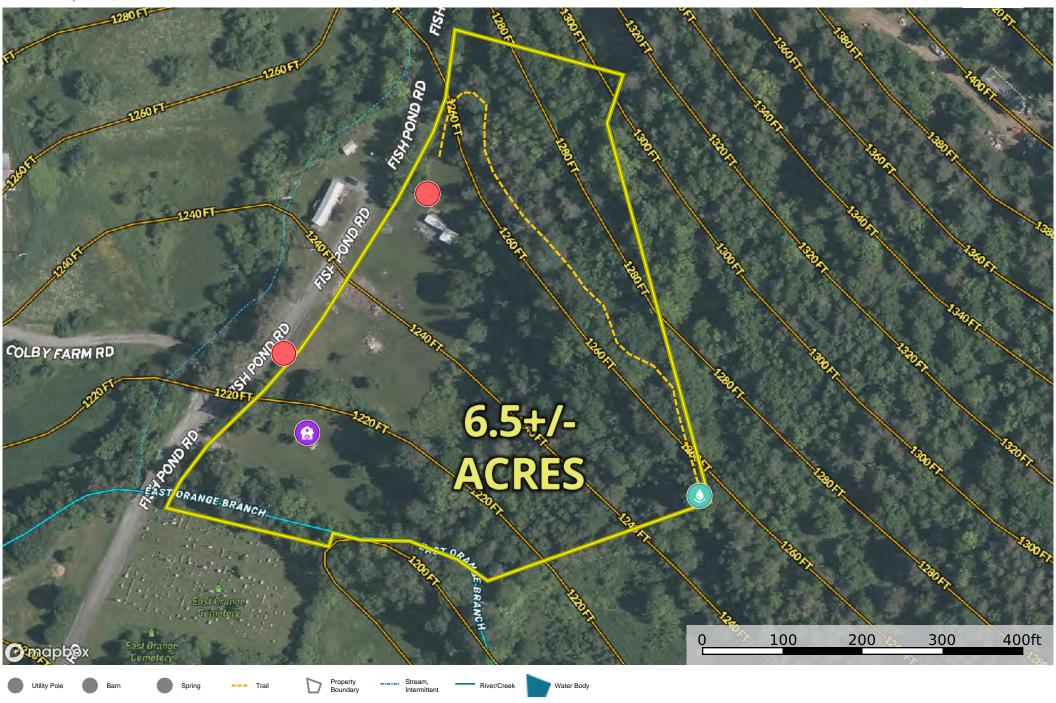
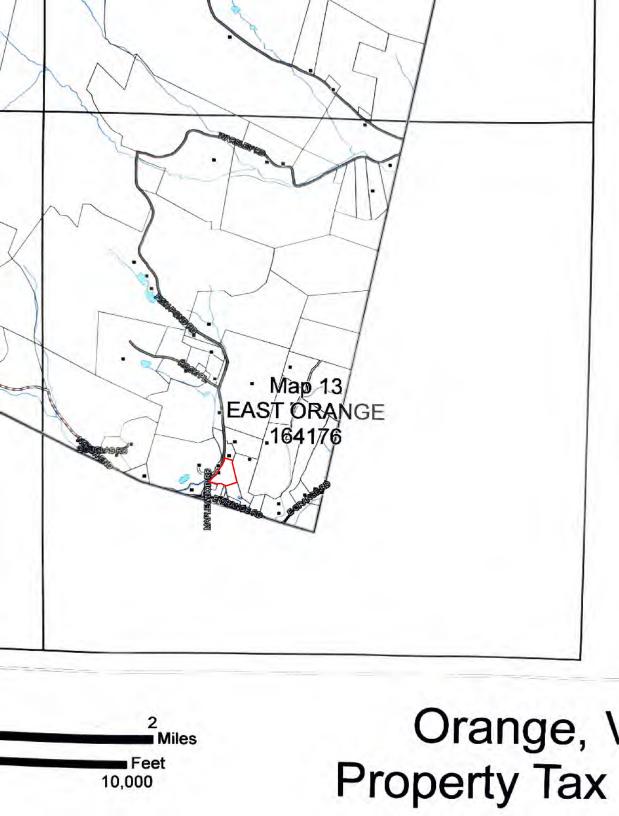
Orange 6.5 Acres - 28 Fish Pond Road

New Hampshire, AC +/-









Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Flood Hazard Areas (Approxim 8/24)

Parcels (standardized)
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

87.0 0 44.00 87.0 Meters WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 142 Ft. 1cm = 17 Meters © Vermont Agency of Natural Resources 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.

