



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: 51 Square, Town of Rockingham, VT 05101

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).

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

10/11/26
7:47 PM PDT
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.

10/11/26
7:47 PM PDT
dotloop verified

Purchaser's Acknowledgement (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

--	--	--	--

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.

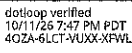
Agent's Acknowledgement (initial)



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:  
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
(Signature) Date

Purchaser: 
(Signature) Date

Seller: 
(Signature) Date

Purchaser: 
(Signature) Date



Property Card: 51 SQUARE

Town of Rockingham, VT

Parcel Information	
	Parcel Number: 5020051 Owner: KAHN CHARLES Co-Owner: Mailing Address: 225 LOCUST ST, UNIT C SAUSALITO, CA 95965 Description: LAND AND BUILDING Book / Page: / Span: 528-166-11584 Category: Acreage: 0.03 Land Value: \$52,300 Building Value: \$322,500 Total Value: \$374,800

Vermont Property Transfer Tax Form
Received JAN 11, 2024 01:05 PM
FILE # 414-33333
ATTN: Kathleen Neathawk, Town Clerk

Town Clerk's Office
Received JAN 11, 2024 01:05 PM
Recorded in VOL 434 PG: 126 - 129
of Rockingham Land Records
Kathleen Neathawk
Town Clerk

VOL: 434 PG: 126
Doc # 2024013945

KNOW ALL PERSONS BY THESE PRESENTS that **BRI JOHNSON**, of Bellows Falls, Rockingham, Vermont, **GRANTOR**, in consideration of Ten and more Dollars paid to her full satisfaction by **BAKER MASON, LLC**, a Vermont Limited Liability Company with a principal place of business in Burlington, Vermont, **GRANTEE**, by these presents do freely **GIVE, GRANT, CONVEY AND CONFIRM** unto the said **GRANTEE, BAKER MASON, LLC**, and its successors and assigns forever, certain land and premises located at 51 Square, Bellows Falls, Rockingham, Vermont 05101, described as follows, viz.:

Being all and the same lands and premises conveyed to the said Grantor Bri Johnson by Vermont Warranty Deed of Jana Bryan dated November 20, 2020, recorded in Book 404, Pages 189 - 191 of the Town of Rockingham, Vermont Land Records, and further described therein as follows:

"Meaning and intending hereby to convey all and the same lands and premises which were conveyed to JANA BRYAN by warranty deed of Robert A. McBride and Reta F. Chaffee, deed dated August 1, 2013, and recorded August 2, 2013 in Book 341, Page 481 of the Rockingham Land Records. Said premises are more particularly described as follows:

"Being all and the same lands and premises conveyed to Robert A. McBride and Reta F. Chaffee by Warranty Deed of Steven W. Brode and Keith O. Kaneta dated June 22, 1998 and recorded in Book 248 at Page 87 of the Rockingham Land Records. Said premises are more particularly described as follows:

'Being the Corner Drug Store Block, so-called, situated in Bellows Falls in Rockingham aforesaid, consisting by estimation of fourteen hundred sixty-three square feet, bounded on the north by "The Square" so-called, on the west by Westminster Street, on the south by lands of Theodore Scurletis, on the east by Mill Street, and being a three-story brick building; being a plot of land referred to and plotted, Plan Number 2668-2, Estate of Harriet H. Bingham, Bellows Falls, Vermont, scale-four feet to the inch, December 15th, 1913, E. Bowditch, Engineer, Boston, Massachusetts, to be recorded with deeds of Hales W. Suter, Executor, dated December 20, 1913, and recorded in the Rockingham Town Records, Plan Book Number One, page 33 and 34.

'Also included in this conveyance is a 10 foot wide easement on the south side of the building conveyed to Thomas F. & Catherine Anne Fitzgerald by Warranty Deed of the Town of Rockingham dated April 11, 1985 and recorded in Book 198, Page 57 of the Rockingham Land Records, more particularly described therein as follows:

'Beginning at a point on the easterly side of Westminster Street, which point is the northwest corner of the property herein conveyed and the southwest corner of the property known as the Corner Pharmacy; thence south 81°03' [sic.] and 15" east 29.73 feet, more or less, to the westerly side of Mill street, so-called; thence south 00° 01' 50" west 10 feet, more or less,

to a corner; thence north 81° 03' 15" west 29. 73 [*sic.*] feet, more or less to the easterly side of Westminster Street; thence north 12° 40' 19" east 10 feet more or less, to the place of beginning.

'Reference is made to a survey by DiBernardo Associates entitled, "Town of Rockingham"- Drawing #84-1171.'

'Being all and the same lands and premises conveyed to the within Grantor by Warranty Deed of Thomas F. Fitzgerald and Catherine Ann Fitzgerald dated February 28, 1986, which deed was recorded on February 28, 1986 in Book 198 at Page 455 of the Rockingham Land Records.'

