

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

0 200 400 600 800ft

A grey icon of a right-angled triangle pointing to the right, representing a property boundary.

Stream, Intermittent River/Creek

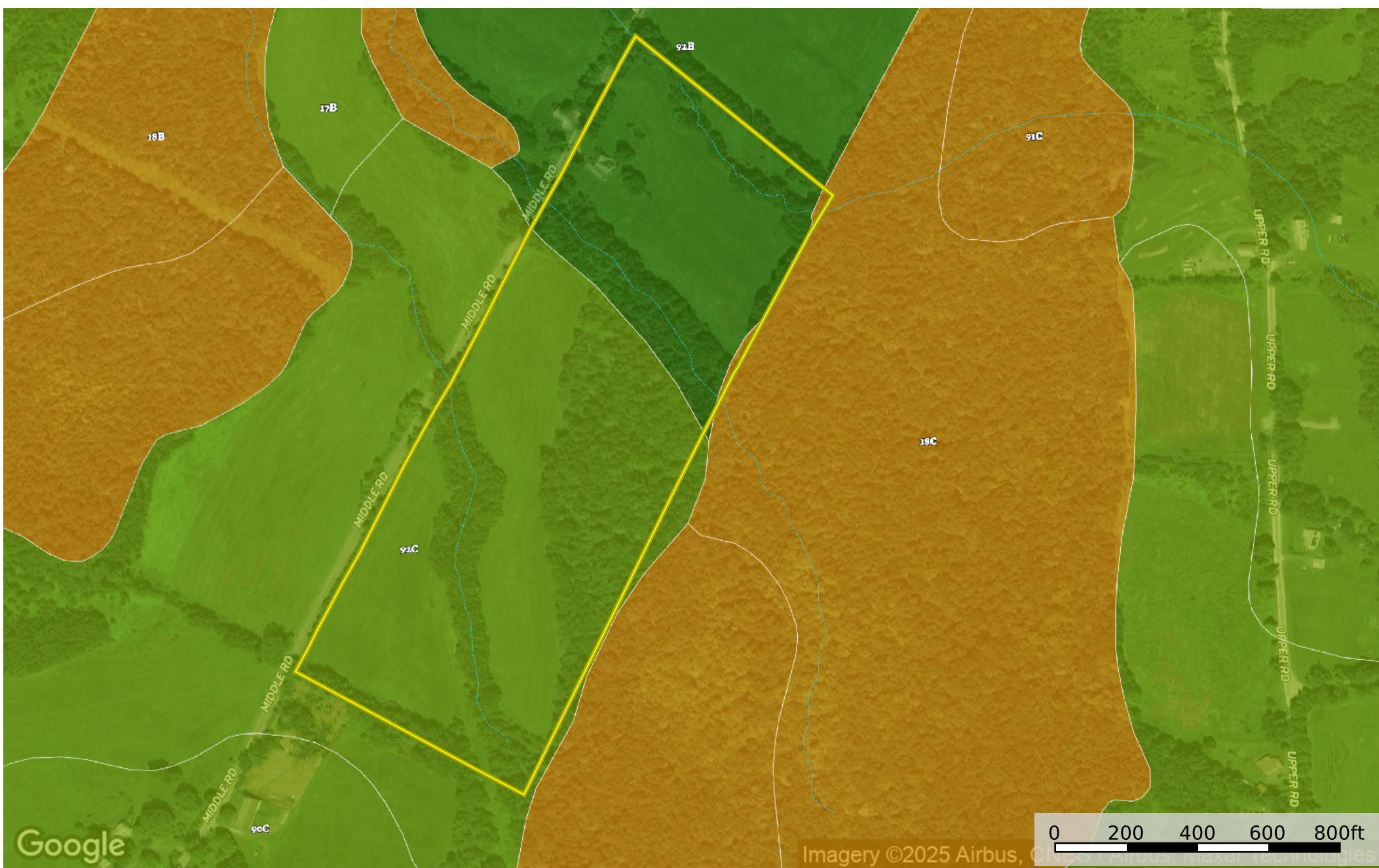
Water Body

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.



