Houghtonville Farm

1245 Houghtonville Rd, Grafton, Vermont



For more information, please contact:

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

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 1245 Houghtonville road that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

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No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

Residential	Single Family	**1245 Houghtonville Road**				Listed: 9/28/2026	$845,000
5111821	Active	**Grafton**	**VT**	**05146**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Windham
Village/Dist/Locale
Property Condition Existing
Year Built 1985
Architectural Style Cape
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $14,061.80
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 17.00
Lot Size Square Feet 740,520
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms Total 9
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $524.52
Above Grade Finished Area 1,611
AGFinSrc Plans
Above Grade Unfinished Area 0
AGUnfinSrc
Below Grade Finished Area 0
BGFinSrc
Below Grade Unfinished Area 1,127
BGUnfinSrc Plans
Total Finished Area 1,611
Days On Market 24
Activation Date

Public Remarks Just outside Grafton Village, Houghtonville Farm comprises 17 +/- acres along the Saxtons River, with a 1,611-square-foot, three-bedroom residence and a useful collection of barns and outbuildings. Built in 1985, the house offers a first-floor primary bedroom and full bath. The kitchen with dining area opens to the living room with a wood stove. The living room leads out to a large covered porch facing east, and a stone terrace on the south. Upstairs are two bedrooms and a three-quarter bath. The outbuildings, arranged around a farm courtyard, include a two-bay garage next to the house and, forming an ell, a substantial barn, large heated workshop, and adjoining barn now empty and ready for its next use. The barn is equipped with Nelson automatic waterers, frost-free hydrants, and direct outdoor access. A separate sugarhouse, once used for boiling maple sap, later became a farm shop and today serves as a gathering place for suppers with friends and family. Houghtonville Road has a long history of riverside farming along the Saxtons River. Nearby, the Houghtonville Historic District, listed on the National Register in 2015, includes well-preserved 19th-century houses and historic farm properties. With open meadows and flexible agricultural buildings, the property could accommodate horses, sheep, goats, gardens, or small-scale farming, or simply serve as a country retreat with space for hobbies and creative pursuits. Just over a mile from the charming village of Grafton and approximately 30 minutes from Okemo Mountain Resort.

Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
PropTaxRel
Flood Zone No
Land Gains

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

Mudroom	1
Kitchen	1
Living Room	1
Bathroom Full	1
Bedroom	1
Laundry Room	1
Bedroom	2
Bathroom Three	2
Bedroom	2

Map
Block
Lot
SPAN Number 249-079-10442
Property ID
Deed Recorded Type Warranty
Deed Book 48
Deed Page 411-419
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Horse/Animal Farm, Mountain View
Construction Materials Clapboard Exterior
Foundation Details Concrete
Roof Standing Seam
Appliances Dishwasher, Microwave, Gas Range, Refrigerator
Other Equipment Wood Stove
Flooring Hardwood, Tile
Utilities Propane

Cooling Central AC
Electric 150 Amp Service
Heating Propane, Forced Air
Sewer On-Site Septic Exists
Water Source On-Site Well Exists
Exterior Features Covered Porch
Interior Features Kitchen/Dining, Primary BR w/ BA

Basement Description Concrete Floor, Exterior Access
Garage Yes
Garage Capacity 2
Driveway Gravel

Road Frontage Type Public
Road Frontage Yes
Road Frontage Length 2,382

Exclusions

Right of First Refusal

Development / Subdivision
Planned Unit Development
Covenants Unknown
Easements

Assessment Year
Assessment Amount
Tax Class Non-Homestead
Tax Rate

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

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

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

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

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Building Verification Type
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Building Verification Type 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Building Verification Type 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

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

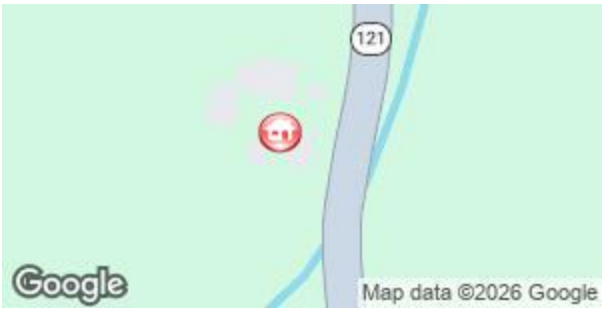


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Listed By:
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PROPERTY DETAILS ADDENDUM
HOUGHTONVILLE FARM
1245 HOUGHTONVILLE RD, GRAFTON, VT

PROPERTY

17+/- acres
3-Bedroom, 2-Bathroom Residence
2-Bay Detached Garage
2-Bay Storage Garage
1-Bay Workshop
4-Bay Horse Barn
Sugar House
Stone pathways
Perrenial gardens
6 fenced paddocks
7.5-acre open pasture
Saxton River access

MAIN RESIDENCE

Style – Farmhouse Cape (c1985)
Layout – 3 Bedroom, 2 Bathroom
- **1st floor** – 1 Bedroom En-Suite
- **2nd floor** – 2 Bedroom, 1 Bathroom

Finished Square Footage
- 1,684 SQFT (Lister Card)
- 1,611 SQFT (Floor Plans)

Oak floor throughout, except where noted
Covered porch
Back deck and stone patio with fire pit
Franklin emergency backup batteries
Central air

FIRST FLOOR

Mudroom
Slate tile floor
Wainscot walls
Coat hooks and storage shelf

Kitchen
Dining Area
Stainless steel sink with garbage disposal
Engineered countertops
Wood-Mode custom cabinetry
Recessed lighting
Appliances
- Amana Refrigerator/Freezer
- Whirlpool Dishwasher
- Maytag 4-Burner Gas Range/Oven
- Maytag Microwave

Living Room
10-ft ceilings
Jøtul Wood-burning woodstove with tile pad
Ceiling fan
Sliding patio doors
Set of built-in bookcases and window seat

Bathroom (Full)
Bathtub and tiled shower
Vanity cabinet

Kohler ceramic hand sink
Built-in towel shelves
Ceiling vent

Bedroom 1
Storage closet
Closet with automatic light

Laundry Room
Tile floor
Whirlpool duet sport washer/dryer stack
Built-in shelves and hanging rack

SECOND FLOOR
Carpet floor

Bedroom 2
Closet
Entertainment cabinet
Wall-mounted Sony TV
Built-in Kitchenette
- Danby mini-fridge
- Sharp Microwave

Skylight

Bathroom (3/4)
Tile floor
Walk-in shower with glass door and marble threshold and bench
Skylight
Bathtub and tiled shower
Vanity cabinet
Kohler ceramic hand sink
Built-in towel shelf
Ceiling vent

Bedroom 3
Access to storage above Living Room
Knee-wall storage/utility doors (X2)
Skylights (X2)
Ceiling fan
Coat hooks

PROPERTY DETAILS ADDENDUM
HOUGHTONVILLE FARM
1245 HOUGHTONVILLE RD, GRAFTON, VT

UTILITIES

Heat – ThermoPride propane furnace, forced hot air
Propane Tanks –500-gallon tank buried near road passed Sugar House. Cota & Cota.
A/C – Central air. Compressor located next to chimney.
Electricity – 150-Amp service. GMP Meters:
- #60299154 (Main House)
- #6187109 (Barns).

Backup Home Batteries – Franklin (X4) located on external wall of warehouse. Installed by Green Mountain Power 2024.
Well Water – Located outside of Sugar House
Hot Water – 50-gallon electric domestic hot water heater (2006, New parts on 9-14-2011)
Water treatment – Pressure tank (installed by Cushing & Co), Culligan sediment filters, (installed by Aqua-Aid solutions)
Septic System - Cap between house and garage, mound behind garage.
Waste Water Permit WW# WW-2-0546-1
Internet –VTel fiber optic, booster in garage
Security – DSC PowerSeries Neo
Other – Sump pump, dehumidifier

CONSTRUCTION

Foundation – Stone and cinderblock with concrete floor
Frame – Wood frame
Roof – Standing seam metal
Siding – Wood clapboard