"Also meaning and intending to convey an easement as conveyed by the Town of Rockingham to Robbert A. McBride and Reta F. Chaffee by Easement Deed dated June 30, 2000, and recorded June 30, 2000, in Book 255, Page 367 of the Rockingham Land Records and more particularly described therein as follows:

'Meaning and intending hereby to convey an easement for the purpose of ingress, egress and parking of automobiles, propane tanks, and trash receptacles over a portion of the following described premises owned by the Town of Rockingham by reason of the Deed from Paul S. Cray dated October 17, 1984 and recorded in Book 193, Page 420 of the Rockingham Land Records:

'Beginning at a point on the easterly side of Westminster Street, which point is the northwest corner of the property herein established as subject to this easement and the southwest corner of the property known as the Corner Pharmacy; thence south 81 ° [*sic.*] 03' 15" E 29. 73 [*sic.*] feet more or less to the westerly right-of-way limit of Mill street, so-called. Thence southerly along the westerly right-of-way limit of Mill Street, so-called, S 00° 01' 50" W 19.85 feet to a point. Thence, S 86° 21' 31" W 35.44 feet to the easterly right-of-way limit of Westminster Street, so-called. Thence northerly along said easterly right-of-way limit of Westminster Street, so-called, N 12° 40' 19" E 27.39 feet to the point and place of beginning. Reference is made to a survey by DiBernardo Associates entitled "Town of Rockingham Drawing No. 84-1171". Reference is also made to a certain easement conveyance from the Town of Rockingham to Thomas Fitzgerald and Catherine Anne Fitzgerald dated April 11, 1985 and recorded in book 198, at Page 57-58 of the Rockingham Town Land Records.

'By acceptance of this easement, the Grantee herein, his heirs and assigns accepts such easement subject to the following conditions and restrictions which shall be covenants which run with the land:

'a) The use of such easement area shall be limited to the parking of one vehicle for the use by the occupant of one apartment located at 51 Square, being the Corner Pharmacy premises, so-called.

'b) Said parking space shall not be assigned or sublet to the use of any other party other than the occupant of said apartment.

'c) No vehicle shall occupy said easement area that does not possess all tires, appropriately affixed, or is not registered or is not bearing a current state inspection sticker.

'd) Said easement shall be used in common with the Town of Rockingham for purposes of maintenance and repair of the parking lot area adjacent to said premises including all fencing, retaining walls, pavement, curbing, lawn care, tree planting or other maintenance activities.

'e) The Town of Rockingham shall not be responsible for maintenance, supervision, policing or other responsibilities as regards said easement area.

'f) Said easement area shall be kept in an orderly manner, free from trash (except for the location of an appropriate dumpster), junk vehicles or automotive parts.

'g) In the event any holder of this easement is in violation of any of the conditions of this easement, then the Grantor may cause to be served upon such holder a written notice of such violation of a condition of this easement recording a copy of such notice and evidence of receipt of such notice by the then title holder to the premises served by this easement in the land records. Said notice shall set forth in detail the violation of such conditions and shall provide a date certain, no less than 20 days from the mailing of such notice, by which time the breach of such condition shall be cured.

'h) If the holder of such easement fails to cure such violation within said time period, then the Grantor shall next cause to be recorded in the Town Land Records an affidavit signed by the legislative body of the Town of Rockingham which shall state that the violation set forth in said notices shall not have been cured within the time frame required and that such violation continues to the date of such affidavit. The recording of such affidavit as aforesaid shall terminate this easement. Except, however, said easement shall not be so terminated as regards any interest in said property held by a lender by virtue of a mortgage."

The Property conveyed herein is occupied by and subject to a Lease Agreement with the Flat Iron Cooperative, which operates a cafe at the Property, which Lease Agreement is assigned to the Grantee contemporaneously herewith.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly in the foregoing instruments or their records; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by operation of law.

TO HAVE AND TO HOLD said granted Property, with all the privileges and appurtenances thereof, to the said Grantee, **BAKER MASON, LLC**, and its successors and assigns, to its own use and behoof forever.

And the said Grantor, **BRI JOHNSON**, for herself, and her heirs and assigns, does hereby warrant that until the ensealing of these presents, she is the sole owner of the

Property, that she HAS good right and title to convey the same in the manner aforesaid, and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid.

And the Grantor, **BRI JOHNSON**, her heirs and assigns, hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

Dated at White River Jct., Vermont on January 5th, 2024.

Bri Johnson
BRI JOHNSON

STATE OF VERMONT)
COUNTY OF WINDSOR)

This WARRANTY DEED was acknowledged before me, on January 5th, 2024, by **BRI JOHNSON**.

Notary Public Signature: Bruce C. Simon

Notary Public Printed Name: Bruce C. Simon, Esq.

