



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



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

Stream

- Stream
- Intermittent Stream

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

- Town Boundary



1: 6,839

August 12, 2025



NOTES

Map created using ANR's Natural Resources Atlas

347.0 0 174.00 347.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 570 Ft. 1cm = 68 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Warranty Deed

Know all Persons by These Presents That we,

Terrence L. Ferson and Patricia A. Ferson

of the Town of Brandon, in the County of Rutland and State of Vermont, Grantors, in the consideration of -----ONE DOLLAR AND OTHER VALUABLE CONSIDERATION----- paid to our full satisfaction by

Double U Investments, LLC

an Ohio Limited Liability Company with a place of business in North Benton, in the County of Portage and State of Ohio, Grantee, by these presents, do freely **Give, Grant, Sell, Convey and Confirm** unto the said Grantee

Double U Investments, LLC

and its successors and assigns forever, a certain piece of land in the Town of Leicester, in the County of Addison and State of Vermont, therein more particularly described as follows, viz:

Being the lands and premises conveyed to Terrence L. Ferson and Patricia A. Ferson, husband and wife, by Warranty Deed of Terrence L. Ferson, Sally Forbes Bell and Sue A. Pratt dated May 22, 2000, recorded in Book 52 at Page 409-410 of the Town of Leicester Land Records and described therein as follows:

See Schedule A attached hereto.

Reference may be had to the following:

1. Boundary Line Agreement between Frances S. Monroe and Terrence L. Ferson and Patricia A. Ferson dated July 22, 2006 and recorded in Book 62 at Pages 428-430 of the Town of Leicester Land Records
2. Quit Claim Deed from Michael Rakowitz to Terrence L. Ferson and Patricia A. Ferson dated March 16, 2020 and recorded in Book 84 at Pages 38-40 of the Town of Leicester Land Records.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

Double U Investments, LLC

its successors and assigns, to its own use and behoof forever; and we the said Grantors

Terrence L. Ferson and Patricia A. Ferson

For ourselves and our heirs, executors and administrators, do covenant with the said Grantee

Double U Investments, LLC

its successors and assigns, that until the ensealing of these presents we are the sole owners 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, we 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 6th day of January, 2023.

Terrence L. Ferson L.S.
Terrence L. Ferson

Patricia A. Ferson L.S.
Patricia A. Ferson

State of Vermont,
Rutland County, SS.

At Killington, Vermont this 6th day of January, 2023

Terrence L. Ferson and Patricia A. Ferson

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

William J. Bloomer
Notary Public

William J. Bloomer, Esq.
Notary Public State of Vermont
Commission #: 0009046
Commission Expires: 1/31/2023

SCHEDULE A

Being the wood lot decreed to Terrence L. Ferson, Sally Forbes Bell and Sue Ferson Trudo (now Sue Pratt) in a Decree of Final Distribution in the Estate of Ruth Helen Ferson dated January 31, 1996 and recorded in Book 46 at Pages 432-435 of the Town of Leicester Land Records. The premises are more particularly described as a parcel reserved in a warranty deed from Reginald B. Ferson and Ruth H. Ferson, husband and wife, to Albert Boisvenue and Verna Boisvenue, husband and wife, dated April 8, 1958 and recorded in Book 27 at Page 535 of the Town of Leicester Land Records; and more particularly described as follows:

Being a portion of the lands conveyed to Reginald B. Ferson and Ruth H. Ferson by Warranty Deed of Frank H. Seymour dated September 24, 1951 and recorded September 29, 1951 in the Town of Leicester Land Records; and a portion of the lands conveyed to Reginald B. Ferson and Ruth H. Ferson by Warranty Deed of Frank H. Seymour dated March 11, 1948 and recorded March 22, 1948 in the Town of Leicester Land Records.

Subject to easements and rights of way of record.



Vermont Mandatory Flood Disclosure



Date Prepared: 09/02/2025

Seller's Name(s): Double U Investments, LLC - Kursten Bruderly

Property Address: 55+/- Acres off Ferson Road, Leicester, VT 05733

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>.

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: No digital data available. The property does contain significant wetlands		
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: Kursten Bruderly dotloop verified 08/06/25 11:27 AM EDT 8R8W-BM02-RYR6-ZEYP
(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)