OUTBUILDINGS

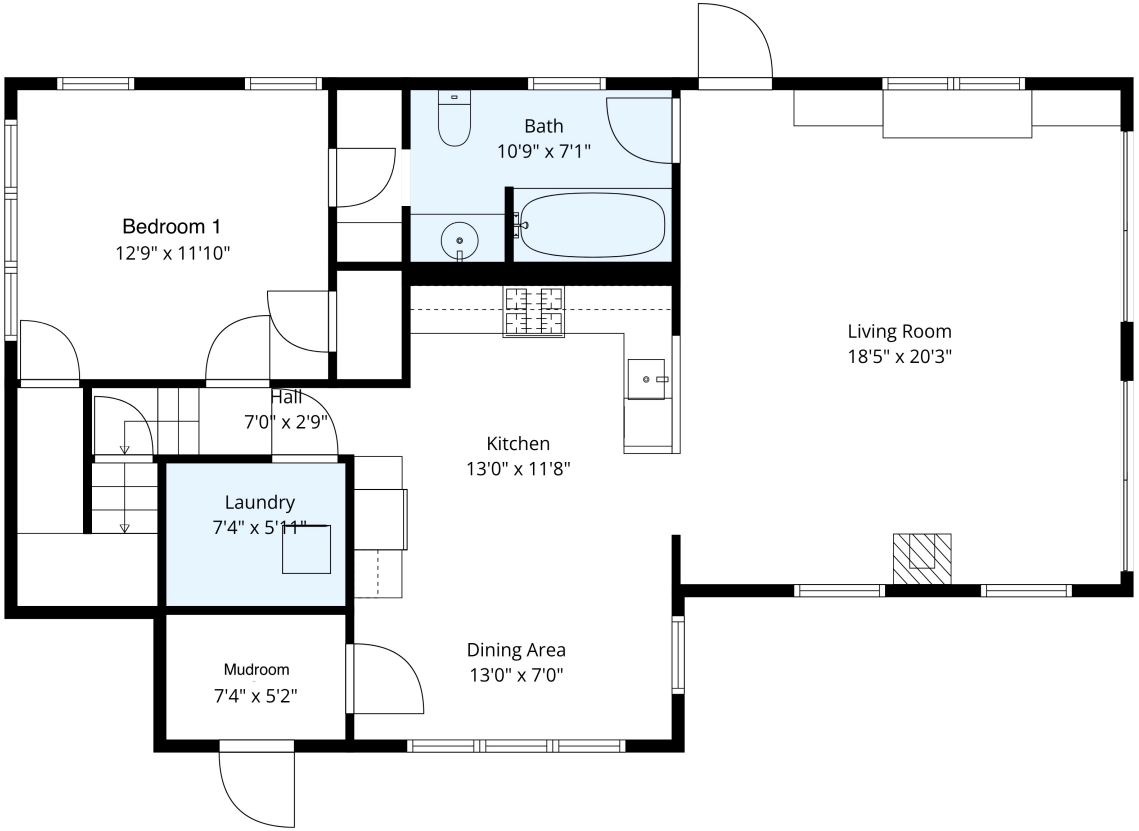
Garage (24'x20')
Corregated metal roof
Vertical board siding
Electricity
2-Bay 7-ft garage doors
(one door manual, one door automatic)
Poured concrete floor
Storage shed
Second floor storage loft

Storage Garage (50'x36')
Standing seam metal roof
Vertical board siding
Electricity
Poured concrete floor
Painted plywood walls
16-ft ceiling height
Ceiling-hung Hot Dawg propane heater
Storage loft
2-Bay 12'x12' automatic garage doors
Four Franklin backup home batteries

Workshop (22'x30')
Standing seam metal roof
Vertical board siding
Electricity
1-Bay 12'x12' automatic garage door
Poured concrete floor
Painted plywood walls
14-ft ceiling height
Woodstove
Ceiling-hung Hot Dawg propane heater
Ceiling fan
Utility sink
Bathroom (powder closet)

Horse Barn (58'x30')
Standing seam metal roof
Vertical board siding
Electricy
Unheated
Four 10'x10' manual garage doors
Automated cupola windows
Rubber floor mats
18-ft ceiling height
Hay/storage loft
Frost-free hydrants (X3)
Nelson automatic livestock waterer (X2)
Four exterior covered stalls
Front-side shed roof overhang

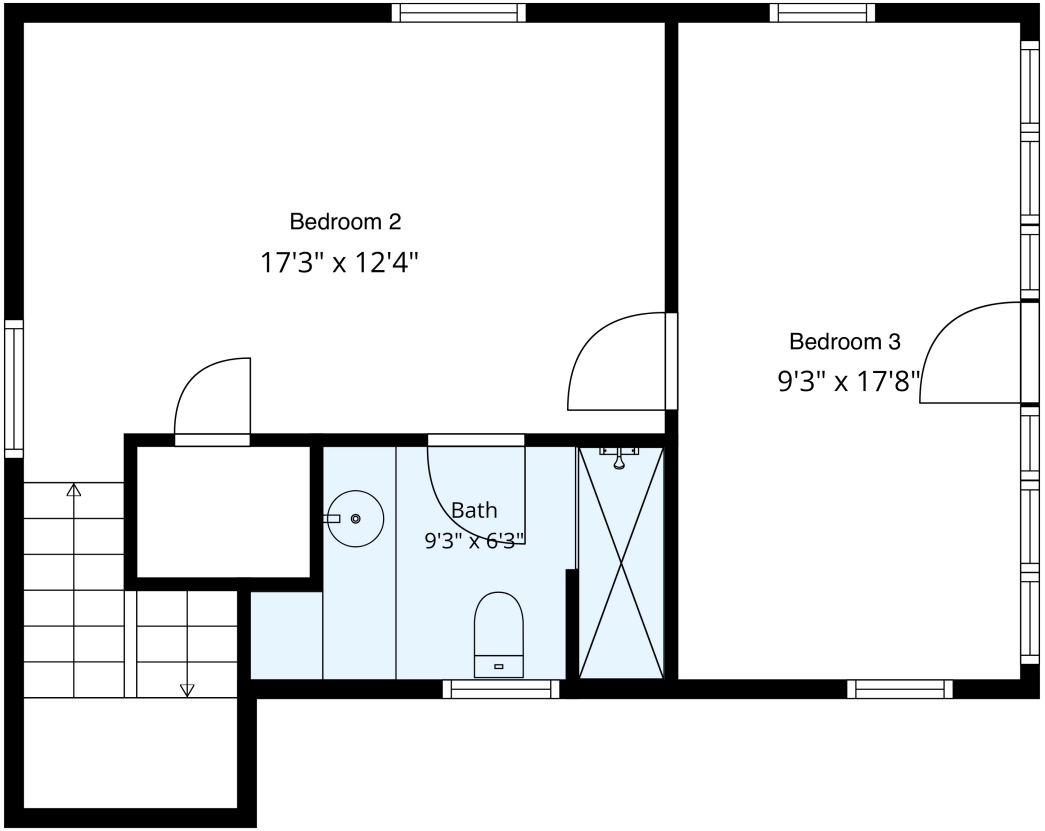
Sugar House (15'x22')
Corrugated metal roof
Vertical board siding
Electricity
Rinnai Energysaver 556F propane heater
Brick floor
Jøtul woodstove
9-ft ceiling height
Ceiling fan
Hardwired sound system
Display shelving unit
Built-in endwall shelves, reclaimed pine board cabinets, and hammered copper bartop
Connected to security system



FIRST FLOOR

TOTAL: 1611 sq. ft
1st floor: 1127 sq. ft, 2nd floor: 484 sq. ft
EXCLUDED AREAS: LOW CEILING: 59 sq. ft

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



SECOND FLOOR

TOTAL: 1611 sq. ft
1st floor: 1127 sq. ft, 2nd floor: 484 sq. ft
EXCLUDED AREAS: LOW CEILING: 59 sq. ft

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

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 09/22/2026

Seller's Name(s): Thomas Grape, owner of Hidden Farm, LLC

Physical Property Address: 1245 Houghtonville Road, Grafton, VT 05146
Street City/Town

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

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

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

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

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☑ YES	☐ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ 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? 2026, 1984 By whom? DiBernardo Associates (2026), Alstead & Whitcomb (1984)	☑ 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: _____

1M. Utility easement to Central Vermont Public Service Corp, recorded 7/23/2008 - Book 50, Page 355 of Grafton, VT land records.
1N. Lot line adjustment with Hidden Farm in progress. Survey recently conducted in September, 2026 by DiBernardo Associates.

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2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

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

(b) Age of Heating System: _____ ☐ DON'T KNOW

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

(d) When was the **primary** heating system last serviced? July 2026
By whom? Cota & Cota

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

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

(g) **Primary** fuel provider: Cota & Cota

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

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

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

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

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

(m) Secondary fuel provider: _____

(n) Property used: ☑ Full Time ☐ Seasonally

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

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

(q) Age of Hot Water System: _____ ☑ DON'T KNOW

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

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

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: 150 Amps ☐ DON'T KNOW

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(u)	Annual electricity usage: $381.75/Month AVG Date Range: 10/1/2025-10/31/2026 - Combining Cottage & Barn *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

☐ Beverage Cooler	☐ Freezer	☑ Refrigerator
☑ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - #_____	☑ Microwave	☑ Smoke Detectors – #_____
☐ Compost Bin	☑ Mini-Fridge	☐ Sprinkler System
☑ Cooktop Stove	☐ Mini split	☑ Standby Generator
☑ Dehumidifier	☐ Pool – above-ground	☑ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☑ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☑ Sump Pump
☑ Dryer	☐ Portable Generator	☐ Wall Oven
☑ Electric Garage Door Opener –	☐ Radon Mitigation	☑ Washer
Number of transmitters _____	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☑ OTHER: battery backup system
	☑ Range Hood	

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

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: Vtel	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☐ YES	☑ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: VTel	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider:	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building Additions to Main Building: 1985 Additional Building(s): (a) Horse Barn 1985 (b) Garage 1985 (c) Sugar House 1985 (d) Warehouse 1985			
(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: House completely refurbished 2008-2010 Including: New siding, windows, kitchen, bathrooms. New A/C, septic field, and security system. Garage was lifted and relocated to current location. Sugar House refinished. Fencing. New roof on barn, warehouse, and cottage If required, did you obtain all permits and approvals for such work? ☑ YES ☐ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