Plainfield, VT - 1211 Middle Rd

Vermont, 31.4 AC +/-



Property Boundary

Stream, Intermittent

River/Creek

Water Body

0 200 400 600 800ft

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DEED INTO TRUST

Sandra Sargent Terry -to- Sandra J. Wells, Trustee of the
 (formerly known as Sandra S. Terry Sandra J. Wells Trust
 and now known as Sandra J. Wells)

KNOW ALL PERSONS BY THESE PRESENTS, that **SANDRA SARGENT TERRY** (formerly known as Sandra S. Terry and now known as Sandra J. Wells) of 1211 Middle Road, Town of Plainfield, County of Washington, State of Vermont ("Grantor"), for good and valuable consideration paid by Sandra J. Wells as **TRUSTEE OF THE SANDRA J. WELLS TRUST**, created under a Trust Agreement dated October 12, 2010 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged in full satisfaction by the Grantor, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto Sandra J. Wells, OR HER SUCCESSORS IN **TRUST**, as **TRUSTEE OF THE SANDRA J. WELLS TRUST**, and the Grantee's successors and assigns forever, certain land and premises in the Town of Plainfield, County of Washington, State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Sandra Sargent Terry (also known as Sandra S. Terry) by Quitclaim Deed of Stephen Charles Terry (also known as Stephen C. Terry) dated June 17, 1992, and recorded on July 29, 1992, in Book 35, Pages 215-216 of the Land Records of the Town of Plainfield, Vermont.

Being also all and the same land and premises conveyed to Stephen C. and Sandra S. Terry by Warranty Deed of Donald M. and Karen K. Barnes dates 15 August 1972 and recorded in Book 24 at Page of the Land Records of the Town of Plainfield, Vermont.

Said land and premises are conveyed subject to the following:

- (1) A right of first refusal granted to Stephen Charles Terry in a Separation Agreement, dated December 30, 1991, which entitles him to match any offer received by the Grantor in the sale of all or part of said property;
- (2) All legally enforceable easements, rights of way, covenants, conditions, permits, declarations, and other restrictions on use of record to the extent not otherwise extinguishable by the Vermont Marketable Record Title Act (27 V.S.A. §601 et seq.) which are valid and enforceable at law on the date of this deed – not meaning by such language to renew or reinstate any encumbrance which is otherwise barred by the provisions of Vermont Law; and
- (3) Rights of the public and others legally entitled thereto in any portion of the property lying within the boundaries of a public roadway, street, trail, or alley to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §§601 et seq.).

Reference is hereby made to the aforementioned instruments, the records thereof, and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the Grantee, and the Grantee's successors and assigns, for the uses and purposes set forth in this instrument and in the Agreement.

And the Grantor, for the Grantor and the Grantor's heirs, successors, and assigns, does covenant with the Grantee, and the Grantee's successors and assigns, that until the ensealing of these presents, the Grantor is the sole owner of the Property and has good right and title to convey the same in the manner described in this Deed; and that the premises are free from every encumbrance except as aforesaid, and the Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, SANDRA J. WELLS has executed this instrument this 12th day of October, 2010.

In Presence Of

Shay W. Brackshaw
Witness

Sandra Sargent Terry
SANDRA SARGENT TERRY
(now known as SANDRA J. WELLS)

Suzanne Batchelder
Witness

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Barre, this 12th day of October, 2010, personally appeared SANDRA SARGENT TERRY (now known as Sandra J. Wells), and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed,

Before me,

Suzanne Batchelder
Notary Public
My Commission Expires: 2/10/11

PLAINFIELD TOWN CLERK'S OFFICE: RECEIVED FOR RECORDING OCTOBER 15, 2010 A.D. AT
9:00 O'CLOCK AND 0 MINUTES A.M.

ATTEST: Caron Smith

ASST. CLERK



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Date Prepared: _____

Seller's Name(s): Sandra J. Wells Trust _____

Physical Property Address: 1211 Middle Road
Street Plainfield
City/Town

Type of Property: Single Family Residence Multi-Family Residence (duplex, triplex, etc.)
 Condominium/Townhouse Land Only Commercial

Use of Property: Primary Residence Vacation Property Rental Property Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____ <i>pins</i>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are copies of any of the following available? <input type="checkbox"/> Site Plan <input type="checkbox"/> Survey <input type="checkbox"/> Tax Map <input checked="" type="checkbox"/> Subdivision Plan/Sketch	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
Further explanation of any of the above:				

