

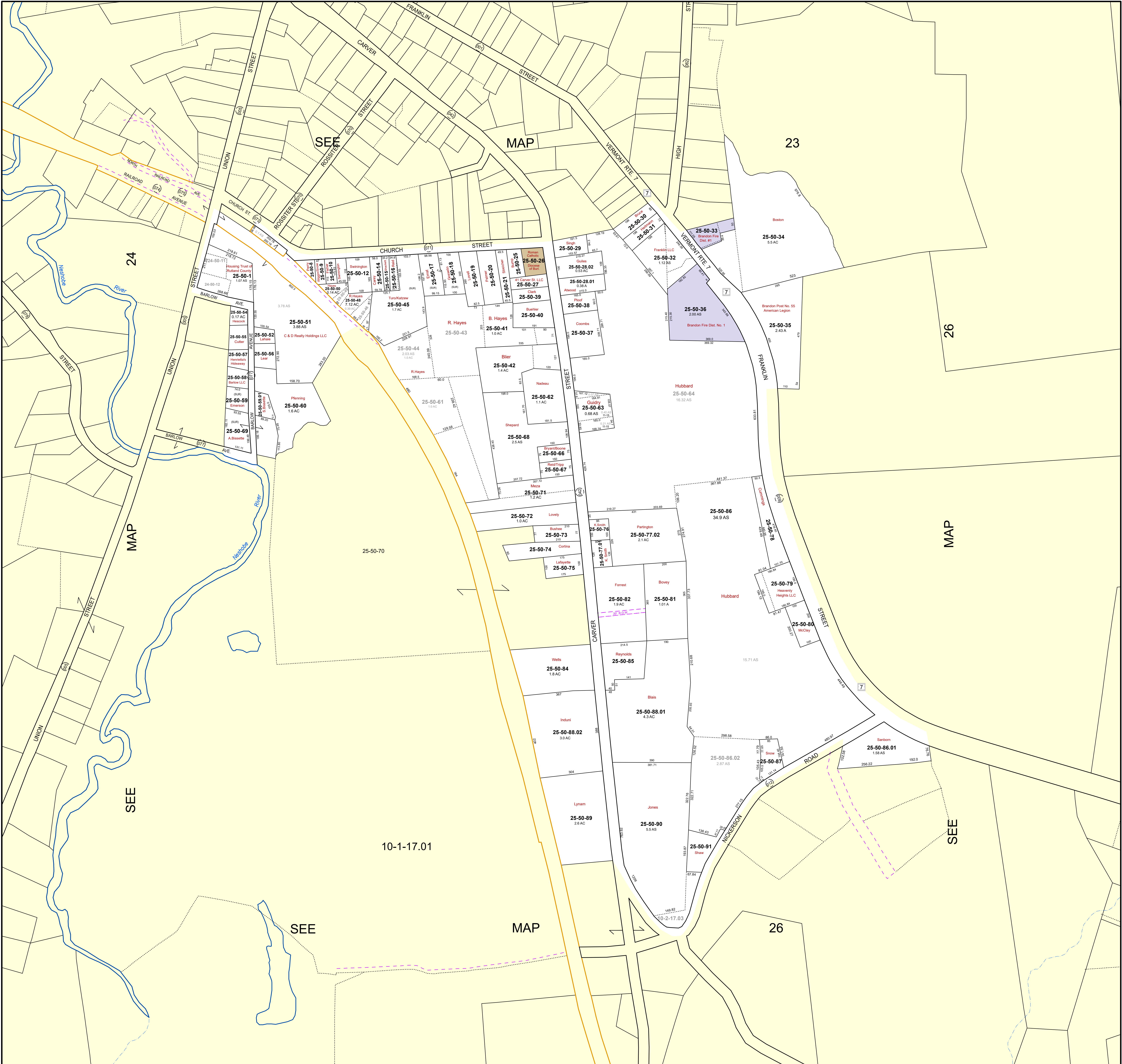
Brandon 34+/- Acres - 21 Nickerson Road  
Vermont, AC +/-



- Trail
- Town Sewer Line
- Town Water Line
- Property Boundary
- 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.





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE VERMONT STATE PLANE COORDINATE SYSTEM, NAD 83.

REVISED & REPRINTED BY

**CAI Technologies**  
Precision Mapping, Geospatial Solutions

11 PLEASANT STREET, LITTLETON, NH 03561  
800.322.4540 • WWW.CAI-TECH.COM

Parcel Number	6-1-32
Deed Acres	100 A
Computed Acres	100.5 AC
Surveyed Acres	100.25 AS
Scaled Dimensions	500(s)

Vermont Route	7
Town Rd Number	15
Deed/Survey Dim.	450.15
Subdivision Lot No.	Lot 23

LEGEND

Match Line  
 Property Line  
 Deed Line  
 Railroad Endry  
 Town Line

River as a Property Line  
 River thru Parcel  
 Private R.O.W.

Town of Brandon  
 Current Use  
 State of VT  
 Religious Exempt

FEET  
150 0 150 300 450  
METERS  
30 15 0 30 60 90

REVISED TO: APRIL 1, 2024

PROPERTY MAPS

BRANDON

VERMONT

INDEX DIAGRAM

GN

MAP NO.