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

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail: Some dampness in Basement from heavy rains	☑ 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: Dehumidifier	☑ 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? Only during heavy rains	☑ YES	☐ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) _____ ☐ DON'T KNOW Approximate age of roof? Roofing replaced on barn, warehouse, & cottage between 2008-2010			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

dotloop signature verification: dtlp.us/hc4G-sDyV-Q4O7

6. WATER SUPPLY

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

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☑ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Tag #: Unknown Depth: Unknown Gallons Per Minute (at time of driller's report): Unknown Date of driller's report:
(c)	Age of Water System: 1984 (42 years)
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☑ Sediment Filter ☐ Other: ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

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

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

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

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

(c)	Date system installed: 2008			
(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) 1,000 gallons ☐ DON'T KNOW			
(h)	Date septic tank last inspected? _____ ☑ DON'T KNOW By whom? _____			
(i)	Date septic tank last pumped? ~2019 ☑ DON'T KNOW By whom?			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom: _____	☐ YES	☐ NO	

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

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

Seller's Initials _____ _____ 11/03/26 2:05 PM EST dotloop verified _____ _____ Buyer's Initials _____ _____ _____ _____

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

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

dotloop signature verification: dtlp.us/hc4G-sDyV-Q4O7

(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 [ ] [ ] [ ] [ ] 11/03/26 2:05 PM EST dotloop verified Buyer's Initials [ ] [ ] [ ] [ ]

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Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates set forth below. Buyer/prospective buyer understands that this report provides information about the Property made by the Seller as of the above date. It is not a warranty of any kind by Seller or any real estate agent. This report is not a substitute for any property inspection. Buyer/prospective buyer may obtain a property inspection. However, any such inspection must be by written agreement with Seller. Buyer/prospective buyer understands that there may be matters relating to the Property which are not addressed in this report.

Seller: Thomas Grape dotloop verified 11/03/26 2:05 PM EST B3S4-IFWK-TSXQ-48ZF Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

LIST OF CAPITAL IMPROVEMENTS
HOUGHTONVILLE FARM
1245 HOUGHTONVILLE RD, GRAFTON, VT

2008-2010

The cottage was completely refurbished. New siding, new windows, new kitchen, both new bathrooms, new A/C, new septic field and new security system.

The garage was lifted by crane and relocated to its current location on top of a newly poured concrete foundation.

The Sugar House interior was completely finished including brick floor, countryboard walks, copper counter, plaster ceiling, cabinets, wood stove and antique lighting fixtures.

The barn and warehouse received new roofing and improved interiors, including the addition of a bathroom in the shop.

The fencing was added in the fields.

2026

4 Franklin backup power supply home battery units added to provide emergency power to all buildings by Green Mountain Power.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design © Copyright LandVest, Inc., 2025.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

1245 Houghtonville Rd, Grafton VT 05146

Estimated Annual Operation and Maintenance Expenses					
		Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES					
	Electricity - Cottage	***Green Mountain Power***	***(888) 835-4672***	***$217.43/Month AVG (October 1, 2025 - October 31, 2026)***	$2,826.59
	Electricity - Barn	***Green Mountain Power***	***(888) 835-4672***	***$164.32/Month AVG (October 1, 2025 - October 31, 2026)***	$2,136.18
	Propane	***Cota & Cota***	***(802) 228-8866***	***$398.89/Month AVG (September 1, 2025 - September 31, 2026)***	$5,185.54
	Internet	***VTEL***	***(802) 885-9000***	***$263.06/Month AVG (October 1, 2025 - October 31, 2026)***	$3,419.72
	Caretaking				
	Rubbish Removal				
	Snow Plowing				
	Generator Service				
	Mowing				
	Security				
PROPERTY TAXES					
	Parcel ID 005077				$13,165.80
	Parcel ID 005078				$896.00
	Total Property Tax				**$14,061.80**
TOTAL ESTIMATED EXPENSES					
	October 2025-October 2026				**$27,629.83**

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

PAYABLE TO:
MAIL TO:

Town of Grafton

P O BOX 180
GRAFTON VT 05146

802-843-2419

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
005077.	09/22/2026	2026-2027

Description: HOUGHTONVILLE ROAD/HIDDEN ORCHARDS BLDGS
Location: 1245 HOUGHTONVILLE

OWNER HIDDEN FARM LLC
C/O TOM GRAPE
16 SANDERSON LN
WESTON MA 02493

SPAN # 249-079-10442 SCL CODE: 079
TOTAL PARCEL ACRES 18.40

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	734,700	734,700
TOTAL TAXABLE VALUE	734,700	734,700
GRAND LIST VALUES	7,347.00	7,347.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.2173	x7,347.00=	1,596.48
HIGHWAY	0.3188	x7,347.00=	2,342.22
CAPITAL PROJECTS	0.0879	x7,347.00=	645.80
LOCAL AGREEMENT	0.0125	x7,347.00=	91.84

TOTAL MUNICIPAL TAX 4,676.34
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1555	x7,347.00=	8,489.46

1.6430 (state rate) / 142.19% (CLA ÷ SA) = 1.1555

TOTAL EDUCATION TAX 8,489.46
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

Payments	
1	08/17/2026
2	11/16/2026
3	02/16/2027
4	05/17/2027

TAX SUMMARY
Municipal + Education
TOTAL TAX 13,165.80
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Grafton
TAX YEAR 2026-2027

1ST PAYMENT DUE	
08/17/2026	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005077.	
AMOUNT DUE	
AMOUNT PAID	

Town of Grafton
TAX YEAR 2026-2027

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005077.	
AMOUNT DUE	
AMOUNT PAID	

Town of Grafton
TAX YEAR 2026-2027

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005077.	
AMOUNT DUE	
AMOUNT PAID	

Town of Grafton
TAX YEAR 2026-2027

4TH PAYMENT DUE	
05/17/2027	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005077.	
AMOUNT DUE	
AMOUNT PAID	

PAYABLE TO:
MAIL TO:

Town of Grafton

P O BOX 180
GRAFTON VT 05146

802-843-2419

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
005078.	09/22/2026	2026-2027

Description: ON HOUGHTONVILLE ROAD/J STARK LAND
Location: HOUGHTONVILLE

OWNER HIDDEN FARM LLC
C/O TOM GRAPE
16 SANDERSON LN
WESTON MA 02493

SPAN # 249-079-10446 SCL CODE: 079
TOTAL PARCEL ACRES 2.30

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	50,000	50,000
TOTAL TAXABLE VALUE	50,000	50,000
GRAND LIST VALUES	500.00	500.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.2173	x500.00=	108.65
HIGHWAY	0.3188	x500.00=	159.40
CAPITAL PROJECTS	0.0879	x500.00=	43.95
LOCAL AGREEMENT	0.0125	x500.00=	6.25

TOTAL MUNICIPAL TAX 318.25
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1555	x500.00=	577.75

1.6430 (state rate) / 142.19% (CLA + SA) = 1.1555

TOTAL EDUCATION TAX 577.75
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

Payments	
1	08/17/2026
2	11/16/2026
3	02/16/2027
4	05/17/2027

TAX SUMMARY
Municipal + Education
TOTAL TAX 896.00
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Grafton
TAX YEAR 2026-2027

1ST PAYMENT DUE	
08/17/2026	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005078.	
AMOUNT DUE	
AMOUNT PAID	

Town of Grafton
TAX YEAR 2026-2027

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005078.	
AMOUNT DUE	
AMOUNT PAID	

Town of Grafton
TAX YEAR 2026-2027

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005078.	
AMOUNT DUE	
AMOUNT PAID	

Town of Grafton
TAX YEAR 2026-2027

4TH PAYMENT DUE	
05/17/2027	
OWNER NAME	
HIDDEN FARM LLC	
PARCEL ID	
005078.	
AMOUNT DUE	
AMOUNT PAID	

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT I, JOSEPH L. POLLIO, JR., of Key Biscayne, in the County of Dade and State of Florida, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by HIDDEN FARM LLC, a Vermont limited liability company with a place of business in Grafton, in the County of Windham and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, HIDDEN FARM LLC, and its successors and assigns forever, certain lands and premises in Grafton, in the County of Windham and State of Vermont, described as follows, viz:

Being part of the premises conveyed to Joseph Pollio, Jr. and Janice Pollio by warranty deed of Holland S. Stark and Helen K. Stark dated January 31, 1985 and recorded April 5, 1985 in Book 31, Page 308 of the Grafton Land Records. The premises are therein described as Lot Two as follows:

"Beginning at the northeast corner of the lot herein described which point marks the centerline of the Saxtons River on the west side of Route #121 between Grafton and Houghtonville, at a bridge and which point is 215 feet, more or less, southerly of an iron stake which marks the southeasterly corner of land to be retained by the Grantors herein as a life estate;

thence in a southerly direction along the westerly limits of Route #121 a distance of 1255 feet, more or less, to the east end of a stone wall and the southeasterly corner of the parcel herein described;

thence S 83° W along a stonewall and a blazed line, a distance of 145 feet, more or less, to a point marked by the centerline of the Saxtons River;

thence in a northerly then easterly direction following the centerline of the Saxtons River, along lands of R. R. Barrett, Jr., lands of Sabin Streeter et als., and lands of Joseph Pollio, Jr., a distance of 1500 feet, more or less, to the point and place of beginning.