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct <input checked="" type="checkbox"/> Vent <input checked="" type="checkbox"/> Steam Other (explain): <i>wood stove</i> Age of Furnace/Boiler: <i>16 yrs</i> <input type="checkbox"/> Don't Know Primary Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input checked="" type="checkbox"/> Other (explain) <i>wood stove</i> <i>gas heater</i> Primary Annual Fuel Usage: <i>920</i> Gallons (or other measure) Date Range <i>year</i> Provider: <i>Gillespie</i> Secondary Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): Secondary Annual Fuel Usage: <i>135</i> Gallons (or other measure) Date Range <i>year</i> Provider: <i>Gillespie</i> If propane, who owns propane tank? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Propane Supplier <input type="checkbox"/> Association Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe type and number of units (central, heat pump, window, etc.)
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: <i>new</i> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other Hot Water Tank is: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): <input checked="" type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned or Leased: <i>Owned</i>
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) Annual electricity usage: \$ <i>175</i> Date Range: <i>year</i> Electric utility provider: <i>Wash. Coop</i> Property used: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Time <i>Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.</i> Main Breaker Amperes: _____ Amps <input checked="" type="checkbox"/> Don't Know
(f)	Has a Vermont Home Energy Profile been created? If yes, when? <i>2013</i> By whom? <i>VT. Efficiency</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____

Seller's Initials


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Purchaser's Initials

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____						
(i)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____						
(j)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Consolidated Comm</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable Satellite <input checked="" type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic						
(k)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Directv</u> If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic						

OTHER EQUIPMENT AND APPLIANCES

(l)	Check the items that will be included in the sale of the Property:						
<input type="checkbox"/> Electric Garage Door Opener - Number of Transmitters _____ <input type="checkbox"/> Security Alarm System <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Humidifier <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Lawn Sprinklers <input type="checkbox"/> Automatic Timer <input checked="" type="checkbox"/> Smoke Detectors - How Many? <u>2</u> <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub <input type="checkbox"/> Pool/Spa Equipment (list): _____ <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Hood/Fan <input type="checkbox"/> Microwave Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Trash Compactor <input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer <input type="checkbox"/> Central Vacuum <input type="checkbox"/> Freezer <input type="checkbox"/> Intercom <input checked="" type="checkbox"/> Ceiling Fans <input checked="" type="checkbox"/> Woodstove <input type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Well Pump <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Indoor/Outdoor Grill <input type="checkbox"/> Attic Fan(s) <input type="checkbox"/> Window A/C <input type="checkbox"/> Mini Split <input type="checkbox"/> Compost Bin <input type="checkbox"/> Wood/Gas/Pellet/Other Stove (describe): <u>wood stove</u> <input checked="" type="checkbox"/> OTHER: <u>Rinnai heater</u>							
List additional equipment and appliances, including any AC units, that will be excluded from the sale of the Property: _____							
Are any of the items that will be included in the sale of the Property in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes", explain in detail: _____							

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)							
<input type="checkbox"/> Manufactured <input type="checkbox"/> Modular <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Other (describe): _____							
Age of Building(s): Main Bldg. <u>200 yrs</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____							
Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," please explain: <u>Remodeled ell on house Repairs to barn</u>							
If "yes," did you obtain all necessary permits and approvals for such work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know							
Check any of the following items that have significant defects or malfunctions or that need significant repair:							
<input type="checkbox"/> Foundation <input type="checkbox"/> Slab <input type="checkbox"/> Chimney <input type="checkbox"/> Fireplace <input type="checkbox"/> Interior Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Floors <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storms/Screens <input type="checkbox"/> Exterior Walls <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Sidewalks <input type="checkbox"/> Pool <input type="checkbox"/> Roof <input type="checkbox"/> Outside Retaining Walls <input type="checkbox"/> Other Structures/Components: _____							
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: <u>Seal is broken on 4 windows</u>							
Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "Yes," explain in detail, including any repairs: <u>Chimney fire - 2 chimneys rebuilt</u>							

Seller's Initials


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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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BASEMENT/CELLAR/CRAWL SPACE:

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? YES NO

If "Yes," explain in detail: ground water in springtime

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space? YES NO DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? YES NO If "Yes," what are the problems and how often have they recurred? ground water in springtime

