275 Boynton Road

Londonderry, Vermont



For more information, please contact:

Story Jenks
Luxury Real Estate Broker
sjenks@landvest.com
M: 802.238.1332 O: 802.457.4977
landvest.com/realestate/agent/story-jenks/

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

4 The Green, Woodstock, VT 05091

www.landvest.com

All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 275 Boynton Road that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

PROPERTY DETAILS ADDENDUM
275 BOYNTON ROAD
LONDONDERRY, VT

Property profile items still in process

- Seller Property Information Report
- Operating Expense

275 Boynton Rd

Londonderry, VT

Base Plan Orthophotograph

Legend

- Subject Property - 48.0 ±Ac
- Class 3 Gravel Road
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: VT1753
Date: 10/14/26

N
W E
S

0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

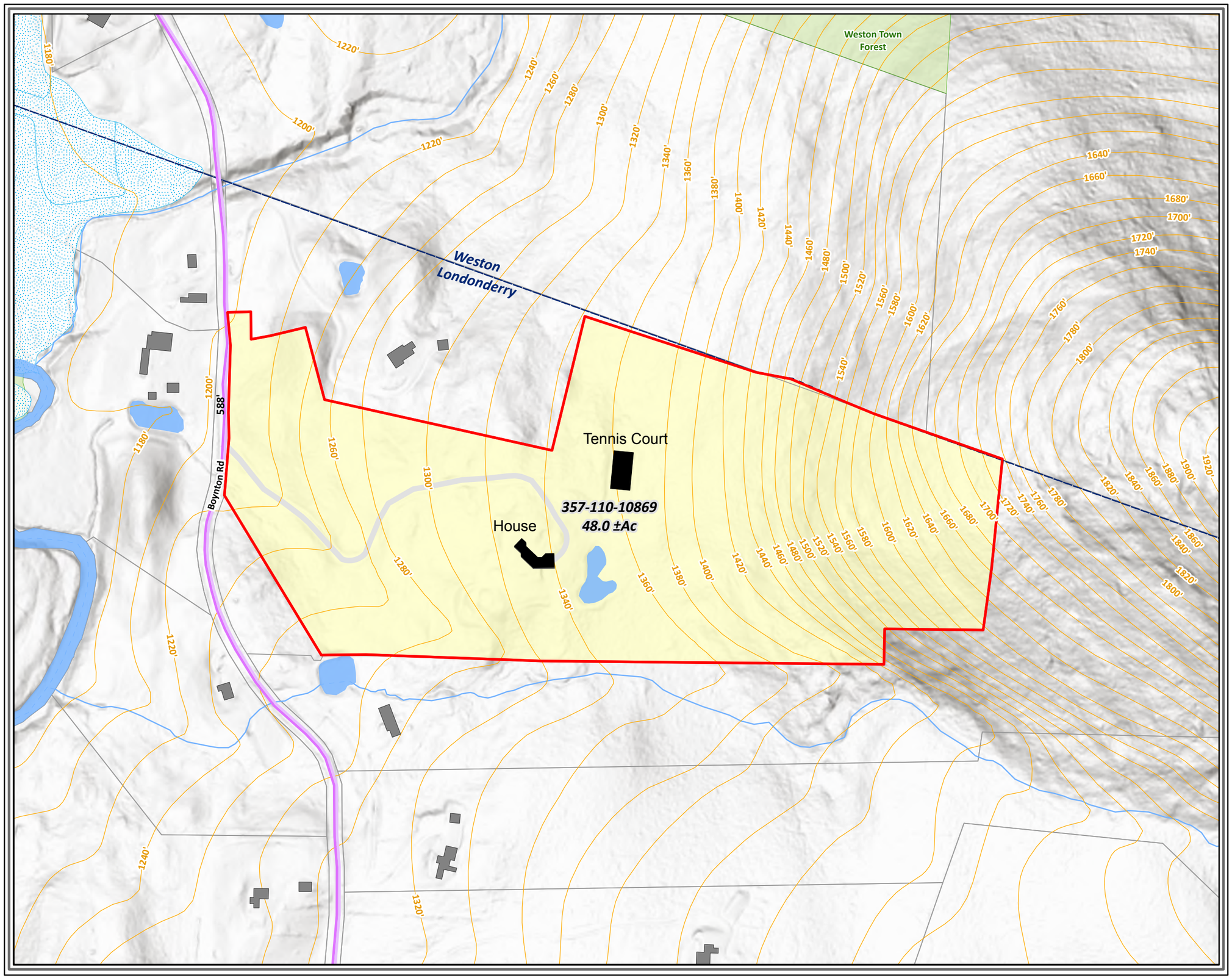
LandVest

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275 Boynton Rd

Londonderry, VT

Base Plan



Legend

- Subject Property - 48.0 ±Ac
- Class 3 Gravel Road
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1753