Containing 7.5 acres, be the same more or less.

All of the above descriptions are based upon a survey made by Heman Chase and Hallie Whitcomb with map bearing File No. 2878 of the Town of Grafton Land Records.

(Language regarding taxes being prorated has been deleted)

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
875-2512

Also reserving the Grantors, for the duration of their life estate, the right to construct a septic system and leach field within a 100 foot radius of their present septic tank, said tank marked by an iron pin located on the westerly side of the Grantors' house, approximately 10 feet from the southwest corner of said house.

WAIVER OF DEVELOPMENT RIGHTS

In order to comply with State of Vermont Enviornmental [sic] Protection Rules on the subdivision of lands and disposal of waste including sewage, the grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities or convey this land without first complying with said State Regulations. The grantee by acceptance of this deed acknowledges that this lot may not qualify for approval for development under the appropriate environmental protection or health regulations and that the State may deny an application to develop the lot."

The premises are benefitted by water rights as conveyed to Holland and Helen Stark to lay and maintain pipe from an existing spring, as more particularly contained in the deed from Marie S. Blood and Lucile S. Roarke to Holland Stark and Helen Stark dated September 23, 1983 and recorded September 27, 1983 in Book 31, Page 159 of the Grafton Land Records.

Janice J. Pollio conveyed her interest to Joseph L. Pollio, Jr. by Quit Claim Deed dated May 8, 1998 and recorded in Book 38 at Page 394 of the Town of Grafton Land Records.

Reference is made to the Release of Life Estate from Holland S. Stark and Helen K. Stark dated August 21, 1997 and recorded in Book 38 at Page 4 of the Town of Grafton Land Records.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

Also meaning and intending to convey, by quitclaim only, any and all of the right, title and interest of Joseph L. Pollio, Jr. in and to those lands lying within the public right of way to the centerline of Houghtonville Road as the same borders upon the premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, HIDDEN FARM LLC, and its successors and assigns, to their own use and behoof forever; And I, the said Grantor, JOSEPH L. POLLIO, JR., for myself and my heirs and assigns, do covenant with the said Grantee, HIDDEN FARM LLC, and its successors and assigns, that until the ensealing of these presents, I am the sole

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
802 875-2512

owner of the premises, and have good right and title to convey the same in the manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as 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 October A.D. 2006.

Joseph L. Pollio, Jr., by
P.G. Benelli, his atty-in-fact

Joseph L. Pollio, Jr.
By Patricia G. Benelli
his attorney in fact

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Chester, this 20th day of October, 2006, Patricia G. Benelli, attorney in fact for Joseph L. Pollio, Jr., personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Joseph L. Pollio, Jr.

Before me Marlene H. Wright
Notary Public
My commission expires: 2/10/07

RECEIVED FOR RECORD

October 23 A.D. 2006 at 10 o'clock 30 minutes A M. and recorded in Book 48, Page 415-417 of the Grafton Land Records.

Attest Kimberly Reed

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. 2006-46
Signed. Kimberly Reed, Clerk
Oct 23, 2006

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
875-2512

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT I, JOSEPH L. POLLIO, JR., of Key Biscayne, in the County of Dade and State of Florida, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by HIDDEN FARM LLC, a Vermont limited liability company with a place of business in Grafton, in the County of Windham and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, HIDDEN FARM LLC, and its successors and assigns forever, certain lands and premises in Grafton, in the County of Windham and State of Vermont, described as follows, viz:

Being two parcels of land in Grafton, Vermont, as follows:

Parcel 1

Being part of the premises conveyed to Joseph Pollio, Jr. and Janice Pollio by warranty deed of Holland S. Stark and Helen K. Stark dated January 31, 1985 and recorded April 5, 1985 in Book 31, Page 308 of the Grafton Land Records. The premises are described as Lot One in said deed as follows:

"Beginning at the southeasterly corner of the lot herein described, marked by an iron stake set in the ground on the westerly limits of the Route #121 between Grafton and Houghtonville, which point is 215 feet, more or less, northerly from the center of the bridge crossing the Saxtons River;

thence N 67° W along other lands now or formerly of Joseph Pollio, Jr., a distance of 247 feet, more or less, to a corner marked by a double 24 inch pine tree;

thence N 12° E along an old wire fence and along other lands now or formerly of said Pollio, a distance of 260 feet, more or less, to a corner marked by an iron stake set in the ground;

thence S 66 ½° E along land of John Shephardson Stark, a distance of 284 feet, more or less to a corner marked by an iron stake set in the ground on the westerly limits of said Route #121;

thence in a southerly direction along the westerly limits of said Route #121, a distance of 257 feet, more or less, to the point and place of beginning.

Containing 1.5 acres, be the same more or less."

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ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
802 875-2512

412

The 1.5 acre parcel is also shown on a survey entitled **Property of Joseph Pollio, Jr., Grafton, Vt.**, as prepared by Heman Chase & Hallie Whitcomb with date of September, 1984 and File No. 2878-1 as recorded at Map Slide 17A in the Town of Grafton Land Records.

Parcel 2

Being part of the premises conveyed to Joseph Pollio, Jr. and Janice Pollio by warranty deed of Holland S. Stark and Helen K. Stark dated January 31, 1985 and recorded April 5, 1985 in Book 31, Page 308 of the Grafton Land Records and being all and the same lands and premises conveyed to Joseph Pollio, Jr. and Janice Pollio by warranty deed of Marie S. Blood and Lucile S. Roarke dated September 23, 1983 and recorded in Volume 31 at Page 158 of the Town of Grafton Land Records. The premises are more particularly described from a survey entitled **Property of Joseph Pollio, Jr., Grafton, Vt.**, as prepared by Heman Chase & Hallie Whitcomb with date of September, 1984 and File No. 2878-1, recorded at Map Slide 17A in the Grafton Land Records, as follows:

Beginning at a point marked by a stonewall corner set in the westerly right of way limit of Route 121, also known as Houghtonville Road, said point being the northeasterly corner of the premises herein; thence running along the stonewall the following seven courses and distances: running westerly along the stonewall a distance of 125 feet to a bend in the stonewall; South 60° West a distance of 40 feet to a point marked by a bend in the stonewall; South 32 ½° West a distance of 205 feet to a stonewall corner; South 50° East a distance of 20 feet to a stonewall corner; South 38 ½° West a distance of 130 feet; North 76° West a distance of 27 feet; South 65° West a distance of 533 feet to a point marked by a stonewall corner, said point being the northwesterly corner of the premises herein; thence turning a corner and running along the stonewall and lands now or formerly of Streeter South 3° East a distance of 532 feet to a point marked by a stonewall corner; thence turning a corner continuing along lands of Streeter and the stonewall South 83° East a distance of 365 feet to a point marked by a 24" elm stump set in the stonewall; thence turning a corner and running South 26° West a distance of 290 feet, more or less, to a point in the centerline of the Saxtons River; thence turning a corner and running along the centerline of the Saxtons River in a northeasterly direction to a point in the westerly right of way limit of Route 121 at a bridge; thence turning a corner and running in a northerly direction along the westerly right of way limit of Route 121 a distance of 215 feet to a point marked by an iron stake; thence turning a corner and running North 67° West 247 feet to a point marked by a double 24" pine; thence turning a corner and running North 12° East a distance of 260 feet to a point marked by an iron stake; thence running along a wire fence North 20° East a distance of 108 feet to a point marked by a boulder; thence turning and continuing along the wire fence the following four courses and distances: North 73 ½° East a distance of 125 feet to a point marked by an apple stump; North 27° East a distance of 357 feet to a point marked by an apple stump; North 49° East 51 feet; and North 62° East a distance of 65 feet to a point marked by the intersection of the wire fence with a stonewall set in the westerly right of way limit of Route 121; thence turning a corner and running in a northerly direction along the westerly right of way limit of Route 121 and partially along a stonewall a distance of 119 feet to a point marked by a large boulder set in a stonewall corner set in the westerly right of way limit of Route 121, said point

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802 875-2512

being the point and place of beginning.

Containing 9.9 acres, more or less.

This conveyance is subject to water rights as conveyed to Holland and Helen Stark to lay and maintain pipe from an existing spring on land of Grantors herein, as more particularly set forth in a warranty deed from Marie S. Blood and Lucile S. Roarke to Holland Stark and Helen Stark dated September 23, 1983 and recorded September 27, 1983 in Book 31, Page 159 of the Grafton Land Records.

Janice J. Pollio conveyed her interest to Joseph L. Pollio, Jr. by Quit Claim Deed dated May 8, 1998 and recorded in Volume 38 at Page 394 of the Town of Grafton Land Records.

Also meaning and intending to convey, by quitclaim only, any and all of the right, title and interest of Joseph L. Pollio, Jr. in and to those lands lying within the public right of way to the centerline of Houghtonville Road as the same borders upon the premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, HIDDEN FARM LLC, and its successors and assigns, to their own use and behoof forever; And I, the said Grantor, JOSEPH L. POLLIO, JR., for myself and my heirs and assigns, do covenant with the said Grantee, HIDDEN FARM LLC, and its successors and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as 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 October A.D. 2006.