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know

Approximate age of roof? 25 yrs

Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW

If "Yes," explain: ice backup in corners

Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW

If "Yes," when? replaced 3 times

Are there any current problems with the roof? YES NO DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.*

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):

Public or Municipal Community Private Shared Driven Point Well On-site Off-site
 Drilled Well Dug Well Spring Lake/Pond None Don't Know Other

Water System Features: Cistern/Reservoir/Holding Tank Water Softener/Conditioner Reverse Osmosis

Infrared Light Ultraviolet Other: _____ None Don't Know

Water Pipes are: Copper Galvanized Metal Lead PVC (Plastic) Combination Don't Know

Age of Water System: Pump - 10 yrs

If Drilled Well: Drilled by: manosh Tag #: _____ Depth: _____

Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

What is the annual cost for municipal water \$ 0 Date Range: _____ Metered YES NO

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? YES NO DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Has any other water quality or water chemistry testing been done? YES NO DON'T KNOW

If "Yes," when? 2016 By whom? state survey Results: _____

Water softener YES NO If "Yes," Own Rent if rented, from whom: _____

Are you aware of low pressure in your water system? YES NO

Has your water supply ever run out or run low? YES NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? YES NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:

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5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.*

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):

Public or Municipal Sewer System Shared On-site septic/wastewater system Off-site septic/wastewater system
 Septic Tank New or Alternate Technology (explain technology)
 Holding Tanks Cesspool Sewage Pump Dry Well Conventional disposal area Mound System disposal area
 At Grade Other Don't Know If other, please explain: _____

What is the annual cost of municipal sewer? \$ 0 Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

Date system installed: _____ Is the system entirely on your Property? YES NO DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? YES NO If "Yes," when? _____

What was done? _____ By whom? _____

Type of septic tank: Concrete Metal Fiberglass Other (describe) _____ Don't Know

Septic tank capacity (in gallons) _____ Don't Know

Date Septic Tank Last Inspected? 2022 Don't Know Reports of last inspection/pumping attached? YES NO

Date Septic Tank Last Pumped? 2022 Don't Know By whom? Barrie Scott

If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? Yes No

If so, date of most recent service Cost: \$ _____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? YES NO If "Yes," describe in detail: _____

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? YES NO DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(c)	Is property enrolled in Vermont's Current Use program?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials


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(j)	Has the Property been tested for Radon Gas? If "Yes," when? <u>2014</u> By whom? ? Results: <u>negative</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any rental restrictions?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: \$ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: \$ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: Years or term remaining on any outstanding special assessments:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			
Further explanation of any of the above:				

Seller's Initials



08/06/25
11:18 AM EDT
dotloop verified

Purchaser's Initials



IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

YES NO DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

fields have been cut by
local farmers
Brickey Brothers Farm

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: Sandra J. Wells Trust - Sandra J. Wells Trustee (Signature) (Date)

dotloop verified
08/06/25 11:18 AM
EDT
JPPB-RBOE-6IEW-XJPB

Purchaser: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser: (Signature) (Date)



Vermont Mandatory Flood Disclosure



Date Prepared: 08/04/2025

Seller's Name(s): Sandra J. Wells Trust - Sandra J. Wells Trustee

Property Address: 1211 Middle Rd, Plainfield, VT 05667
 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: Sandra J. Wells Trust - Sandra J. Wells Trustee dotloop verified
 (Signature) (Date)

Seller:

Seller:

Seller:

Purchaser:

Purchaser:

Purchaser:

Purchaser:

Department of Environmental Conservation

Well Completion Report Searchable Database

Printed 8/6/2025

Field Name	Field Value
Date Well Was Completed	03/22/1989
Date Report Received	06/09/1989
Drilled By	WellDrillerID: 16 H Allen Follett, A & W Artesian Well Co Inc
Well Report Number	128
Well Number/Tag Number	21878
Comments	
Town	Plainfield
Map Cell	43B6
Tax Map	
E911 Address	
Sub Division	
Lot Number	
Owner's First Name	STEPHEN
Owner's Last Name	TERRY
Purchaser's First Name	
Purchaser's Last Name	
Well Use Code	01 = Domestic
Reason For Well Code	1 = New Supply
Drilling Equipment Code	2 = Rotary (AP)
Total Depth Of Well (in feet)	300.00
Yield (in GPM)	5.00
Yield Test Tested For (in hours)	0.00
Static Water Level (in feet)	20.00
Well is Overflowing	N
Date Measured	
Depth To Bedrock (in feet)	45.00
Total Casing Length (in feet)	60.00
Casing Diameter (in inches)	6.00
Casing Length Below Land Surface (in feet)	0.00
Casing Length Exposed (in feet)	0.00
Casing Material	
Casing Weight (in lbs/foot)	0.00
Casing Finish Code	1 = Above ground, finished

