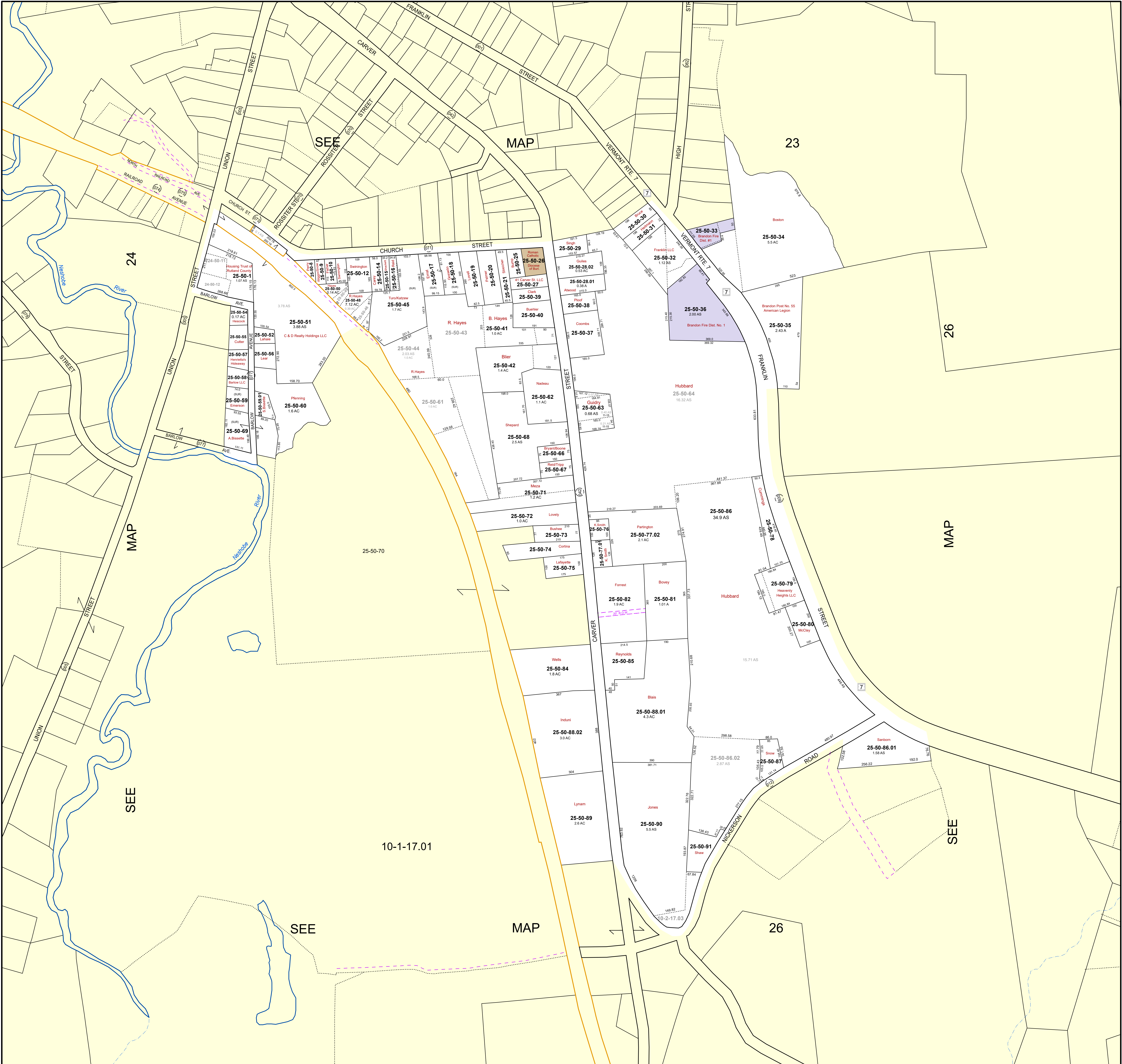


Brandon 34+/- Acres - 21 Nickerson Road
Vermont, AC +/-



- 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

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 1st
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.

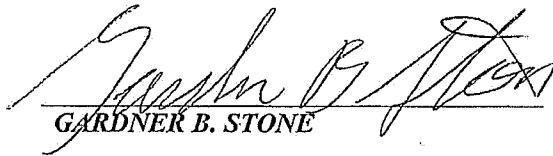
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **DARCY STONE HUBBARD**, and her heirs and assigns, to their own use and behoof forever;

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 27th 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: 07/09/2026

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 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/portal/search?AddressQuery=21%20Nicherson%20Road%2C%20Brandon%2C%20VT%2005733> ; 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:		
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: Darcy S. Hubbard dotloop verified 07/10/26 8:29 AM EDT 7CDY-27R0-0DBL-VBFU Seller: _____

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

Seller: _____ Seller: _____

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

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

Buyer: _____ Buyer: _____

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



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 risk 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.

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).

DSH 07/10/26 8:29 AM EDT dotloop verified	

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 pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

DSH 07/10/26 8:29 AM EDT dotloop verified	

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (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

DSH 07/10/26 8:29 AM EDT dotloop verified			
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Purchaser's Initials

--	--	--	--

5. 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.

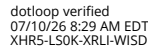
***Agent's Acknowledgment
(initial)***



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:  
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
(Signature) Date

Purchaser: 
(Signature) Date