Joseph L. Pollio, Jr., by P.G. Benelli, his attorney in fact

Joseph L. Pollio, Jr.
By Patricia G. Benelli
his attorney in fact

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ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
802 875-2512

4/14

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Chester, this 20th day of October, 2006, Patricia G. Benelli, attorney in fact for Joseph L. Pollio, Jr., personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Joseph L. Pollio, Jr.

Before me Marlene N. Wright
Notary Public
My commission expires: 2/10/07

RECEIVED FOR RECORD

October 23 A.D. 20 06 at 10 o'clock 30 minutes A M. and recorded in Book 48, Page 411-414 of the Grafton Land Records.

Attest Kimberly Record

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. 2006-44
Signed. Kimberly Record Clerk
Date Oct. 23, 2006

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
802 875-2512

4/18

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT I, JOSEPH L. POLLIO, JR., of Key Biscayne, in the County of Dade and State of Florida, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by HIDDEN FARM LLC, a Vermont limited liability company with a place of business in Grafton, in the County of Windham and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, HIDDEN FARM LLC, and its successors and assigns forever, certain lands and premises in Grafton, in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Joseph L. Pollio, Jr. by warranty deed of John Shepardson Stark dated and recorded September 11, 1991 in Book 34, Page 17 of the Grafton Land Records. The premises are therein described as follows:

"Being all and the same lands and premises as conveyed to John Shepardson Stark by warranty deed of Holland S. Stark and Helen Stark dated October 2, 1984 and recorded January 11, 1985 in Book 31, Page 295 of the Grafton Land Records. The premises are therein described as follows:

Being a portion of the property conveyed to the Grantors herein by warranty deed dated December 27, 1957 and recorded in Book 27 Page 77 of the Grafton Land Records, and more fully described as follows:

Beginning at the Southeast corner of the lot, said point marked by an iron pin on the westerly side of Rt 121; thence, North 66 & ½ degrees west - 284 feet, more or less, along lands of Holland and Helen Stark, the grantors herein, to an iron stake; thence North 20 degrees East - 108 feet, more or less, along old wire fence and land of Pollio, to a fence corner witnessed by an iron stake at the south side of a large boulder; thence, North 73 & ½ degrees east, 125 feet, more or less, along land of Pollio, to a fence corner witnessed by an iron stake; thence North 27 degrees East - 357 feet, more or less, along old wire fence and land of Pollio, to a fence corner witnessed by an iron stake, thence, North 49 degrees East - 51 feet, more or less, along old wire fence and land of Pollio, to a bend in the fence; thence North 62 East - 65 feet, more or less, along old wire fence and land of Pollio to the westerly side of Rt 121 at a point witnessed by the north end of the roadside wall; thence, southwesterly, 658 feet, more or less, along the westerly side of Rt 121 to the point of beginning. Containing 2.3 acres, more or less. All as shown on a survey of property by Heman Chase and Hallie Whitcomb, bearing file #2878-1, dated September 20, 1984, to be filed in the Grafton Town Records."

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
802 875-2512

Also meaning and intending to convey, by quitclaim only, any and all of the right, title and interest of Joseph L. Pollio, Jr. in and to those lands lying within the public right of way to the centerline of Houghtonville Road, aka Route 121, as the same borders upon the premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, HIDDEN FARM LLC, and its successors and assigns, to their own use and behoof forever; And I, the said Grantor, JOSEPH L. POLLIO, JR., for myself and my heirs and assigns, do covenant with the said Grantee, HIDDEN FARM LLC, and its successors and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as 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 October A.D. 2006.

Joseph L. Pollio, Jr. by
P. G. Benelli, his attorney-in-fact

Joseph L. Pollio, Jr.
By Patricia G. Benelli
his attorney in fact

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Chester, this 20th day of October, 2006, Patricia G. Benelli, attorney in fact for Joseph L. Pollio, Jr., personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Joseph L. Pollio, Jr.

Before me Marlene H. Wright
Notary Public
My commission expires: 2/10/07

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
2 875-2512

TOWN CLERK'S OFFICE, GRAFTON, VERMONT
Received for record Oct 23, 2006
at 10 o'clock 30 minutes A M.
and recorded in Book 48 Page 418-419
Attest Kimberly Bessett
Town Clerk

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.
2 Return No. 2006-215
Signed. Kimberly Bessett Clerk
Date Oct. 23, 2006

CV-VTC 30U Rev. 08/06

KNOW ALL MEN BY THESE PRESENTS:

THAT **It, Hidden Farm LLC.** of **Grafton,** County of **Windham,** State of **Vermont,** hereinafter called Grantor, for and in consideration of the sum of One Dollar and other valuable consideration paid by **CENTRAL VERMONT PUBLIC SERVICE CORPORATION,** a Vermont corporation having its office and principal place of business at the City of Rutland, in the County of Rutland and State of Vermont, and **VERMONT TELEPHONE COMPANY, INC.,** A Vermont corporation,(hereinafter together called Grantees), the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the Grantees as tenants in common, their successors and assigns, the perpetual ~~and exclusive~~ right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines for the transmission of electricity and the transmission of intelligence by electricity or light, consisting of poles, wires, cables, guy wires, push braces, underground wires, service cables, conduits, pipes, manholes, pad mounts, vaults for transformers and other fixtures and appurtenances used or adopted for the purpose, upon, over across and under the surface of the lands owned by the Grantor in the Town/City of **Grafton,** County of **Windham,** State of Vermont, more fully described in deed given by **Joseph L. Poilio, Jr.** to **Hidden Farm LLC.** dated **October 20, 2006** and recorded in the Land Records for **Grafton** in Book **48** at Page **411-415.**

Said line shall run in a southeasterly direction to Pole 111-2 and the lands now or formerly of Hidden Farm LLC. Said Line is CVPS Line 34.

The exact location of said line or lines is to be selected by the Grantees after their final surveys have been completed within the above-described location and to become permanently established upon the erection of the poles, laying of cables, and/or construction of conduits in said line or lines.

Together with the right to cut down, keep trimmed or eliminated by such means as Grantees deem desirable, all trees and underbrush as the Grantees may from time to time desire within a width of **fifteen (15)** feet on each side of the said line or lines above-described; together with such other trees on said premises adjacent to this right of way as, in the judgment of the Grantees, may interfere with or endanger the efficient operation and use of said lines or any of their appurtenances when constructed.

Together, also, with the right to enter upon such right and easement, across other property owned by the Grantor, for the purposes of exercising any of the rights herein granted; provided, however, that said right must be exercised in a careful manner and any damages to such other property of the Grantor caused by the Grantees shall be borne by the Grantees.

The Grantor covenants and agrees not to plant any trees or other plants or construct or erect or permit the erection or maintenance of buildings or structures of any kind, or change the grade, fill or excavate within ten (10) feet on each side of said line or lines without written permission from the Grantees.

TO HAVE AND TO HOLD the aforegranted rights and easements, with all the privileges and appurtenances, thereunto belonging, unto and to the use of said Grantees, and their successors and assigns forever, and the Grantor does hereby covenant with the Grantees and their successors and assigns, that lawfully seized in fee simple of the granted premises, that they are free from all encumbrances, except those of record, that good right to sell and convey the same aforesaid and will warrant and defend the same to the Grantees and their successors and assigns forever against the claims and demands of all persons.

The foregoing shall be binding upon and shall enure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto caused its name to be subscribed this 14th day of July, A. D 2008

WITNESSES:

Marilyn Bruno
MARILYN BRUNO

Hidden Farm LLC.

Thomas H. Gramo (SEAL)
Authorized Agent
MEMBER

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK §

BE IT REMEMBERED that on the 14th day of July, 2008, personally appeared THOMAS H GRAMO, Notary Public and sealer of the foregoing written instrument and acknowledged the same to be free act and deed and as its authorized Agent, the free act and deed of **Hidden Farm LLC.**

Sharon Anne Powers
Commonwealth of Massachusetts
My Commission Expires on March 3, 2011

Before me,

Notary Public

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

Grafton Town Clerk's Office
Received for Record
July 23 A. D., 2008
at 11 o'clock 00 minutes A M. and
recorded in Book 50, Page 355, of Land Records.
Attest: Kimberly Record, Clerk
Recorder's Fee: $8.00

District	30
W.R.	181163
Hwy.	Rt. 121
Line No.	34
	New P.111-2 location

Unofficial Property Record Card - Grafton, VT

General Property Data

Parcel ID	005077	**Account Number**	10442
Prior Parcel ID			
Property Owner	HIDDEN FARM LLC C/O TOM GRAPE	**Property Location**	1245 HOUGHTONVILLE RD GRAFTON
		Property Use	RESD 2
Mailing Address	16 SANDERSON LN	**Most Recent Sale Date**	10/23/2006
		Legal Reference	48-411
City	WESTON	**Grantor**	POLLIO JOSEPH, JR
Mailing State	MA Zip 02493	**Sale Price**	350,000
ParcelZoning	N/A	**Land Area**	18.400 acres