1: 1,710

June 9, 2025

NOTES

Map created using ANR's Natural Resources Atlas

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, LINDA L. JARVIS, of Hartland in the County of Windsor, and State of Vermont, GRANTOR, in the consideration of One Dollar (\$1.00) and other valuable consideration paid to my full satisfaction by KEVIN E. WHITE of Hartland, County of Windsor, and State of Vermont, and KRISTI L. WHITE of Hartland, County of Windsor and State of Vermont, GRANTEES, by these presents, do herein freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEES, KEVIN L. WHITE and KRISTI L. WHITE, as husband and wife, tenants by the entirety, their heirs and assigns, a certain piece or parcel of land in the Town of Orange, in the County of Orange and the State of Vermont and more particularly described as follows:

Being all and the same land and premises conveyed to David J. Smith and Linda L. Jarvis, husband and wife, by Warranty Deed of Dennis M. Riley dated April 29, 2002, and recorded in Book 41, Page 146 of the Town of Orange Land Records. The interest of David J. Smith was conveyed to Linda L. Jarvis by his Quitclaim Deed dated October 28, 2016, and recorded in Book 58, Page 401 of the Town of Orange Land Records.

Being a part of the same land and premises conveyed to Dennis M. Riley by Warranty Deed of Ernest M. Riley, widower (since deceased), dated April 23, 1959, and recorded in Book 24, Page 449 of the Land Records of the Town of Orange.

There is also included herewith all and the same lands and premises conveyed to Dennis Riley by Warranty Deed of Andrew H. Watson and Helen L. Watson dated October 19, 1960, and recorded in Book 24, Page 547 of the Town of Orange Land Records.

Being a 6.50 acre parcel of land, more or less, located on 28 Fish Pond Road in the Town of Orange, Vermont.

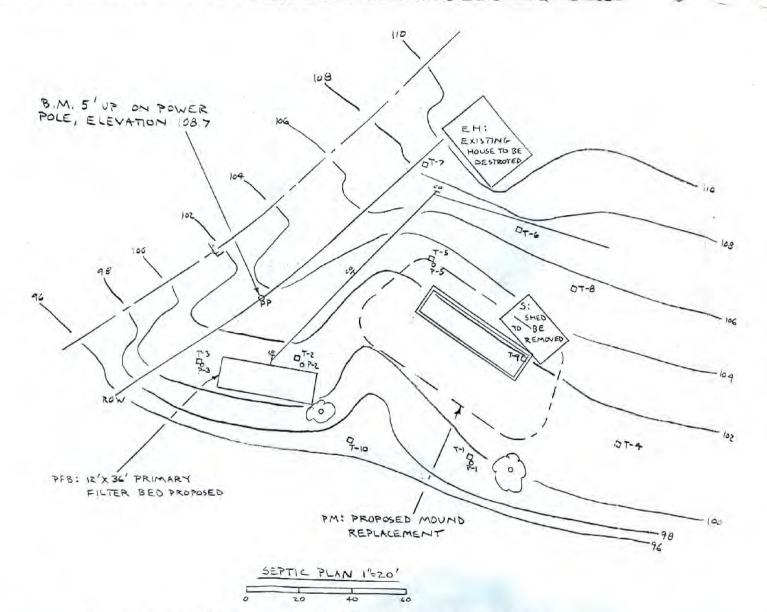
This conveyance is made with the benefit of any utility easements, springs rights, and easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference may be had to the above-mentioned deeds and to their records and to all prior deeds and their records in the Town of Orange, Vermont Land Records for a more complete and particular description of the herein conveyed land and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, KEVIN E. WHITE and KRISTI L. WHITE, husband and wife, as tenants by the entirety, their successors and assigns, to their own use and behoof forever; and I the said GRANTOR, LINDA L. JARVIS for myself and my heirs, executors and administrators, do covenant with the said GRANTEES, KEVIN E. WHITE and KRISTI L. WHITE, husband and wife, as tenants by the entirety,