Date: 10/14/26

N
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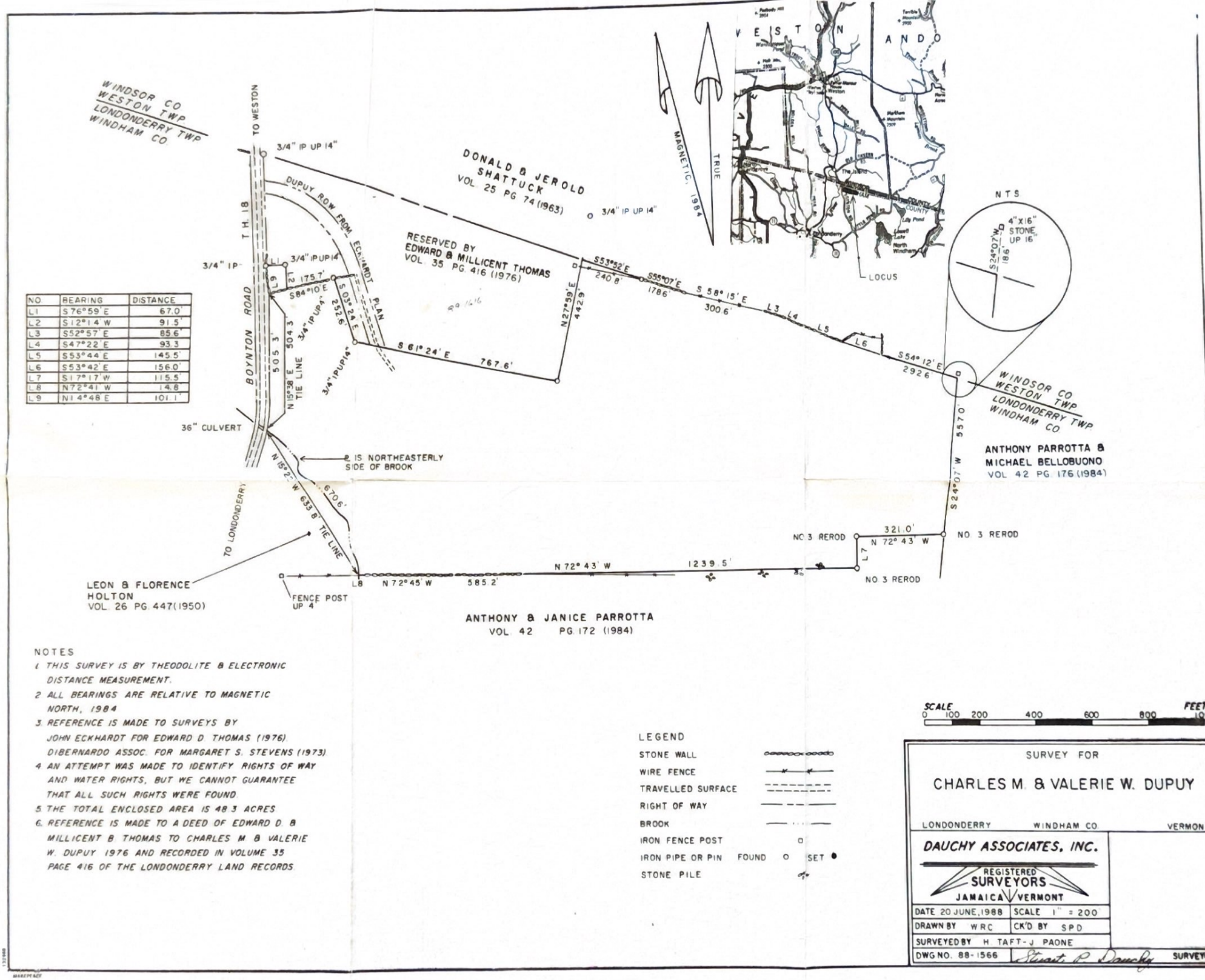
0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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NO.	BEARING	DISTANCE
L1	S 76°59' E	67.0'
L2	S 12°14' W	91.5'
L3	S52°57' E	85.6'
L4	S47°22' E	93.3
L5	S53°44' E	145.5'
L6	S53°42' E	156.0'
L7	S 17°17' W	115.5'
L8	N72°41' W	14.8'
L9	N14°48' E	101.1'