25



vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
Return Received (including certificates and, if  
required Act. 250 Disclosure Statement)  
Return No. 2019-007  
Signed Gardner B. Stone Clerk  
Date April 30 2018

TOWN OF BRANDON, VT  
Received for record April 30 2018  
at 10:45 A M and recorded in  
Brandon Land Records, Book 239 Page 17-18  
Attest: Quinn McFert Town Clerk AST

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that **GARDNER B. STONE** of Addison, Vermont, Grantor, in the consideration of ONE AND MORE DOLLARS paid to Grantor's full satisfaction by **DARCY STONE HUBBARD**, of Cornwall, Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **DARCY STONE HUBBARD**, and her heirs and assigns forever, a certain piece of land in Brandon, in the County of Rutland and State of Vermont, described as follows, viz:

Being all and the same lands and premises described in the following instruments:

1. Richard Baker to Gardner B. Stone pursuant to a Confirmation Order dated August 26, 2016, and recorded in the Brandon Land Records in Book 232 at Page 491. Said parcel is identified as 21 Nickerson Road, Brandon, Vermont.
2. Richard Baker to Gardner B. Stone pursuant to a Confirmation Order dated August 26, 2016, and recorded in the Brandon Land Records in Book 232 at Page 491. Said parcel is identified as 52 Carver Street, Brandon, Vermont

Subject to any outstanding mortgage deeds, easements, residential covenants and encumbrances of record as of the date hereof, provided, however, that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. §601 et. seq., are not hereby revived.

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

This deed is given pursuant to the powers retained by the herein Grantor in the Warranty Deed from Gardner B. Stone to Darcy A. Stone dated June 6, 2017, and recorded in the Brandon Land Records in Book 235 at Page 536.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **DARCY STONE HUBBARD**, and her heirs and assigns, to their own use and behoof forever;

And, the said Grantor, **GARDNER B. STONE** for himself and his heirs and assigns, does covenant with the said Grantee, **DARCY STONE HUBBARD**, her heirs and assigns, that until the ensealing of these presents, Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as above stated.

Langrock  
Sperry  
& Wool, LLP

And the said Grantor, hereby engages to WARRANT AND DEFEND the same  
against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 27 day of April, 2018.

  
GARDNER B. STONE

STATE OF VERMONT  
ADDISON COUNTY, SS

At Middlebury this 27<sup>th</sup> day of April A.D. 2018, personally appeared  
**GARDNER B. STONE** and he acknowledged this instrument, by him subscribed, to be  
his free act and deed.

Before me Margaret Mitchell  
Notary Public  
Commission Expires: 2/10/2019

720116.1

Langrock  
Sperry  
& Wool, LLP



## Vermont Mandatory Flood Disclosure



Date Prepared: 06/10/2025

Seller's Name(s): Darcy S. Hubbard

Property Address: 21 Nicherson Road, Brandon, 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:		
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: Darcy S. Hubbard dotloop verified 06/10/25 2:13 PM EDT QPWA-N7QL-RUPD-OOCQ  
(Signature) (Date)

Seller:   
(Signature) (Date)

Seller:   
(Signature) (Date)

Seller:   
(Signature) (Date)

*Purchaser acknowledges receipt of this Disclosure*

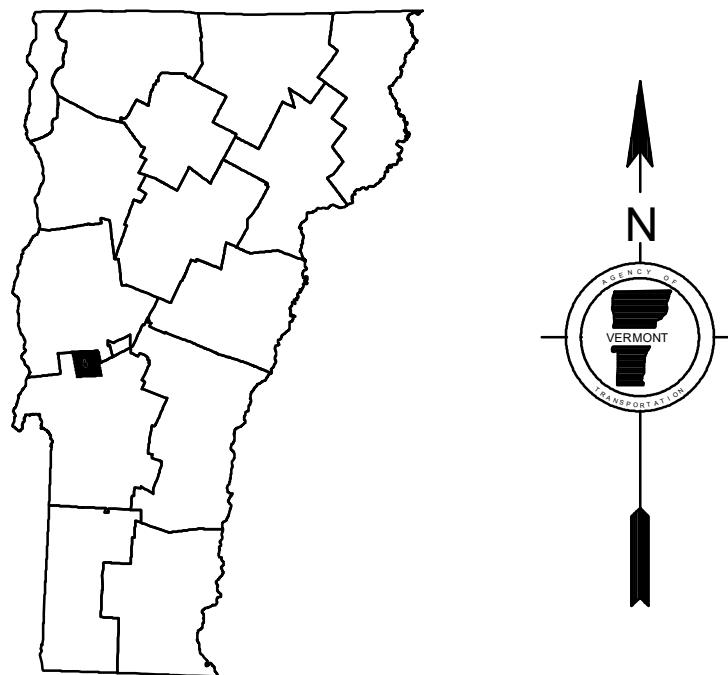
Purchaser:   
(Signature) (Date)

Purchaser:   
(Signature) (Date)

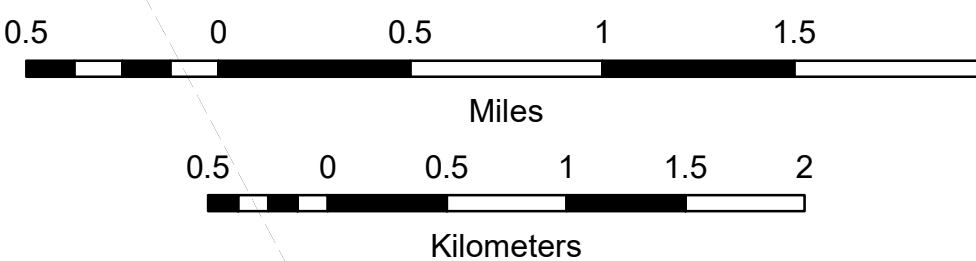
Purchaser:   
(Signature) (Date)

Purchaser:   
(Signature) (Date)

**TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2022: 71.142**  
(Excludes Class 4 and Legal Trail Mileage)



Mileage as of February 10, 2022  
Map prepared June 15, 2022  
SCALE 1:31,680



- DISCLAIMER:**  
The untraveled highways (laid-out town highways), discontinued highways, and legal trails hereon 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 VOBICIT) online database. All other data from the  
Vermont Open Geodata Portal. Only named streams shown.

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