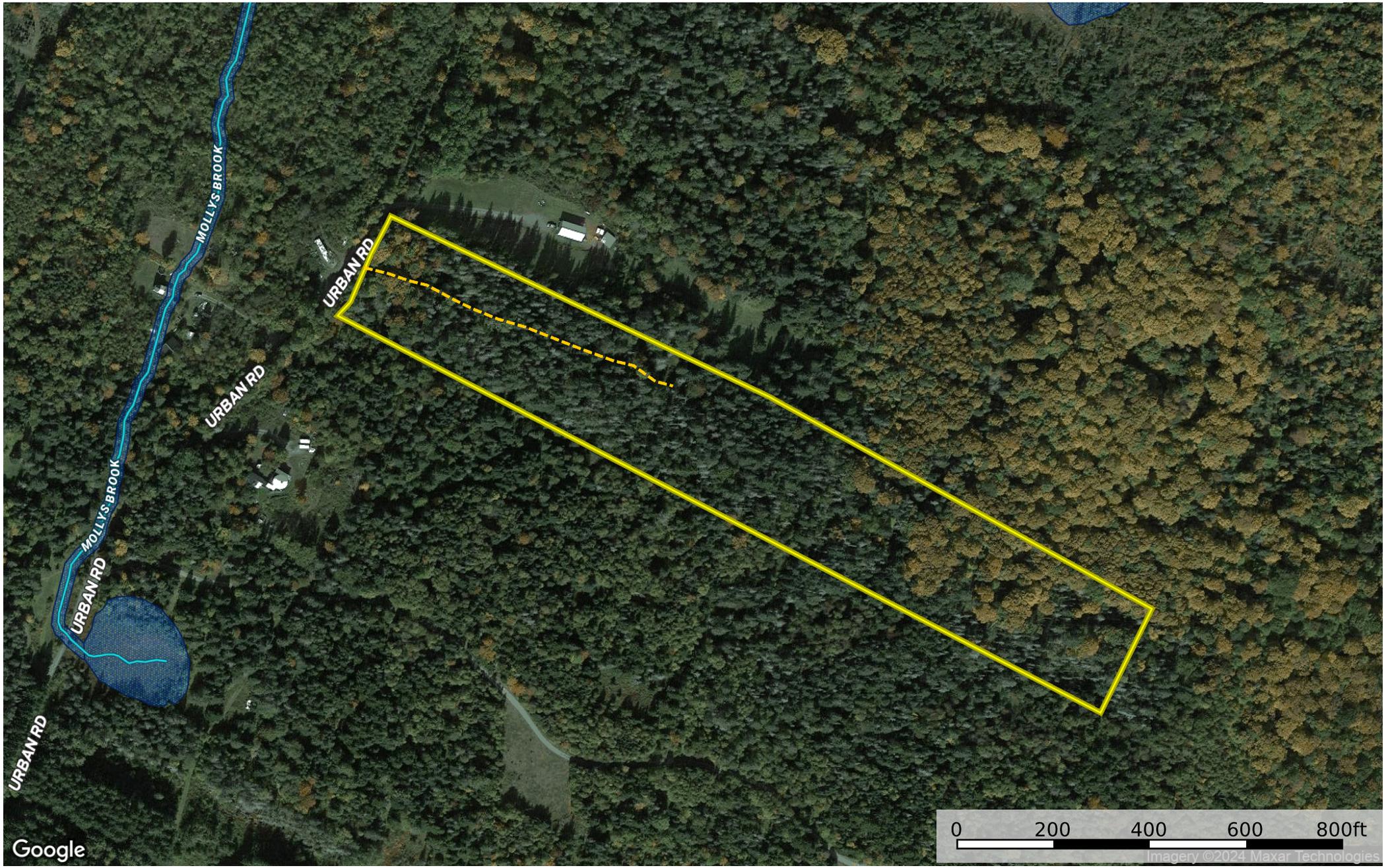


Cabot - 10.2+/- Acres - Urban Farm Way

Washington County, Vermont, 10.2 AC +/-

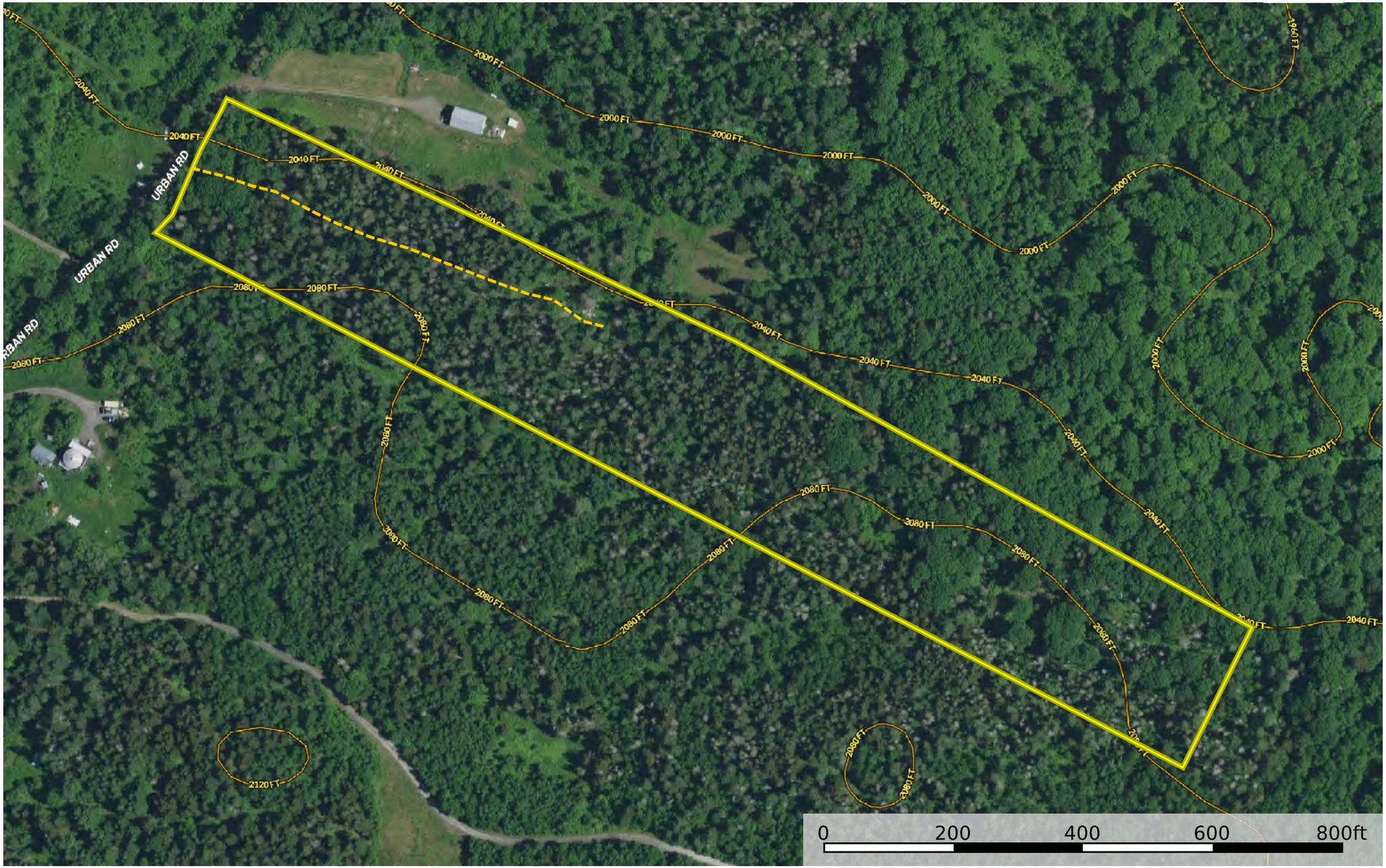


- Trail
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Cabot - 10.2+/- Acres - Urban Farm Way

Washington County, Vermont, 10.2 AC +/-



- Trail
- Property Boundary
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- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

F
G
H
I

03-042.000,a
WILLIAMS ROB

03-043.000
ARNOLD CHARL

03-044.000
WINSLOW LAWR

03-045.000
SACHS ERNEST

04-058.000,a
LOCKLE JOHN

04-058.000,b
LOCKLE JOHN

000

A

04-057.000,b
SOUZA REVOCAT

02-020.000,f
LEINOFF ANDR

02-020.000,g

02-020.000,d
LEINOFF ANDR

02-020.000
LEINOFF ANDR

04-066.000,b
THOMPSON JOS

04-066.000,a

04-068.000
TREMBLAY JOS

04-067.000
ROGERS DAVID

04-065.000
DONATO JAMES

04-069.000
MCKINNEY WAR

04-063.000,b

04-063.000,a
ATKINS FRANC

12-039.000
LEMEUX MCH

12-033.000
OLEEN FREDER

04-061.000
ATKINS MICHA

Urban Rd (LT)

Urban Rd (LT)

Urban Rd (LT)

Rd (Pvt)