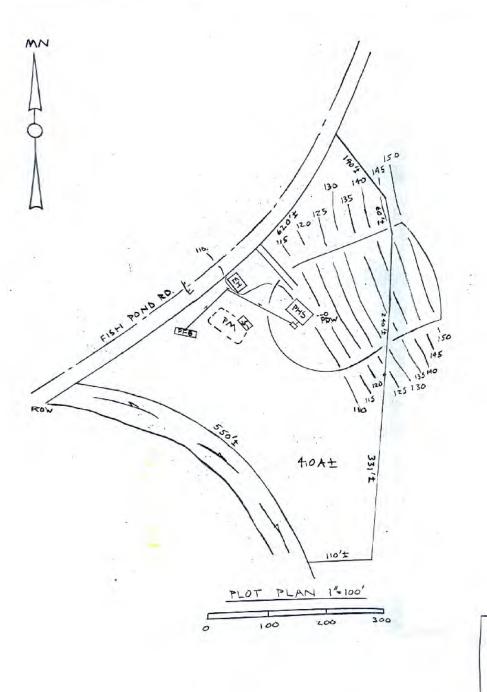
their heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid, and I hereby engage to WARRANT and DEFEND the same against all lawful claims, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 22 day of October, 2019.						
In the presence of:	Ω_{α}					
Withess	LINDA L. JARVIS					
STATE OF VERMONT WINDSOR COUNTY, SS						
At <u>Randolph</u> , <u>I</u> this <u>29</u> day appeared and acknowledged this instrument by her sea	of October, 2019, LINDA L. JARVIS, personally led and subscribed, to be her free act and deed.					
Before me	Notary Public					
	My Commission Expires: $1-31-21$					
	Justine Calnan Cavacas Notary Public State of Vermont Commission ★No. 157.0010202★ My Commission Expires					
	Orange Town Clork's Called RECEIVED FOR RECORD December 9 A.D., 20 19 1 3 o'clock 10 mirutes P M					
	and recorded in Drange, VT Book 61 Page 721-722 of Land Records Attest Muy Cloth Town Clerk					



DESK TOP HYDRO FOR MOUND: LLR = (L)(f) h = 16''-6'' = 10'' = .833' f = 18.7(5% SLOPE; LOAMY SAND)LLR = (.833)(18.7) = 271f REQID; 42 If PROPOSED

MUST USE 30" OF SAND BENEATH FILTER BED IN MOUND.



108

106

9

NEIGHBOR'S SEPTIC

SHEET 1 OF 2

SMITH, ORANGE

SCALE: 1 = 20/ 1 = 100' DATE:



Vermont Mandatory Flood Disclosure



Date	Prepared: 06/0	4/2025				
Selle	r's Name(s):	Kevin E. White	Kris	ti L. White		
Prop	erty Address:	28 Fish Pond Road, Orange, VT 05086				
Street		Cit	City/Town			
the P	urchaser. The	uires all Sellers of real property in Ve FEMA search engine can be found at NA's flood hazard areas can be found	https://msc.fe	ema.gov/portal/	<u>'home</u> .	
1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?				Yes	☑ No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?			☐ Yes	☑ 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?				✓ Yes	□ No
3a	Vermont ANR shows area along the river in a flood hazard zone but not in FMA. Seller has had wenter breach top of Bank. No Damage					
4	Does the selle	er maintain flood insurance on the real property?			☐ Yes	✓ No
		ted this form personally, reviewed the not relied upon anyone else EMENTS IN THIS REPORT ARE MADE BY LIVES (Date)	to provide this BY THE SELLER	s information. THEY ARE NOT TATE AGENT(S).		
S	Seller: (Signati	7	Seller	(Signature)		(Date)
		Purchaser acknowledges	receipt of this	Disclosure		
Purch	naser: (Signati	ure) (Date)	Purchaser	(Signature)		(Date)
urch	naser: (Signati	ure) (Date)	Purchaser	(Signature)		(Date)