Length Of Liner Used (in feet)	0.00
Liner Diameter (in inches)	0.00
Liner Material	
Liner Weight (in lbs/foot)	0.00
Liner Type	
Grout Type	
Seal Type	
Diameter Drilled In Bedrock (in inches)	0.00
Depth Drilled In Bedrock (in Feet)	0.00
Screen Make And Type	
Screen Material	
Screen Length (in feet)	0.00
Screen Diameter (in inches)	0.00
Screen Slot Size (in Inches)	0.00
Depth To Top of Screen Below Land Surface (in Feet)	0.00
Gravel Size Type	
Method of Sealing Casing Code	1 = Drive shoe only
Yield Test Method Code	3 = Compressed air
Well Development Code	
Not Steel Casing	N
Has Water Been Analyzed	N
Well Has Screen	N
AW Partial	N
Unique GIS Name	PL128
Latitude	44.25191
Longitude	-72.42941
Well Not Visible At Latitude/Longitude	N
Location Determination Method	4 = screen digitized
Well Type	Bedrock
Depth To Liner Top (in feet)	0.00
Hydro Fractured	N
Hydro Fractured Resulting Flow (GPM)	0.00
Well Location Submitted As A Dot On A Map	N
Abandoned Per Water Supply Rule	N
Date Of Abandonment	
Reason For Abandonment	
Well Driller Supervising Abandonment	
Date Of Deepening Or Hydrofracture	
Signed Form	N

Well Status	Available For Use
UEO	
DOE	
UOC	
DOC	
WellReportID	44661

Lithology

Starting Depth	Starting Depth	Water Bearing	Lithology Code	Lithology Code Description	Lithology Description
0.00	45.00		S	Sand	SAND;SILL
45.00	300.00		R	Rock, bedrock, ledge	ROCK

Deepened/Hydrofractured

Date Of Deepening Hydro Fracturing	Deepened	HydroFractured	Hydro Fractured Resulting Flow	Driller Who Deepened/Hydrofractured
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Closure Log

Starting Depth	Ending Depth	Fill Material
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Change Log

Date Of Change	User Who Changed	Field Name	New Value	Old Value
8/28/2023 4:10:52 PM	Tim Phillips	SignedForm	N	NULL
1/8/2019 9:43:38 AM	Tim Phillips	WellType	Bedrock	



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 problem 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.

Property Address: 1211 Middle Rd, Plainfield, VT 05667

Seller's Disclosure (initial applicable sections)

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	
08/04/25 3:53 PM EDT dotloop verified	

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).
 - b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	
08/04/25 3:53 PM EDT dotloop verified	

2. Records and reports available to the Seller:
 - a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
 - b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

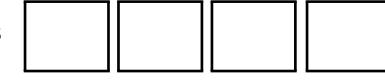
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	
08/04/25 3:53 PM EDT dotloop verified	

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



Buyer's Initials



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 Acknowledgement (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: *Sandra J. Wells Trust - Sandra J. Wells Trustee* dotloop verified
08/04/25 3:53 PM EDT
LBBE-LOEQ-J1LV-KOPA
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

ARTICLE II: ESTABLISHMENT OF ZONING DISTRICTS

Section 2.1 Zoning Map

The location and boundaries of the zoning districts described below are established as shown on the attached zoning map. The boundaries of the Flood Hazard Area Overlay District, including the Special Flood Hazard Area, are defined by the most current flood insurance studies and maps published by the Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources. The boundaries of the River Corridor Overlay District are defined by the most current river corridor maps as published by the Vermont Agency of Natural Resources. The zoning map is hereby made a part of these regulations, together with all future notations, references and amendments.

Section 2.2 Interpretation of Zone Boundaries and Regulations

If uncertainty exists to the boundary of any district shown on the zoning map, Zoning Administrator shall determine the location of such boundary. All uses not listed as permitted or conditionally permitted within a district are deemed prohibited in that district. If the proposed use does not comply with the definition for the use contained in these regulations, it is deemed prohibited.

