE: 9-18-01
HOUSE
Stone Env.

SHEET 2 OF 3

DAVID STONE, BARNARD

SCALE: NTS JUL 10 2005
DATE: ~~SEPT 16 2004~~
R. Carter

AUG 02 2005

PORCH
HATCHWAY

Cd
TANK

SEPTIC TANK

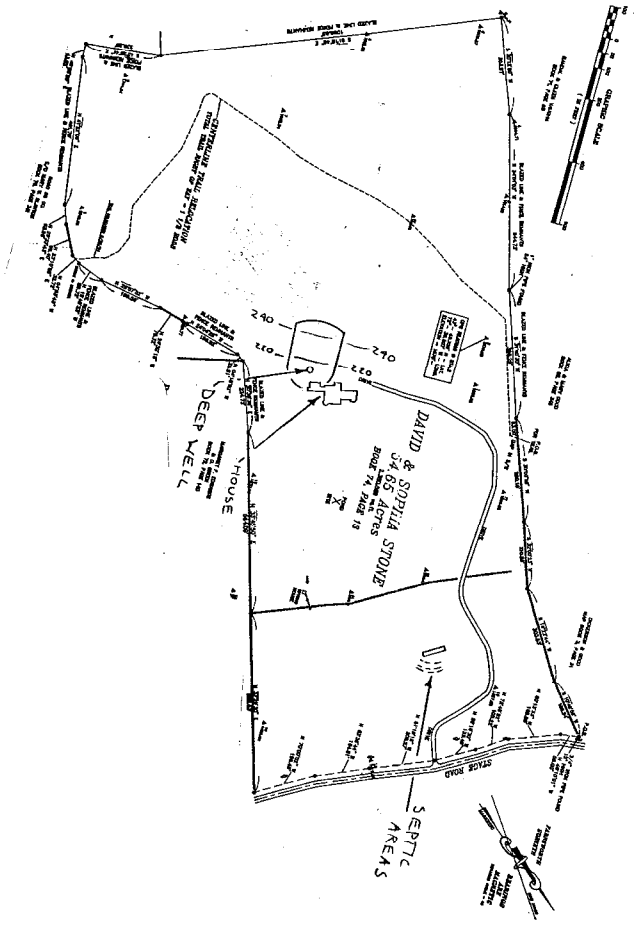
22'
2"

12'
6"

9'
4"

9'
4"

6'
1"



APPROVED
Department
of
Environmental Conservation

Approved By: Leland A. Dion

Permit #: WW-3-1076

DATE: 8-18-05

SITE PLAN
1" = 300'

STATE OF VERMONT
ROBERT B. COTTER
No. 3680
REGISTERED
PROFESSIONAL ENGINEER

SHEET 3 OF 3

DAVID STONE
BARNARD
SCALE: AS NOTED
DATE: JUL 27 2005
R. Cotter

AUG 02 2005

MAJOR CAP IMPROVEMENTS

1.Basement buildout (gym, A/V room, game room) and second master bath & closet

H&H Builders

Wool carpet

Sauna

A/V equipment, projector, & screen

Soaking tub/faucets

2. Whole house A/V and security system and smart thermostats

Sight & Sound (installation)

Equipment (TVs, sound systems, cameras, Google thermostats)

3. Misc interior upgrades

Three gas fireplace conversions

Whole house water filtration

Heat system + generator upgrades (ARC and Vermont Gen)

Equipment (2 new washer and dryer sets, wine fridge, large chandelier in foyer)

4. Outdoor Hot Tub Spa

Hot tub

Site prep/install (Rock Webster)

5. Whole roof replacement (2018)

Weathercheck 50-year shingles

Chimney maintenance

6. Exterior painting

Painting Solutions

EAI Analytical Labs

Large Scan Analysis Report

33 Whittemore Farm Road
Swanzey, NH 03446
Phone: (603) 357-2577
Fax: (603) 352-3899

Sample ID Number: 64544

Report Issued 8/14/2018

CLIENT:	Aqua Aid Systems, Inc.	PHONE:	(603) 357-2366
CONTACT:		FAX:	(603) 357-8572
ADDRESS:	631 Rt. 12 North Keene, NH 03431		

DATE/TIME - SAMPLE COLLECTED	8/8/2018 10:00 AM	SAMPLE LOCATION:	Lamontagne 5893 Stage Road Barnard, VT
DATE/TIME- SAMPLE RECEIVED:	8/8/2018 4:46 PM		
DATE/TIME - SAMPLE ANALYZED	8/8/2018 4:50 PM	SAMPLING POINT:	Bathroom Faucet

Results relate only to the samples, as received by EAI Analytical Labs.