Current Property Assessment

Card 1 Value	**Building Value** 528,200	**Xtra Features Value** 40,400	**Land Value** 166,100	**Total Value** 734,700
Total Parcel Value	**Building Value** 528,200	**Xtra Features Value** 40,400	**Land Value** 166,100	**Total Value** 734,700

Building Description

Building Style	CAPE	**Foundation Type**	CONCRETE	**Flooring Type**	SOFTWOOD
# of Living Units	1	**Frame Type**	WOOD	**Basement Floor**	CONCRETE
Year Built	1985	**Roof Structure**	GABLE	**Heating Type**	FORCED H/A
Building Grade	AVG. (+)	**Roof Cover**	STDG SEAM	**Heating Fuel**	OIL
Building Condition	N/A	**Siding**	CLAPBOARD	**Air Conditioning**	100%
Finished Area (SF)	6179.60001	**Interior Walls**	DRYWALL	**# of Bsmt Garages**	0
Number Rooms	5	**# of Bedrooms**	3	**# of Full Baths**	1
# of 3/4 Baths	1	**# of 1/2 Baths**	0	**# of Other Fixtures**	1

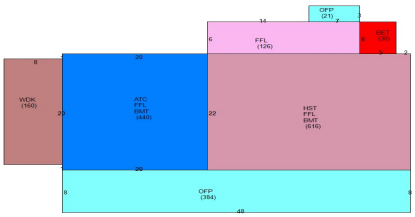
Legal Description

HOUGHTONVILLE ROAD/HIDDEN ORCHARDS BLDGS; INC 005080

Narrative Description of Property

This property contains 18.400 acres of land mainly classified as RESD 2 with a(n) CAPE style building, built about 1985 , having CLAPBOARD exterior and STDG SEAM roof cover, with 0 commercial unit(s) and 1 residential unit(s), 5 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

SUB

1 of 2 CARD

RESIDENTIAL

Town of Grafton, VT

	Total Card	/ Total Parcel
APPRAISED:	366,700	470,300
USE VALUE:	366,700	470,300
ASSESSED:	366,700	470,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1245		HOUGHTONVILLE RD, GRAFTON

OWNERSHIP

Unit #:

Owner 1: HIDDEN FARM LLC
Owner 2: C/O TOM GRAPE
Owner 3:
Street 1: 16 SANDERSON LN
Street 2:
Twn/City: WESTON
St/Prov: MA Cntry: Own Occ: NS
Postal: 02493 Type: NON-STA

PREVIOUS OWNER

Owner 1: POLLIO - JOSEPH, JR
Owner 2: POLLIO ASSOCIATES -
Street 1: 791 CRANDON BLVD
Twn/City: KEY BISCAYNE
St/Prov: FL Cntry:
Postal: 33149

NARRATIVE DESCRIPTION

This parcel contains 18.4 ACRES of land mainly classified as RESD 2 with a CAPE Building built about 1985, having primarily CLAPBOARD Exterior and 1684 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	16.400			27,600	27,600
11	2.000	240,500	26,100	72,500	339,100
Total Card	18.400	240,500	26,100	100,100	366,700
Total Parcel	18.400	335,700	34,500	100,100	470,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 217.81 | /Parcel: 76.11

Legal Description

HOUGHTONVILLE ROAD/HIDDEN ORCHARDS BLDGS; INC 005080

Entered Lot Size
Total Land: 18.4
Land Unit Type: AC

User Acct: 249-079-10442
GIS Ref
GIS Ref
Insp Date: 01/29/21
!442!

PREVIOUS ASSESSMENT

Parcel ID 005077

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	11	GL	335,700	34500	18.4	100,100	470,300			8/4/2023
2023	11	AB	335,700	34500	18.4	100,100	470,300			5/18/2023
2022	11	GL	335,700	34500	18.4	100,100	470,300	470,300		8/9/2022
2021	11	GL	335,700	34500	18.4	100,100	470,300	470,300		7/21/2021
2020	11	GL	269,300	47500	18.4	147,400	464,200	464,200		7/29/2020
2019	11	GL	269,300	47500	18.4	147,400	464,200	464,200		7/2/2019
2018	11	GL	269,300	47500	18.4	147,400	464,200	464,200	ok	7/6/2018
2017	11	GL	269,300	47500	18.4	147,400	464,200	464,200		4/30/2018

PRINT

Date	Time
09/17/23	12:34:27

LAST REV

Date	Time
06/29/22	12:20:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLLIO ,JOSEPH,	48-411	2	10/23/2006	INTRA-CORP	350,000	No	No		2006-44
	31-158 38/39		1/1/1900	OTHER		No	No		NEMR CONV DATE INVALID

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2021	MAILER RET	6	R SILVESTRI
9/18/2020	MEASURED	6	R SILVESTRI
9/22/2009	INSP/MEAS	L	LISTERS
7/26/2009	GRIEVE NC	L	LISTERS
6/29/2009	HRG-CHANGE	1	NEMC
1/27/2009	MEAS+INSPCTD	3	T DEDRICK
9/10/2003	MEAS+INSPCTD	3	T DEDRICK

Sign: ___/___/___

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE	ACRE SITE		0	70,000.	1.00	RG									70,000						70,000	
11	RESD 2		1		SITE	EXCESS SI		0	2,500.	1.00	RG									2,500						2,500	
21	RESD 2 EXC		16.4		ACRES	EXCESS		0	2,500.	0.67	RG			TOPO	-10					27,635						27,600	

Total AC/HA: 18.40000 | Total SF/SM: 801504 | Parcel LUC: 11 RESD 2 | Prime NB Desc RESD AVG | Total: 100,135 | Spl Credit | Total: 100,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - AssessPro apro 2024

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: T
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1H - ONE/1 HALF		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	14 - STDG SEAM		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG (+)		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	4 - CARPET	30 %	
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath		Rating:	
3/4 Bath:	1	Rating:	GOOD
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	12 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12.2 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.99255168
Const Adj.:	1.01999998
Adj $ / SQ:	96.178
Other Features:	41392
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273889
Depreciation:	33414
Depreciated Total:	240474

COMMENTS

FULLY UPDATED; QUAL FIN THROUGHOUT; V-WELL MAINT; OTF=XSINK; NO INTERIOR ACESS TO BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L		O
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													

Totals	RMs: 5	BRs: 3	Baths: 1	HB	

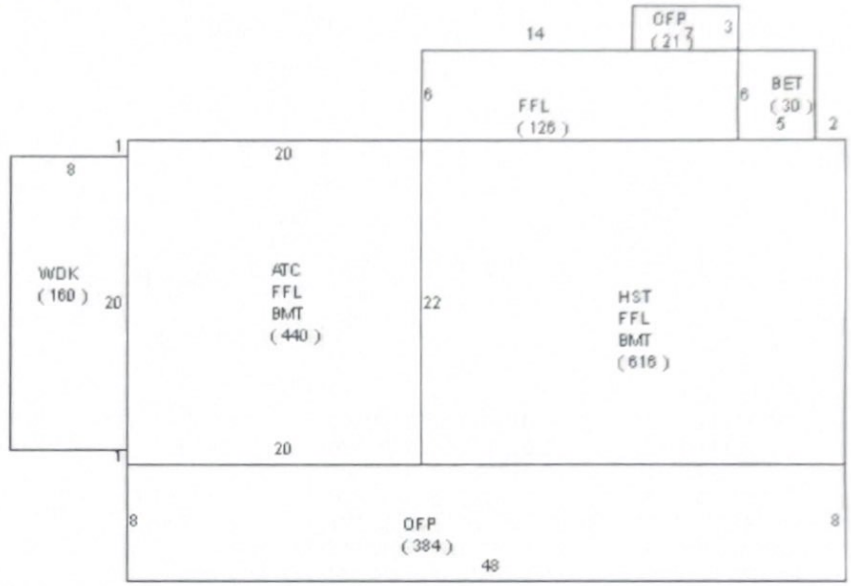
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
51.2	009036		1/24/2004	215,000
51.1	008142		3/8/2004	300,000

WtAv$/SQ:	AvRate: 51.15	Ind.Val	373900.0000
Juris. Factor:		Before Depr:	110.61
Special Features:	0	Val/Su Net:	72.11
Final Total:	240500	Val/Su SzAd	142.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,182	96.180	113,683
BMT	BASEMENT	1,056	19.240	20,313
OFP	OPEN PORCH	405	28.850	11,686
HST	HALF STORY	370	96.180	35,547
WDK	WOOD DECK	160	16.000	2,559
ATC	ATTIC	132	96.180	12,696
BET	BSMT ENTRY	30	9.620	289
	Net Sketched Area:	3,335	Total:	196,773
Size Ad	1683.6000	Gross Area	3889	FinArea 1684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

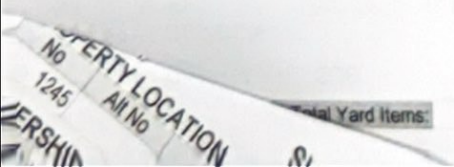
Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005077

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
SH	SUGAR HSE	D	Y	1	16X24	A	GD	1985	39.00	T	28.8	11			10,700			10,700
3	GARAGE	D	Y	1	22X26	C	AV	1985	40.49	T	36	11			14,800			14,800
40	LEAN-TO	A	Y	1	10X20	C	AV	1985	3.94	T	63	11			300			300
2	SHED/FR	A	Y	1	8X6	C	AV	1985	13.98	T	54	11			300			300

