TIMBERFRAME HOME ON 29± ACRES READY FOR FINISHING TOUCHES



THURSDAY, OCTOBER 25 @ 3PM

Registration & Inspection from 2PM

83 Kellogg Mill Road, Peacham, VT Open House: Thurs., October 11 from 2-4PM

Directions: From US-2, Turn left onto Hookerville Rd., 7 mi. Turn left onto Lovely Rd., 1.5 mi. Continue onto Kellogg Mill Rd. Watch for Auction sign.







Head for the hills and to your dream with ready-to-finish Timberframe home built in 2000 on 29± acres. UG power, drilled well, full foundation, septic, pond, and VIEWS! Owner is moving out of the country and passing the finishing torch to new owners. Potential for diving off 2± acre building lot without changing the private, pristine beauty.

Terms: \$20,000 deposit at time of sale, balance due at closing, on or within 45 days. Sale is subject to 4% buyer's premium and confirmation of the owner. Property is conveyed by warranty deed. Taxes and utilities will be prorated at closing.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661 800-634-7653 · 802-888-4662 · THCAuction.com · Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS





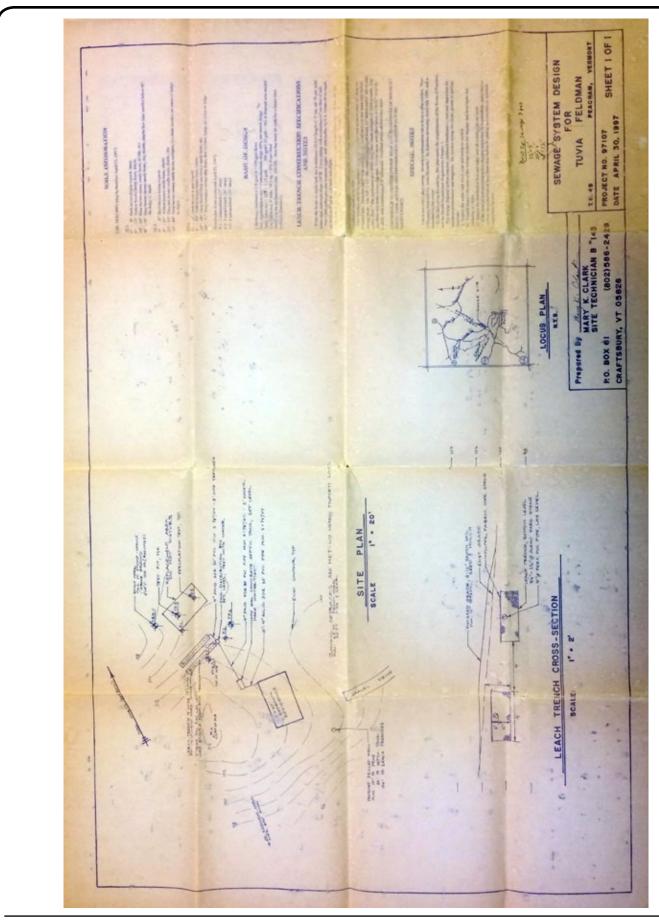




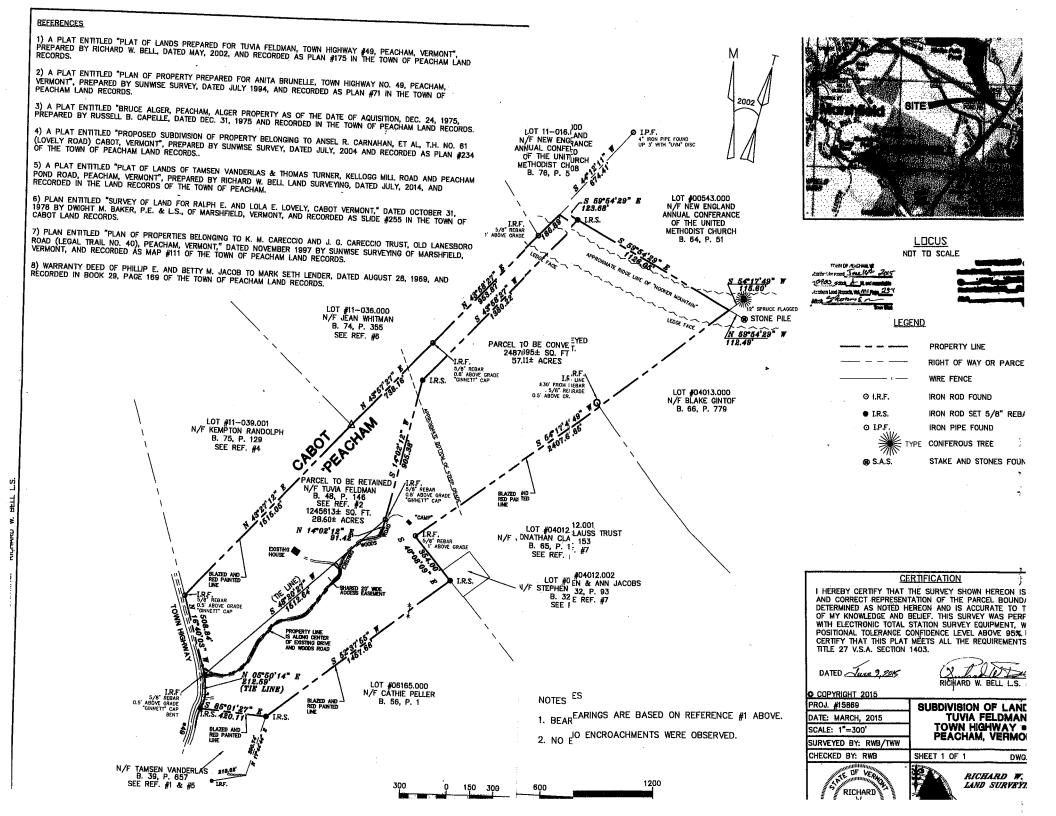




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Received for record S. M, and recorded in Peacham Land Records, Vol. 67 Page 209-360

WARRANTY DEED

Signed Clerk
Date 15 County of ion of Ten Dollars and other valuable

Vermont Property Transfer Tax 32, V.S.A. Chap. 231 ACKNOWLEDGMENT-

RETURNS RECEIVED