TOTAL COLIFORM BACTERIA:	**ABSENT**	Method used: (x) SM 9223B ( ) Qunati-Tray	***Recommended Limit: Absent***
MPN Index per 100mL:	**N/A**		***Recommended Limit: 0 colonies***
E. COLI BACTERIA:	**ABSENT**	Method used: (X) SM 9223B ( ) Quanti-Tray	***Recommended Limit: Absent***
pH:	**10.62**		***Recommended Range: 6.5 - 8.5***
HARDNESS:	**4.1**	grains/gallon	***Measured on range from 1 (soft) to 10 (hard)***
IRON:	**<0.02**	mg/L	***Recommended Limit: 0.3 mg/L***
MANGANESE:	**<0.007**	mg/L	***Recommended Limit: 0.05 mg/L***
NITRATE, as Nitrogen:	**<0.1**	mg/L	***Recommended Limit: 10 mg/L***
CHLORIDE:	**4**	mg/L	***Recommended Limit: 250 mg/L***
TURBIDITY:	**0.4**	N.T.U.'s	***Recommended Limit: 5 N.T.U.'s***
COLOR:	**<5**	color units	***Recommended Limit: 15 Color Units***
COPPER:	**<0.04**	mg/L	***Recommended Limit: 1.30 mg/L***
LEAD:	**<5**	ug/L	***Recommended Limit: 15 ug/L***
NITRITE, as Nitrogen:	**<0.06**	mg/L	***Recommended Limit: 1.0 mg/L***
FLUORIDE:	**<0.1**	mg/L	***Recommended Limit: 2 mg/L***

In accordance with the EPA's primary drinking water standards, based solely on the microbiological results listed above, this water (✓ is) (___ is not) within recommended guidelines for drinking water.

EAI Analytical Labs is accredited by the State of New Hampshire Environmental Laboratory Accreditation Program and certified in Vermont and Massachusetts to perform analysis of drinking water for total coliform and E. coli bacteria by: SM 9223B and SM 9223B Quanti-Tray, 20th edition. The NH Primary Accreditation Certificate and Parameter List may be viewed at www.eai-labs.com.

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NH ELAP Laboratory ID Number: 1007
MA Laboratory Certification Number: M-NH1013
VT Laboratory Certification Number: VT-100704
EPA Laboratory ID Number: NH01013
Laboratory Director: Daniel Crosby

The sample receipt acceptance criteria was met for the following parameters:

Temp; <10C or on ice: (x) Yes ( ) No
Hold Time, < 30 hrs.: (X) Yes ( ) No
Container, sterile: (X) Yes ( ) No

SH for KC
Analyst

Paul A Hawkins
Reviewer

RP180813193

NELSON ANALYTICAL LAB

490 East Industrial Park Drive
Manchester, NH 03109
www.nelsonanalytical.com
(603)622-0200

NH ELAP Accreditation #NH1005
Maine State Certification #NH01005
Vermont State Cerfication # VT1005
Maine Radon Certification # ME17500

Report of Analysis

Customer:	**EAI Analytical Labs**	**Date Collected:**	**08/08/2018 10:00 AM**
Client Sample ID:	**#64544, Lamontagne**	**Collected By :**	**Customer**
Laboratory ID:	**118081133.01**	**Date Received :**	**08/10/2018 08:30 AM**
Sample Matrix :	**Drinking Water**	**Temperature Rec'd °C:**	**#26**
Sample Location:	**#64544, Lamontagne, 5893 Stage Road, Barnard, VT (Bathroom Faucet)**		

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Arsenic	<0.001	0.010	mg/L	08/11/2018 04:59	EPA 200.8	Primary	Within EPA Standard
Radon	2140	See Note	pCi/L	08/10/2018 19:58	SM 7500	N/A	No EPA Limit

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatement for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Seconday: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted

Andrew Nelson, Laboratory Director

Notes: mg/l=ppm; ug/l=ppb; "<" denotes "less than". ND= Non-detected. This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, and the Maine Laboratory Certification Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters and they should be tested immediately at sample collection. Samples tested for pH are analyzed beyond the hold time for the analysis. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #-Sample(s) received at laboratory do not meet method specified temperature criteria. Subcontracting Information: SUB2=NH2018(EPA-ME00015); SUB3=NH1004(EPA-NH00035) SUB4=NH2073, SUB5=NH2530 SUB6=NH2124 ME IN00035 SUB 7=NH1007 SUB8=NH2136
http://des.nh.gov/organization/divisions/water/dwgb/nhelap/http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspxhttp://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml

Date Reported: 08/13/2018

Vermont Mandatory Flood Disclosure

Date Prepared: 03/19/2026

Seller's Name(s): Grant J. LaMontagne Judith A. LaMontagne

Property Address: 5893 Stage Road, Barnard, VT 05031
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☑ A link to the FEMA Map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=5893%20Stage%20Rd%20Barnard%2C%20VT%2005067 ; 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: [signature] 3/19/26 (Signature) (Date) Seller: (Signature) (Date)

Seller: [signature] 3/19/26 (Signature) (Date) Seller: (Signature) (Date)

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

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

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

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