Total Yard Items: 26,100 Total Special Features: Total: 26,100



SUB

2 of 2 CARD

COMMERCIAL

Town of Grafton, VT

	Total Card	/	Total Parcel
APPRAISED:	103,600	/	470,300
USE VALUE:	103,600	/	470,300
ASSESSED:	103,600	/	470,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1245		HOUGHTONVILLE RD, GRAFTON

OWNERSHIP

Unit #:

Owner 1:	HIDDEN FARM LLC
Owner 2:	C/O TOM GRAPE
Owner 3:	
Street 1:	16 SANDERSON LN
Street 2:	
Twn/City:	WESTON
St/Prov:	MA
Cntry	
Own Occ:	
Postal:	02493
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18.4 ACRES of land mainly classified as RESD 2 with a GARAGE Building built about 1985, having primarily WOOD Exterior and 4496 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
11	0.000	95,200	8,400		103,600
Total Card	0.000	95,200	8,400		103,600
Total Parcel	18.400	335,700	34,500	100,100	470,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 23.04 | /Parcel: 76.11

Legal Description: HOUGHTONVILLE ROAD/HIDDEN ORCHARDS BLDGS; INC 005080

User Acct: 249-079-10442

GIS Ref:

GIS Ref:

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date: 01/27/09

!442!

PREVIOUS ASSESSMENT

Parcel ID 005077

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
09/17/23	12:34:31

LAST REV

Date	Time
06/29/22	12:20:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2020	MEASURED	6	R SILVESTRI
1/27/2009	MEAS+INSPCTD	3	T DEDRICK
9/10/2003	MEAS+INSPCTD	3	T DEDRICK

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		0		SITE ACRE	SITE		0	0.	0.00	RA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 11 RESD 2 | Prime NB Desc RESD AVG | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - AssessPro apro 2024

EXTERIOR INFORMATION

Type:	30 - GARAGE		
Sty Ht:	1 - ONE STY		
(Liv) Units:	1	Total:	2
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	14 - STDG SEAM		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:	1 - DRYWALL	30	%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	7 - UNIT HTRS		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		21.6	%

CALC SUMMARY

Basic $ / SQ:	26.00
Size Adj.:	0.91120994
Const Adj.:	0.96461397
Adj $ / SQ:	22.853
Other Features:	1000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	121479
Depreciation:	26239
Depreciated Total:	95239

COMMENTS

WELL BUILT & MAINTAINED; NO STABLE PARTITIONS; 12 FT AND 8 FT DOORS USED FOR APPLE ORCHARD..

RESIDENTIAL GRID

1st Res Grid	Desc:										# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

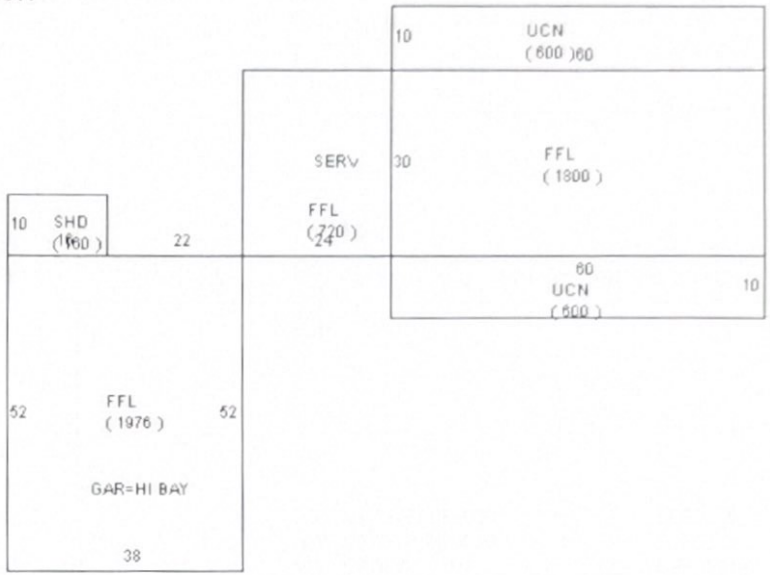
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	22.85
Special Features:	0	Val/Su Net:	16.26
Final Total:	95200	Val/Su SzAd	21.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	4,496	22.170	99,665
UCN	CANOPY OH	1,200	16.020	19,219
SHD	ATT SHED	160	9.970	1,595

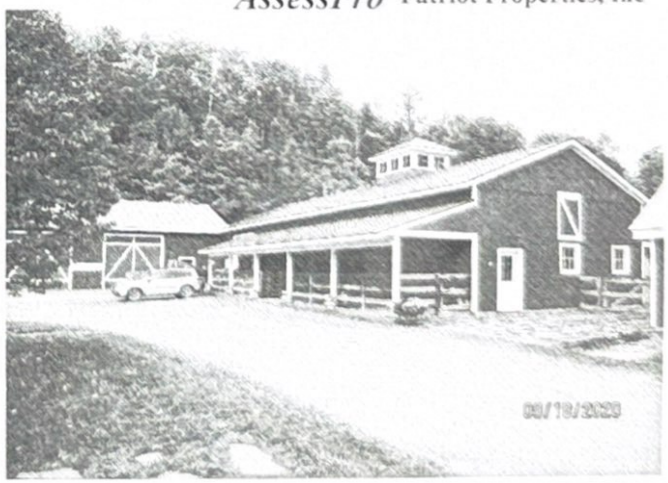
Net Sketched Area:	5,856	Total:	120,479
Size Ad	4496	Gross Area	5856
FinArea	4496		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	SER	15	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005077

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value
09	OHD		M	Y	4 8		C	AV	1985	300.00	T	36	11			6,100			6,100
09	OHD		M	Y	1 12		C	AV	1985	300.00	T	36	11			2,300			2,300

More: N

Total Yard Items: 8,400

Total Special Featues:

Total: 8,400

BLOCK | LOT | MAP | GRAFTON VERMONT

005078 | 1 of 1 | TOTAL ASSESSED: 38,100

MAP SUB | CARD | !446!

2021 Grand List

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		HOUGHTONVILLE RD, GRAFTON

OWNERSHIP

Owner 1:	HIDDEN FARM LLC
Owner 2:	
Owner 3:	
Street 1:	C/O TOM GRAPE
Street 2:	201 JONES ROAD, STE 300 WEST
Twn/City:	WALTHAM
St/Prov: MA	Cntry	Own Occ: NS
Postal: 02451		Type: NON-STA

PREVIOUS OWNER

Owner 1:	POLLIO - JOSEPH JR
Owner 2:	-
Street 1:	POLLIO ASSOCIATES
Twn/City:	KEY BISCAYNE
St/Prov: FL	Cntry
Postal: 33149	

NARRATIVE DESCRIPTION

This Parcel contains 2.3 ACRES of land mainly classified as MISC LND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
31			2.300	38,100	38,100	ON HOUGHTONVILLE ROAD/J STARK LAND
Total Card			2.300	38,100	38,100	
Total Parcel			2.300	38,100	38,100	

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

User Acct: 249-079-10446 | GIS Ref | GIS Ref | Insp Date: 09/10/03

Entered Lot Size | Total Land: 2.3 | Land Unit Type: AC

PREVIOUS ASSESSMENT

Parcel ID: 005078

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	31	1-GL		0	2.3	38,100	38,100	38,100		8/4/2021
2021	31	2-AB		0	2.3	38,100	38,100	38,100		8/4/2021
2021	31	PL		0	2.3	38,100	38,100	38,100	NEMC INFORMAL	5/5/2021
2020	31	AB		0	2.3	71,500	71,500	71,500		6/17/2020
2020	31	GL		0	2.3	71,500	71,500	71,500		7/29/2020
2019	31	AB		0	2.3	71,500	71,500	71,500		5/22/2019
2019	31	GL		0	2.3	71,500	71,500	71,500		7/2/2019
2018	31	GL		0	2.3	71,500	71,500	71,500	ok	7/6/2018

PRINT: Date 10/19/21 | Time 10:16:22

LAST REV: Date 04/19/21 | Time 15:43:06 | apro

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POLLIO,JOSEPH J	48-418	2	10/20/2006	OTHER	110000	Yes	No			2006-45
	34/17		1/1/1900	OTHER	0	No	No			NEMR CONV DATE INVALID

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: T
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year
LandReason:
BldReason:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2003	VACANT LOT	3	T DEDRICK

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
31	MISC LND		1		SITE ACRE	VACANT	0.7	0	50,000.	0.700	RA									35,000						35,000	
31	MISC LND		1		EXCESS SI	SITE		0	2,500.	1.000	RA									2,500						2,500	
31	MISC LND		0.3		ACRES	EXCESS		0	2,500.	0.800	RA			TOPO	-20					600						600	

Total AC/HA: 2.30000 | Total SF/SM: 100188.00 | Parcel LUC: 31 | MISC LND | Prime NB Desc: RESD AVG

Total: 38,100 | Spl Credit | Total: 38,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: Grafton2021GL

apro 2021

State of Vermont

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

WW-2-0546-1

(PIN#NS08-0271)

LAWS/REGULATIONS INVOLVED:
Environmental Protection Rules Chapter 1 and Chapter 21

LANDOWNER(s): Hidden Farm, LLC
Thomas and Anne Grape
c/o Benchmark Assisted Living
ADDRESS: 40 William Street, Suite 350
Wellesley, MA 02481

This project, the proposed renovation of an existing building for use as a single-family residence and an existing barn located on Houghtonville Road / Route 121 in Grafton, 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 plans by Franklin Parent, P.E., titled:
   A. "Cottage & Barn Site Plan" (Sheet C1), dated 05/01/08, revised 06/04/08;
   B. "Detail Plan" (Sheet C2), dated 05/01/08, revised 06/04/08;
   which have been stamped by the Wastewater Management Division. No changes shall be made to the plans without prior written approval from the Wastewater Management Division.