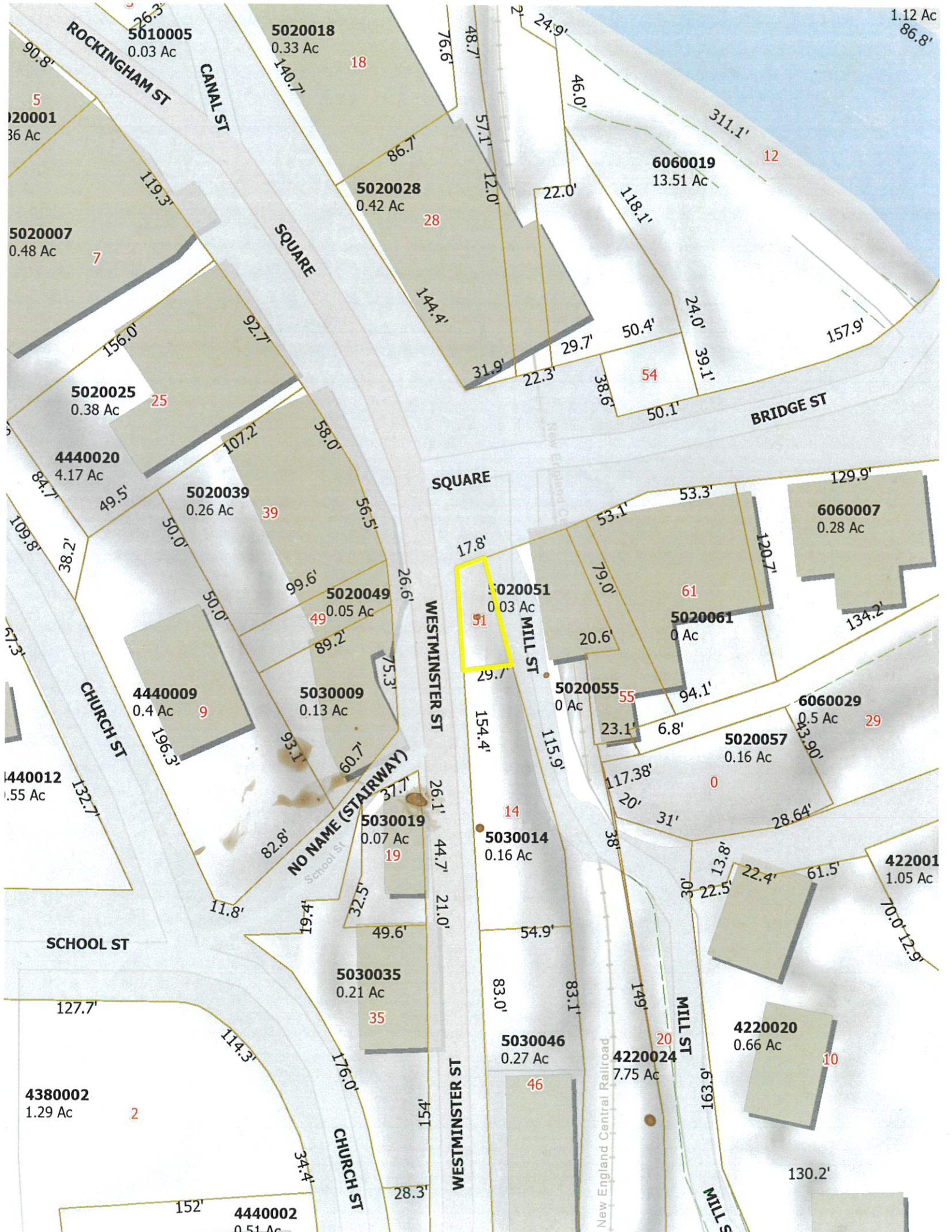
Title of Office: Notary Public

Commission Expires: 01/31/2025

Commission number: 157.0009810

Notary Stamp or Seal:





Parcel Address	Acreage	Other Info
5010005	0.03 Ac	18
5020018	0.33 Ac	18
5020028	0.42 Ac	28
6060019	13.51 Ac	12
5020007	0.48 Ac	7
5020025	0.38 Ac	25
4440020	4.17 Ac	
5020039	0.26 Ac	39
5020049	0.05 Ac	49
4440009	0.4 Ac	9
5030009	0.13 Ac	
5030019	0.07 Ac	19
5030035	0.21 Ac	35
5030046	0.27 Ac	46
4220024	7.75 Ac	20
4220020	0.66 Ac	10
422001	1.05 Ac	
6060029	0.5 Ac	29
5020057	0.16 Ac	0
5020055	0 Ac	55
5020061	0 Ac	61
5020051	0.03 Ac	51
5030014	0.16 Ac	14
4380002	1.29 Ac	2
4440012	1.55 Ac	
4440002	0.51 Ac	
6060007	0.28 Ac	