THAT Tuvia Off Caledonia, Jr. a/k/a Tuvia Feldman, currently of Peacham, County of Caledonia, State of Vermont, GRANTOR, in consideration of Ten Dollars and other valuable consideration, paid to his full satisfaction by Leslie M. Burton, currently of Sugar Hill, County of Grafton, State of Vermont, GRANTEE, by these presents, does freely give, grant, sell, convey, and confirm unto the said Grantee, Leslie M. Burton, his heirs, successors and assigns, a certain piece of property in the Town of Peacham, County of Caledonia, and State of Vermont, described as follows:

Being part of all and the same land and premises as conveyed to Tuvia D. Feldman, Jr. by Quitclaim of Tuvia D. Feldman, Jr., a/k/a Tuvia Feldman, dated August 25, 2008 and recorded at Book 60, Page 547 of the Town of Peacham Land Records, and being more particularly described as part of 'Parcel 2' therein.

Being further described as part of all and the same land and premises as conveyed to Tuvia D. Feldman, Jr. by Quitclaim of Denise Stubbs dated August 25, 2008 and recorded at Book, 60, Page 546 of the Town of Peacham Land Records, and being part of the parcel described in said deed as follows:

"All of the grantor's right, title and interest in and to a parcel of 60.6 acres, be the same, more or less, on the easterly side of Town Highway No. 49; and being part of all and the same land and premises conveyed to Tuvia Feldman a/k/a Tuvia D. Feldman, Jr. and Denise Stubbs by warranty deed of Brenda Horvath dated August 30, 2002 and recorded in Book 52, page 332-334 of the Peacham Land Records."

Reference is hereby made to a survey entitled "Subdivision of Lands of Tuvia Feldman Town Highway #49, Peacham, Vermont," Richard W. Bell, Surveyor, dated March 2015, and to be recorded in the Peacham Land Records, and described therein as follows:

Beginning at a point marking the common boundary of the land being conveyed herein and other lands of Tuvia Feldman, Grantor herein, in the assumed easterly side of Town Highway #49 at an iron rod found; thence proceeding along the centerline of an existing drive and woods road to an iron rod found, which iron rod is located N 48 degrees 20' 27" E 1512.64 feet as measured by a tie line from the last-mentioned iron rod; thence proceeding N 14 Degrees 02'12" W a distance of 905.38 feet to an iron rod set; thence proceeding N 43 Degrees 58'27" E a distance of 1380.22 feet to an iron rod set; thence proceeding S 59 degrees 54' 29" E a distance of 1128.05 feet to an unmarked point; thence turning right and proceeding S 54 Degrees 17'49" W a distance of 2407.65 feet to an iron rod found; thence proceeding S 40 Degrees 08' 09" E a distance of 354.00 feet to an iron rod set; thence proceeding S 52 Degrees 37'55" W a distance of 1457.66 feet to an iron rod set; thence proceeding S 85 Degrees 01' 27" W a distance of 420.11 feet to an iron rod set at the corner of Town Highway #49; thence proceeding along the easterly sideline of said Town Highway #49 to the point of beginning, which point is located generally N 05 degrees, 50' 14" E 212.59 feet as measured by a tie line from the last-mentioned iron rod. Meaning to convey 57.11 +/- acres.

In the event of a discrepancy between the above property description and the survey plot plan, the plot plan controls.

Also conveying to Grantee, his heirs and assigns, the right to use the existing 20-foot-wide right of way road to the property for ingress and egress as a driveway and the right to maintain such to the herein conveyed lands. Grantor expressly reserves the same existing 20-foot-wide right of way road to the property for ingress and egress as a driveway and the right to maintain such to his land and premises being a 25-acre parcel of land and premises as conveyed to Tuvia Feldman by warranty deed of Russell Berry and Cecile Berry dated May 6, 1977 and recorded in Book 48, page 146 of the Peacham Land Records plus the 3.6 acres as reserved herein, along with the right to maintain said driveway. Said right-of-way shall be maintained in its current condition as a gravel drive, and both Grantor and Grantee, their heirs and assigns, shall share equally in its maintenance. Neither party shall cause any obstruction of any kind along its entire length. Any blockage shall be cleared immediately. There shall be no storage of materials or parking of vehicles within the right of way. Neither party shall use the right of way as a logging road, and no transport of logs or logging activity of any kind shall be conducted along it.

Reference is hereby made to two deeds which established part of the boundary of this property, as well as the above-mentioned right of way: a Quitclaim Deed from Brenda E. Horvath to Anita Brunelle, dated July 27, 1994, and recorded in Book 46, Page 4 of the Peacham Land Records, and a Quitclaim Deed from Anita Brunelle to Brenda E. Horvath, dated July 27, 1994, and recorded in Book 46, Page 7 of the Peacham Land Records.

Reference is hereby made to the fact that George A. Jewett and Winnifred E. Jewett, who retained life estates in a portion of this property as part of their Warranty Deed to D. Bruce Clewley and Adelle S. Clewley, dated August 10, 1972, and recorded in Book 31, Page 110 of the Peacham Land Records, are both now deceased. George A. Jewett died on November 1, 1975, in South Barre, Vermont, and Winnifred E. Jewett died on December 30, 1984, in South Barre, Vermont, thus extinguishing said life estates.

This conveyance is made subject to the terms and conditions of Subdivision Permit No. 4-15 issued by the Town of Peacham Development Review Board on May 19, 2015.

Notice of permit requirements. In order to comply with the applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or occupancy or that structure or building will require the installation of or connection to a potable water supply or wastewater system, without complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be improved.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, 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, Subchapter 7, Title 27, Vermont Statutes Annotated.

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, Leslie M. Burton, and the Grantee's heirs, legal representatives and assigns, to the Grantee's own use and behoof forever; and the Grantor, does for the Grantor and the Grantor's heirs, successors, administrators and assigns covenant with the Grantee, Leslie M. Burton, and the Grantee's heirs, legal representatives, administrators and assigns, that until the execution of this deed the Grantor is the sole owner of the premises and has good right and title to convey in manner aforesaid; that the premises are FREE FROM EVERY EMCUMBRANCE; and the Grantor hereby engages to WARRANT AND DEFEND against all lawful claims forever.

In witness whereof I hereunto set my hand and seal this 10^{10} day of June, 2015.

Tuvia D. Feldman, Ir

STATE OF VERMONT

WASHINGTOW

COUNTY, SS.

At Marshire Vermont, this day of year, 2015, Tuvia D. Feldman, Jr. personally appeared, and acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Before me:

Notary Public Time, Jame Commission Expires: 2/10/2019