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QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Martin Rivera and Wendy Rivera**, a married couple, of Woodlawn, in the State of Virginia, Grantors, in consideration of Ten Dollars and other good and valuable consideration, paid to our full satisfaction by our son, **Joseph Rivera**, of Virginia Beach, in the State of Virginia; Grantee, have remised, released and forever quitclaimed unto the said Joseph Rivera, all right and title which we or our heirs have in and to a certain piece of land in Cabot, in the County of Washington, and State of Vermont, described as follows, viz:

All and the same land and premise conveyed to Martin Rivera, Joseph Rivera, and Wendy Rivera by Tax Collector's Deed of Susan Carpenter, Collector of Taxes for the Town of Cabot, Vermont, dated June 30, 2024, and recorded August 5, 2024, in Book 94, Page 541 of the Cabot Land Records, and described therein as follows:

Being a parcel of land consisting of 10.20 acres, together with a mobile home located thereon at Urban Farm Way in Cabot, Vermont, being all and the same land and premises conveyed to John M. Rogers, Jr., David E. Rogers, Beatrice E. Abbott and Elizabeth M. Morse by Decree of Distribution in the Estate of Dorothy I. Rogers dated March 13, 1996 and recorded in Book 50 at Page 72 of the Cabot land records. Elizabeth M. Morse conveyed her 1/4th interest to David E. Rogers by quitclaim deed dated May 8, 1996 and recorded in Book 50 at Page 74 of the Cabot land records. The interest of Beatrice Eva Abbott was decreed to Robert C. Dupaw by Decree of Distribution dated June 12, 2013 and recorded in Book 79 at Page 384 of the Cabot land records.

Reference is hereby made to the above-described deeds and the records thereof, and to all prior deeds and their records, for a more particular description of the land and premises hereby conveyed.

Town of Cabot Parcel ID No. 04-067.00, SPAN 117-036-10675.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Joseph Rivera, and his heirs and assigns forever.

AND FURTHERMORE, we, the said Martin Rivera and Wendy Rivera, do for ourselves and our heirs, executors and administrators, covenant with the said Joseph Rivera, and his heirs and assigns, that from and after the signing of these presents, we will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, we hereunto set our hands this 14 day of August, 2024.



Martin Rivera

Wendy Rivera
Wendy Rivera

COMMONWEALTH OF VIRGINIA
COUNTY OF Virginia^{DD} Carroll, ss.

At Millsville [city/town] this 14th day of August, 2024, Martin Rivera and Wendy Rivera personally appeared, and they acknowledged this instrument, by them subscribed, to be their free act and deed,

[seal]



before me Denise J. Dixon
Notary Public.
Print Name: Denise J. Dixon
My commission expires: April 30, 2025

CABOT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/RECHARGE
THIS 05 DAY OF August A.D. 2024
AT 9 O'CLOCK AM
RECEIVED FOR RECORD/RECHARGE 94 541-542
ATTEST Shirley Ducharme Cabot Clerk

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Susan Carpenter**, of Cabot, in the County of Washington and State of Vermont, Collector of Taxes of and for the Town of Cabot, in said county, by virtue of the laws of this state, for and in consideration of the outstanding taxes and interest, have given, granted and sold and by these presents do freely give, grant, sell, convey and confirm unto **Martin Rivera, Joseph Rivera and Wendy Rivera**, as joint tenants with full rights of survivorship, of Woodlawn in the County of Carroll and Commonwealth of Virginia, their heirs, successors and assigns forever, the following described piece or parcel of land lying and being situated in the Town of Cabot, in the County of Washington and State of Vermont, and more particularly described as follows:

Being a parcel of land consisting of 10.20 acres, together with a mobile home located thereon at Urban Farm Way in Cabot, Vermont, being all and the same land and premises conveyed to John M. Rogers, Jr., David E. Rogers, Beatrice E. Abbott and Elizabeth M. Morse by Decree of Distribution in the Estate of Dorothy I. Rogers dated March 13, 1996 and recorded in Book 50 at Page 72 of the Cabot land records. Elizabeth M. Morse conveyed her 1/4th interest to David E. Rogers by quitclaim deed dated May 8, 1996 and recorded in Book 50 at Page 74 of the Cabot land records. The interest of Beatrice Eva Abbott was decreed to Robert C. Dupaw by Decree of Distribution dated June 12, 2013 and recorded in Book 79 at Page 384 of the Cabot land records.

Reference is hereby made to the above-described deeds and the records thereof, and to all prior deeds and their records, for a more particular description of the land and premises hereby conveyed.