2. This project has been reviewed and is approved for the following uses and maximum design flows. No changes to these uses and design flows are allowed without prior written approval from the Division of Wastewater Management.

use:	flow:
Barn building with one (1) employee	15 gpd
Two (2) bedroom residence with maximum four (4) occupants	280 gpd

3. The wastewater disposal system(s) shall be constructed as shown on the 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.

4. The project is approved for the on-site water supply(s) from drilled or percussion well(s) provided that the well(s) are located as shown on the plans. 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, shall be adhered to.

5. **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, 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 water and wastewater systems 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 water and wastewater systems inspection certification(s) shall be completed and submitted to the Springfield Regional Office, and to the municipality, for filing within 30 days of the final inspection.

6. The corners of the proposed wastewater disposal area and well location shall be accurately flagged with the flagging being maintained until construction is complete. All required isolation distances shall be maintained for these sites.

7. If a wastewater or water system serving a project fails, a revised permit shall be obtained from the Wastewater Management Division prior to installing any replacement wastewater system.

8. 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.

9. This permit affects property referenced in a deed recorded in Book 48 Page(s) 411 of the Grafton, 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 Grafton Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.**

10. **The use of the wastewater disposal system approved in this permit requires that an annual inspection be performed by a Class B or Class 1 Licensed Designer starting when the system is installed. The field inspection shall be done in April or May of each year and a written report shall be submitted to the permittee and the regional office that issued the permit by the following June 15th. The inspection shall consist of a field inspection of the area where the leachfield has been installed. A visual observation of the surface area over the system and the area downslope of the system for a distance of 25' shall be made for any indication of failure. This inspection requirement does not require the installation or observation of groundwater monitors and does not require inspection of other component of the wastewater system such as septic tanks, pump stations or advanced treatment systems. Such inspections may be required if they are part of the approved design, including any operation manuals or written instructions, or if they are required in another permit condition. This condition remains in effect until three inspection cycles have been completed as specified in this condition.**

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

12. 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.

13. Each prospective purchaser of any portion of the approved project shall be shown a copy of the approved plan and the Wastewater System and Potable Water Supply Permit before any written contract of sale is entered into. 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.

14. By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes, regulations, and permit conditions, including performing an inspection of the wastewater disposal and water supply systems serving the project.

LAURA Q. PELOSI, COMMISSIONER
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BY _____ DATE: July 3, 2008
JEFF SVEC, ASSISTANT REGIONAL ENGINEER

cc: Grafton Town Planning & Select Board
Frank Parent, P.E.
Department of Public Safety, Division of Fire Safety

dotloop signature verification: dtlp.us/L3iB-0lMA-DBA8

Vermont Mandatory Flood Disclosure

Date Prepared: 09/22/2026

Seller's Name(s): Thomas Grape, Owner of Hidden Farm, LLC | Hidden Farm, LLC

Property Address: 1245 Houghtonville Road, Grafton, VT 05146
Street | City/Town

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

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

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

https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j81d441cf4f5d4e7ab953595 ; 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: Basement experienced some water during hurricane Irene (?). No lasting damage. Just performed recent mold test which was negative.		
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).

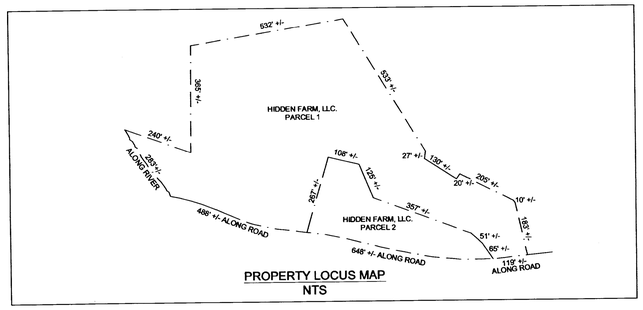
Seller: Thomas Grape dotloop verified 09/22/26 12:48 PM EDT NI5L-68SS-UYNT-0OUZ (Signature) (Date)
Seller: (Signature) (Date)

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

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

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

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



PROPERTY LOCUS MAP
NTS

NORTH

APPROX. LOC PROPERTY LINE

APPROX. LIMITS OF 100 YEAR FLOODPLAIN

PROP. FENCE

SAXTONS RIVER

ROUTE 121

EFFLUENT DISPERSAL AREA - DO NOT DISTURB

MOUND W/WDS

TP 1
TP 2
TP 3
TP 4
TP 5
PT 1
PT 2

STP
ELEV = 940.4'

ROOF OVERHANG

RELOCATED GARAGE

APPROX. LOC. EXIST. WATERLINE TO BE ABANDONED

PROP. SDR 21 PVC FORCE MAIN

PROP. PUMP STATION 1

EXIST. S. TANK SEE NOTE

EXIST. LEACH FIELD

PROP. 4" SDR 35 PVC GRAVITY SEWER

CTR TO MAINTAIN 10' OF SEPARATION BETWEEN WATER AND SEWER LINES

BARN
FF = 941.4

APPROX. LOC EXIST WWDS TO BE ABANDONED

CTR TO CUT AND CAP EXIST. WATERLINE TO BARN

COTTAGE
FF = 941.4'

50' TO WASTEWATER COMPONENTS

PROP. 1" PE

APPROX. LOC EXISTING WATERLINE

EXISTING WELL

200' TO UPGRADIENT WWDS

100' TO DOWNGRADIENT WWDS

CTR TO EXCAVATE SEPTIC TANK AND REPORT SIZE AND CONDITION TO ENGINEER. IF TANK IS AT LEAST 1,000 GALLON AND IN GOOD CONDITION, CTR TO ADD EFFLUENT FILTER TO OUTLET END. IF IN POOR CONDITION, REPLACE WITH NEW 1,000 GALLON PRECAST CONCRETE TANK. SEE DETAIL.

STP
ELEV = 940.4'

GARAGE TO BE REMOVED

APPROX. LOC EXISTING WELL (NOT IN USE)

DRIVE TO BE REMOVED

APPROX. LOC PROPERTY LINE

APPROX. LOC PROPERTY LINE

BASE PLAN AND TOPOGRAPHY FROM A DRAWING BY DIBERNARDO ASSOCIATES, LLC TITLED "ACAD-2743-1 Topo.dwg". AREA AROUND WASTEWATER DISPOSAL FIELD SURVEYED BY EDM; REMAINDER OF SURVEY BY AERIAL PHOTOGRAMMETRY.

LOCATION OF EXISTING WWDS IS APPROXIMATE, AND IS FROM A PLAN BY NOWLAN ENGINEERING TITLED "GRAFTON APPLE COMPANY, SITE PLAN" DATED 07/16/85.

THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR THE USE OF LOCAL, STATE, AND FEDERAL PERMIT PROGRAMS ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SUBSECTION 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Long Trail Engineering, P.C.
P.O. Box 714
East Dorset, VT 05253
(802) 366-1366
www.longtrailengineering.com
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HIDDEN FARM, LLC

HOUGHTONVILLE ROAD (ROUTE 121)
GRAFTON, VT

COTTAGE & BARN SITE PLAN

Wastewater Management Division

THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT

Permit Number: WW-2-0546-1

Dated: 7/3/08

0 1 2 3
INCHES

STATE OF VERMONT
FRANKLIN B. PAGE
NO. 8103
LICENSED PROFESSIONAL ENGINEER

THE CERTIFICATION ON THIS DRAWING ONLY INDICATES THE VT REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR PREPARATION AND IS NOT ISSUED FOR CONSTRUCTION UNLESS NOTED IN THE "ISSUED FOR" BOX BELOW.

REV. NO.	DATE	DESCRIPTION
ONE	06/04/08	REV. TOPO; MOUND, FORCE MAIN LOC.

JOB NO.:	0803
ISSUED FOR:	PERMIT REVIEW
RELEASE DATE:	06/04/08
CREATION DATE:	05/01/08
SCALE:	AS NOTED
DRAWN BY: FBP	REV'D BY: FBP
SHEET NO.:	C1

National Flood Hazard Layer FIRMette

72°37'21"W 43°11'33"N



72°36'43"W 43°11'7"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/22/2026 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Vermont Real Estate Commission
Mandatory Consumer Disclosure

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

RIGHT NOW YOU ARE NOT A CLIENT

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

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

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

You May Become a Client

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

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

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

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

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

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

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

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date