NOTES

1. THIS SURVEY IS BY THEODOLITE & ELECTRONIC DISTANCE MEASUREMENT.
2. ALL BEARINGS ARE RELATIVE TO MAGNETIC NORTH, 1984
3. REFERENCE IS MADE TO SURVEYS BY JOHN ECKHARDT FOR EDWARD D. THOMAS (1976). DIBERNARDO ASSOC. FOR MARGARET S. STEVENS (1973).
4. AN ATTEMPT WAS MADE TO IDENTIFY RIGHTS OF WAY AND WATER RIGHTS, BUT WE CANNOT GUARANTEE THAT ALL SUCH RIGHTS WERE FOUND.
5. THE TOTAL ENCLOSED AREA IS 48.3 ACRES
6. REFERENCE IS MADE TO A DEED OF EDWARD D. & MILLICENT B. THOMAS TO CHARLES M. & VALERIE W. DUPUY 1976 AND RECORDED IN VOLUME 35 PAGE 416 OF THE LONDONDERRY LAND RECORDS.

LEGEND

- STONE WALL
- WIRE FENCE
- TRAVELLED SURFACE
- RIGHT OF WAY
- BROOK
- IRON FENCE POST
- IRON PIPE OR PIN FOUND ○ SET ●
- STONE PILE