The said **Martin Rivera, Joseph Rivera and Wendy Rivera**, they being the highest bidder, for said land and premises, or any part thereof, at a public venue, legally notified and holden at the Municipal Building, a public place of said Town of Cabot on the 8th day of June, 2023 at 10:00 o'clock in the forenoon, for the sale of lands in said Town of Cabot belonging to David E. Rogers, John Rogers, Jr., and Robert C. Dupaw due the Town of Cabot thereon, for the years 2019, 2020, 2021, and 2022 assessed upon the Grand List of the said Town of Cabot.

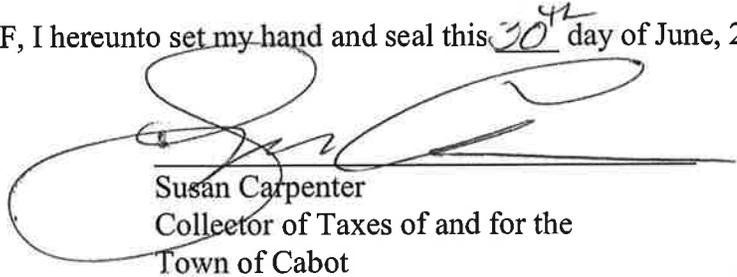
TO HAVE AND TO HOLD all my right, title and interest and all the right, title and interest of said delinquent taxpayer, David E. Rogers, John Rogers, Jr., and Robert C. Dupaw, in said land and premises, with appurtenances thereof unto the said **Martin Rivera, Joseph Rivera and Wendy Rivera**, their successors and assigns, to her own use and behoof forever.

AND FURTHERMORE, I, the said Susan Carpenter, Collector of Taxes as aforesaid, in my capacity as such Collector of Taxes do covenant and agree to and with the said Town of Cabot, its successors and assigns, that from and after the ensembling of these presents, I, the said Susan Carpenter, Collector of Taxes aforesaid, will have and claim no right in or to said land

and premises so sold, granted and conveyed as aforesaid, to the said **Martin Rivera, Joseph Rivera and Wendy Rivera**.

And I, the said Susan Carpenter, Collector of Taxes as aforesaid, do covenant and warrant that I am duly empowered to execute this deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of June, 2024.


Susan Carpenter
Collector of Taxes of and for the
Town of Cabot

STATE OF VERMONT
WASHINGTON COUNTY, ss.

At Cabot in said County and State Susan Carpenter, Collector of Taxes of and for the Town of Cabot, appeared this 30th day of June, 2024 and acknowledged that her execution of the foregoing Tax Collector's Deed was her free act and deed, and the free act and deed of the Town of Cabot,



Before me, Betty Ritter
Notary Public
Printed name: Betty Ritter
Credentials: 157-009138
My commission expires 1-31-2025

Betty Ritter
Town Clerk
Amy Monahan
Treasurer

TOWN OF CABOT
PO Box 36
Cabot, Vermont 05647

Office (802) 563-2279
Fax (802) 563-2423

August 6, 2024

Chris Pelkey, Esq.
172 N Main Street, Suite 301
Barre, VT 05641

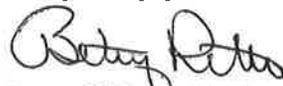
RE: Tax Collector's Deed to Martin, Joseph and Wendy Riveria

Dear Attorney Pelkey:

Please find enclosed the Tax Collector's Deed as recorded in Book 94, Page 541-542.
Wendy Riveria asked that I send this deed to you as you are handling a deed to Joseph Riveria.

If you have any questions, do not hesitate to give us a call.

Very truly yours,



Betty Ritter, Clerk
Town of Cabot



TOWN HWY. No.	LENGTH IN MILES CLASS 3	CLASS 4
6	3.34	
7	1.40	
8	0.26	
10	0.19	
11	0.07	
12		(0.28)
14		(1.05)
16	1.00	
17	0.35	
18	0.63	
19	0.80	
20	1.60	
21	1.92	
22	0.20	
23	0.85	
24	0.55	(0.47)
25	0.13	
27	0.79	
28	1.55	
29	0.60	
30	0.08	
31	0.13	
32	1.22	
33	0.08	(1.45)
34		(0.10)
35	2.10	
36	0.50	
37	0.37	
38	0.38	
39	1.20	
40	0.08	(0.12)
41	1.00	(0.60)
43	1.08	(0.83)
45	0.43	(1.27)
46		(0.60)
47	0.08	
48	0.10	
49	0.95	(0.20)
50	0.67	
51	2.58	
52	0.08	
53	0.41	
56	1.73	
58	0.32	
59	5.05	
61	1.50	
62	0.90	
63	0.14	
64	0.08	
65	1.35	
66		(0.19)
67	0.06	(0.26)
68		(0.26)
TOTAL	40.88	7.42