Section 2.3 General Regulations for All Districts

In addition to specific regulations as set forth for development in each zoning district, the General and Specific Use Regulations contained in Articles III and IV of these Regulations apply to uses in all districts. Where district-specific regulations conflict with the regulations in Articles III and IV, the more restrictive standard will apply.

Section 2.4 Reserve Lands District

An area with steep slopes, scenic ridge lines and high elevations, lacking good road access, suitable mainly for forestry, low-impact recreation and wildlife habitat. This district is limited to lands with an elevation above 2200 feet which includes LR Jones State Forest and Spruce Mountain.

Section 2.4.1 Permitted Uses:

- Agricultural uses, except dwelling unit
- Fire towers
- Forestry uses under direction of the county forester
- Low intensity, non-commercial recreation uses including nature study, hunting, hiking, cross country skiing, snowmobiling, etc., but excluding any structure
- Public forests and parks
- Wildlife refuge

Section 2.5 Forest and Agricultural Lands District

This zone contains all of the land not included in other districts. There are large parcels of forest and agricultural land, some of which are still based on the earliest settled farms. This district contains areas of forestry and agricultural uses as well as residential uses. The goals of this district are to maintain contiguous forest tracts, preserve prime agricultural soils, support viable agricultural ventures and has potential to increase residential uses.

Section 2.5.1 Permitted Uses

- Accessory dwelling
- Agricultural uses
- Cannabis Council Control Board approved Tier 1 and 2 indoor cultivation
- Child Care Home serving fewer than 6 children
- Forestry uses
- Home occupation
- Low intensity, non-commercial recreation use including hunting, fishing, hiking, horseback riding, snowmobiling, cross country skiing, etc.
- One-family dwelling
- Public forests and parks
- Residential Care Home, subject to conditions in Section 4.9 of these regulations.
- Uses and structures accessory to listed permitted uses, including agricultural employee residence

Section 2.5.2 Conditional Uses

The following uses are permitted after issuance of a conditional use permit by the Development Review Board:

- Bed and breakfast
- Cemetery
- Community facility
- Cottage industry
- Educational Institution
- Fence over 4 feet in height within required setback area
- Light Industry
- Lodge
- Two-family dwelling
- Planned unit development
- Recreation, public and commercial
- Stable
- Temporary dwelling
- Event facility
- Short term rentals
- Forest Products Processing
- Farm-Worker Housing

Section 2.5.3 Dimensional Standards

Lot area minimum:	Five acres
Lot frontage minimum:	300 feet
Lot width minimum:	300 feet
Lot depth minimum:	300 feet
Front setback minimum:	50 feet – as measured from edge of road
Side & rear minimum:	50 feet 50 feet for accessory structure and uses for lots 5 acres or greater

Building height maximum:	25 feet for accessory structures and uses for non-conforming lots less than 5 acres 35 feet (agricultural uses exempt)
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Section 2.6 Rural Residential District

The areas adjacent to the Village which are served by town water and sewer or are close enough for future expansion of this infrastructure. Most of this district is in residential use with some agricultural and forestry uses. Rural residential has potential for residential growth close to the village center.

Section 2.6.1 Permitted Uses

- Accessory dwelling
- Agricultural and forestry uses
- Cannabis Council Control Board approved Tier 1 and 2 indoor cultivation
- Child Care Home Serving fewer than 6 children
- Home Occupation
- One-family dwelling
- Public forests and parks
- Residential Care Home
- Two-family dwelling
- Uses and structures accessory to listed permitted uses, including agricultural employee residence

Section 2.6.2 Conditional Uses

The following uses are permitted after issuance of a conditional use permit by the Development Review Board:

- Bed and breakfast
- Cemetery
- Community facility
- Cottage industry
- Educational institution
- Fence over four feet high within required setback area
- Light industry
- Lodge
- Planned unit development
- Professional office
- Recreational use, public or commercial
- Religious institution
- Temporary dwelling
- Event facility
- Short term rentals

Section 2.6.3 Dimensional Standards:

Lot area minimum:	One-half acre with public sewer Two acres without public sewer
Lot frontage minimum:	50 feet for lots of one-half acre or less