

FORM 911 VERMONT WARRANTY DEED REV. 8/89

TUTBLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT. PUBLISHERS, RUTLAND, VT 05701

Know all Persons by These Presents

That I, Paul A. Mascitti

of Town of East Montpelier in the County of Washington
and State of Vermont Grantor, in the consideration of
One Dollar and Other Good and Valuable Considerations
paid to my full satisfaction by David E. Rogers

of Town of Calais in the County of Washington
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey And Confirm unto the said Grantee
David E. Rogers

and his heirs and assigns forever, a
certain piece of land in Town of East Montpelier in the
County of Washington and State of Vermont, described as
follows, viz:

"Being all and the same lands and premises conveyed to Paul A. Mascitti by
Warranty Deed of Louise M. Mascitti, dated August 1, 1985, and recorded in Book
35, Pages 112-113 of the East Montpelier Land Records. Said lands and premises
are more particularly described as follows:
Being all and the same lands and premises conveyed to Louise M. Mascitti by
Quit-Claim Deed of Paul A. Mascitti and Louise M. Mascitti dated December 18,
1984, and recorded in Book 32, Pages 484-485 of the East Montpelier Land Records.
Being all and the same lands and premises conveyed to Paul A. Mascitti and
Louise M. Mascitti by Warranty Deed of William Millard, Sr. and Alice Millard,
dated June 1, 1978, and recorded in Book 29 at Page 104 of the Land Records of
the Town of East Montpelier.
Reference may be had to the above-mentioned deeds and their records and to all
other deeds and records in the chain of title for a more complete and particular
description of the land premises herein conveyed.
This conveyance is made subject to and with the benefit of any utility ease-
ments, spring rights, easements for ingress and egress, and rights incident to
each of the same as may appear more particularly of record, provided that this
paragraph shall not reinstate any such encumbrance previously extinguished by the
Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont
Statutes Annotated."

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee David E. Rogers and his

And I the said Grantor Paul A. Mascitti heirs and assigns, to their own use and behoof forever;

executors and administrators, do covenant with the said Grantee for myself and my heirs, David E. Rogers and his

heirs and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that 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 9th day of February A.D. 1993

In Presence of Paul A. Mascitti L.S. [Signature] L.S. [Signature] L.S. [Signature] L.S. [Signature]

State Of Vermont ss. At Northfield this County WASHINGTON Paul A. Mascitti 9th day of February A.D. 1993

personally appeared, and he sealed and subscribed, to be his acknowledged this instrument, by free act and deed. Before me [Signature] (Title)

Vermont Property Transfer Tax 37 V.S.A. Chap. 231 ACKNOWLEDGEMENT Return Rec'd - Tax Paid Board of Health Cert Rec'd. V. Land Use & Development Plans Act Cert Rec'd. F.S. No. 78(4-92) S. [Signature] Date 16 Feb 93

East Montpelier Town Clerk's Office 16 February A.D. 1993 at 9:05 o'clock A.M. Received for record a deed of which the foregoing is a true copy. Attest: [Signature] Town Clerk



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 1657 VT-214, East Montpelier, VT

Seller's Disclosure (initial applicable sections)

- 1. Presence of lead-based paint and/or lead based paint hazards:
 - a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- 2. Records and reports available to the Seller:
 - a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
 - b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

- 3. Purchaser has received copies of all information listed above.
- 4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home*.

Seller's Initials

<i>WR-</i>			
09/06/24			

Buyer's Initials

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Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)



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

Certification of Accuracy

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

Seller: *Wendy Rivera - Executor* dotloop verified
09/06/24 10:05 PM
EDT
ALGN-SFFE-CIBL-60FB

(Signature) Date

Purchaser: _____

(Signature) Date

Seller: _____

(Signature) Date

Purchaser: _____

(Signature) Date

Seller: _____

(Signature) Date

Purchaser: _____

(Signature) Date

Seller: _____

(Signature) Date

Purchaser: _____

(Signature) Date



Vermont Mandatory Flood Disclosure



Date Prepared: 09/12/2024

Seller's Name(s): Estate of David Rogers Wendy Rivera - Executor

Property Address: 1657 VT-214 East Montpelier, VT
Street City/Town

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

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

FEMA flood map number 50023C0287E Map effective Date 03/19/2013

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

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

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

Seller: Wendy Rivera - Executor dotloop verified 09/06/24 10:05 PM EDT W02FJMZYJ4I2-WQFI
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Curtis Trousdale

From: Kingsbury Companies LLC <alerts@service-notices.com>
Sent: Thursday, December 19, 2024 2:48 PM
To: Curtis Trousdale
Subject: Your Receipt from Kingsbury Companies LLC



Here is your Receipt for our services. Thanks for trusting us with your business.

Invoice Number	53662
Bill To	Wendy Rivera David Elliot Rogers Estate 1657 VT-214 North East Montpelier, VT 05667
Property	Wendy Rivera 1657 VT-214 North East Montpelier, VT 05667
Date of Service	December 3, 2024
Technician	Bill
Gallons Pumped	1,000
Date of Payment	December 19, 2024
Method of Payment	Online Card

SERVICE PERFORMED

Septic Pump 1000 Gal or Less	1	@ 400	\$400.00
Total			\$400.00
Less Amount Paid			-\$400.00

BALANCE DUE



\$0.00

PAYMENT DUE DATE

December 3, 2024

Technician Notes

Concrete tank appears to be in good condition, Sludge 4" Cake 6",
System appears to be functioning as designed at this time.

Kingsbury Companies LLC

www.kingsburyco.com

58 Center Rd, Middlesex, Vermont 05602, US

[802-496-2205](tel:802-496-2205)

[Unsubscribe](#)



Laboratory Report

Curtis Trousdale
 149 Knight Lane
 Williston, VT 05495
 100725

PROJECT: 1657 VT-214
 WORK ORDER: **2502-03709**
 DATE RECEIVED: February 06, 2025
 DATE REPORTED: February 07, 2025
 SAMPLER: Curtis **VTP**

- 001 Site: Kitchen Date Sampled: 2/6/25 Time: 11:30

Property Address (911): 1657 VT-214 E. Montpelier VT

Parameter	Result	Units	Method	Analysis Date/Time	Lab/Tech	Qualifiers
Total Coliform	< 1.0	MPN/100mL	SM 9223B (-16)	2/6/25 16:29	W EPB	
E. coli	< 1.0	MPN/100mL	SM 9223B (-16)	2/6/25 16:29	W EPB	

Endyne's interpretation of the Federal SDWA considers this water bacteriologically **Acceptable** for consumption.

EPA Coliform Acceptance Criteria MCL

Total Coliform < 1.0 MPN/100ml or Absent
 e. coli < 1.0 MPN/100ml or Absent

The column heading "Lab" denotes the laboratory facility where the testing was performed. "W" designates the Williston, VT lab under NELAC certification ELAP 11263; and ISO/IEC:2017 accredited "R" designates the Lebanon, NH facility under certification NH 2037. This analysis meets NELAC requirements except as noted. Test results are representative of the samples as they were received at the laboratory.

Reviewed by:

Harry B. Locker, Ph.D.
 Laboratory Director

www.endynelabs.com



ELAP 11263

160 James Brown Dr., Williston, VT 05495
 Ph 802-879-4333 Fax 802-879-7103



NH 2037

56 Etna Road, Lebanon, NH 03766
 Ph 603-678-4891 Fax 603-678-4893