MILEAGE SUMMARY

CLASS 2		
TH-1	6.810	
TH-2	3.850	
TH-3	2.900	
TH-4	3.470	
TOTAL CLASS 2	17.030	
CLASS 3		
TOTAL CLASS 3	40.88	
TOTAL TOWN	57.910	
STATE HIGHWAY		
VT-232	0.358	
TOTAL STATE HIGHWAY	0.358	
US HIGHWAY		
US-2	6.198	
TOTAL US HIGHWAY	6.198	
TOTAL STATE	6.556	
TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2023:	64.466	

(Excludes Class 4 and Legal Trail Mileage)

LEGAL TRAIL LENGTH IN MILES

LEGAL TRAIL No.	LENGTH IN MILES
1	(0.16)
2	(1.80)
3	(0.47)
4	(0.70)
5	(0.50)
6	(0.92)
7	(0.08)
TOTAL	4.63

- HIGHWAYS**
- INTERSTATE
 - U.S. ROUTE
 - STATE ROUTE
 - CLASS 1
 - CLASS 2
 - CLASS 3
 - CLASS 4
 - LEGAL TRAIL
 - PARK AND RIDE
- INTERSTATE OR DIVIDED HIGHWAY
 --- STATE - HARD SURFACE OR PAVED
 --- TOWN - HARD SURFACE OR PAVED
 --- GRAVEL
 --- SOIL OR GRADED AND DRAINED EARTH
 --- UNIMPROVED OR PRIMITIVE
 --- IMPASSABLE OR UNTRAVELED
 --- LEGAL TRAIL
 --- DISCONTINUED
 --- HIGHWAY CLASS CHANGE
 --- RAILROAD
 --- INACTIVE RAILROAD
 --- PUBLIC LAND - NATIONAL FOREST
 --- PUBLIC LAND - STATE/MUNICIPAL
 --- NATIONAL FOREST ROAD
 --- USGH UNITED STATES GOV. HWY.

- POLITICAL SUBDIVISIONS**
- STATE BOUNDARY
 - COUNTY BOUNDARY
 - TOWN BOUNDARY
 - VILLAGE BOUNDARY
 - URBAN COMPACT BOUNDARY
 - WATER BODY
 - STREAM OR BROOK
- BRIDGE OR CULVERT**
- BRIDGE OR CULVERT > 20'
 - BRIDGE OR CULVERT 6' - 20'
 - BIKE PATH STRUCTURE
 - VT CULVERTS BRIDGE
 - VT CULVERTS CULVERT > 6'
- B34 / C34** STATE BRIDGE OR CULVERT IDENTIFIER
B34 / C34 TOWN BRIDGE OR CULVERT IDENTIFIER

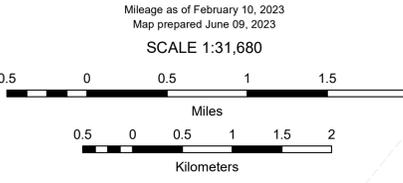
- FEDERAL CLASSIFICATION IDENTIFIER**
- MA MINOR ARTERIAL
 - MJC MAJOR COLLECTOR
 - MNC MINOR COLLECTOR
 - PA PRINCIPAL ARTERIAL

Vermont State Plane Coordinate System
 North American Datum of 1983
 SPCS_Zone_Identifier: 4400
 Geodetic Reference System 80
 4,000-meter grid, Easting - Northing

DISCLAIMER:
 The untraveled highways (laid-out town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has record; others may exist.

Highway and bridge data by the Agency of Transportation.
 Town short structures drawn from the VTCULVERTS (formerly VOBCIT) online database. All other data from the Vermont Open Geodata Portal. Only named streams shown.

VERMONT
GENERAL HIGHWAY MAP
Town of Cabot
 WASHINGTON COUNTY
 Transportation District #6
 Prepared by the
 Vermont Agency of Transportation
 Division of Policy, Planning and Intermodal Development
 in cooperation with
 U.S. Department of Transportation
 Federal Highway Administration





Vermont Mandatory Flood Disclosure



Date Prepared: 08/20/24

Seller's Name(s): Joseph Rivera

Property Address: 10.2 acres off Urban Farm Way, Cabot 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 _____ Map effective Date _____

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3a	If yes, please describe: Recent rains caused damage to Urban Farm Way. This has been repaired but access to the property will need a culvert and driveway.		
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: Joseph Rivera dotloop verified 08/29/24 6:09 AM AKDT H4A9-8QUU-UMZM-WTXB (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)