SCALE 0 100 200 400 600 800 1000 FEET

SURVEY FOR

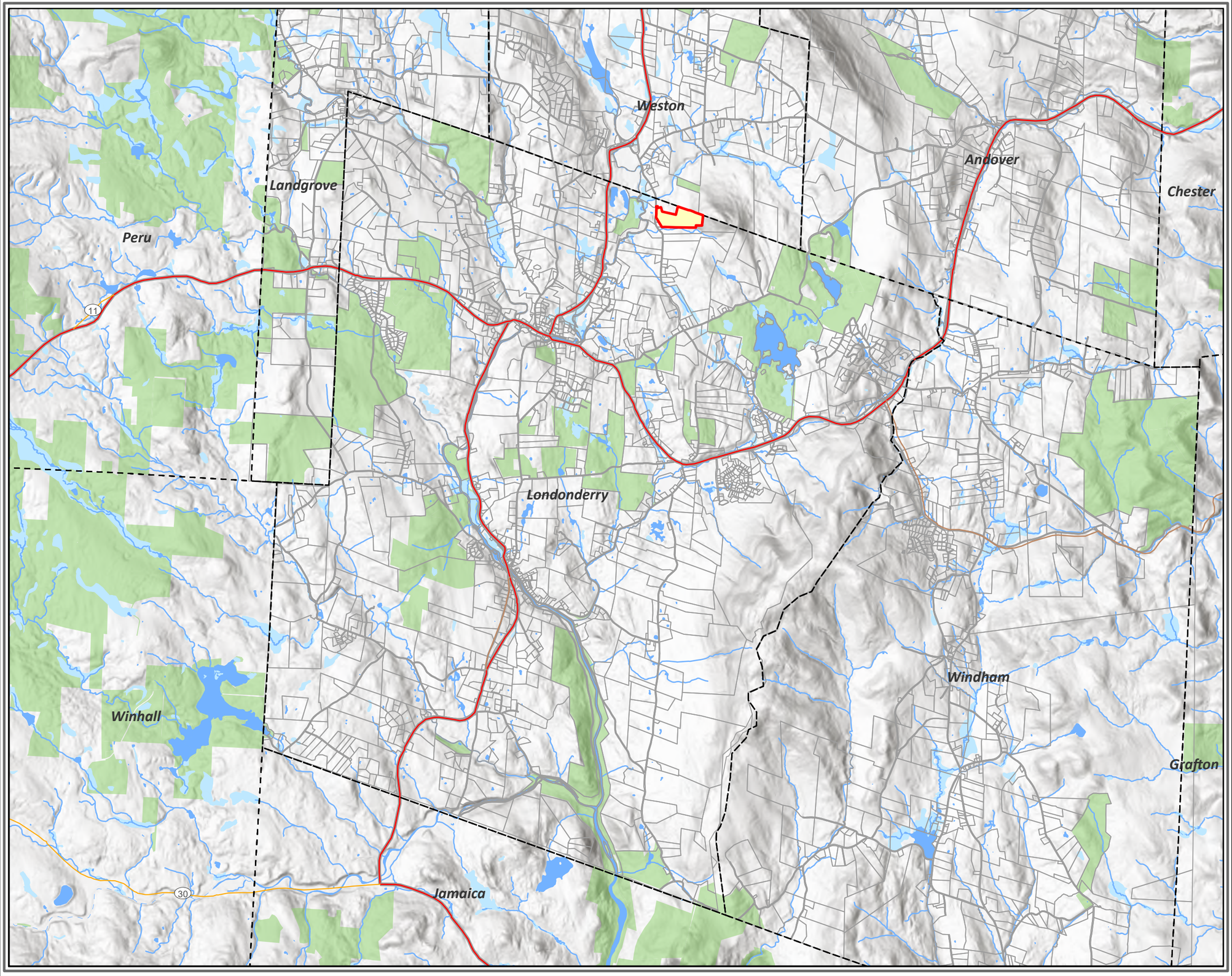
CHARLES M. & VALERIE W. DUPUY

LONDONDERRY WINDHAM CO. VERMONT

DAUCHY ASSOCIATES, INC.

REGISTERED SURVEYORS JAMAICA VERMONT

DATE 20 JUNE, 1988	SCALE 1" = 200'
DRAWN BY W.R.C.	CK'D BY S.P.D.
SURVEYED BY H. TAFT - J. PAONE	
DWG NO. 88-1566	Stuart P. Dauchy SURVEYOR



275 Boynton Rd

Londonderry, VT

Town Locus

Legend

- Subject Property - 48.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1753

Date: 10/14/26

N W E S

0 2,500 5,000 10,000 Feet

Scale: 1' = 5,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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PROPERTY DETAILS ADDENDUM
275 BOYNTON ROAD
LONDONDERRY, VT

PROPERTY

48 private acres
Swimming pond
Long range views of Bromley, Equinox
Proximity to Londonderry, Weston, skiing
Mature forest, enrolled in Current Use
Stone patio and fire pit
Tennis court
Solar panels

RESIDENCE

Modern Cape, c1998
6 Bedroom, 7 Bathroom
6,728 SQFT (Lister Card)
Architect – Bill Badger (Manchester, VT)
Interior Design – Maggie Liang Design
Attached barn with 2-bay garage
Brick chimneys (X2)
Radiant floor heat
Screened porch
Outdoor shower
Stone porch

First Floor

2-Bay Attached Heated Garage
Concrete floor
Magic Chef refrigerator
Automatic overhead doors

Home Gym/Office
Carpet floor

Mudroom
Slate tile floor
Home security system
Utility closet
Storage and coat closet
Built-in bench
Pine board halfwall trim
Wallpaper

Bathroom
Slate tile floor
Porcelain pedestal sink
Walk-in tiled shower with glass door
Wallpaper
Ceiling vent

Guest Suite

Bedroom 1
Carpet floor
Closet
Built-in desk and bookshelves

Bathroom
Slate tile floor
Slate countertop
Built-in pine board vanity
Dual sinks
Wallpaper
Porcelain bathtub
Slate tiled shower

Laundry Room
Slate tile floor
Marble countertop and backsplash
Porcelain utility sink
Hanging rack
Storage cabinets
Electrolux washer/dryer set
Fridge/Freezer drawers

Kitchen
Tile floor
Granite countertop
Recessed lighting
Exposed timber frame
Kitchen island
- 3-seat breakfast bar
- Granite countertop
- Trash and recycling end drawer
- Appliances
    - KitchenAid electric oven

Sony TV
Dual porcelain farm sinks
Pine wooden cabinets, pantry cupboard, and built-in bookcase
Appliances
- Subzero refrigerator
- Viking Professional gas range with four burners, flat top griddle, and industrial hood vent
- Bosch SilencePlus44 Dishwashers (X2)

Great Room
Pine board farmhouse floor
11-ft ceiling height

PROPERTY DETAILS ADDENDUM
275 BOYNTON ROAD
LONDONDERRY, VT

Dining Area
Exposed timber frame
Floor to ceiling French doors to stone patio
Natural plaster walls
Hanging pendant light fixtures

Wet Bar
Granite countertop
Stainless steel hand sink
XO ice maker
Pine cabinetry and glassware cases
NewAir wine fridge

Living Area
Stone wood-burning fireplace with stone hearth
Wood mantel
Seating area
Game table

Entry
Entry bench
Game closet (X2)

Primary Suite

Office
Pine board floor
Brick fireplace with Jøtul propane stove
Wood cabinets, built-in bookcases, and desk
Display lighting
Baldwin sliding partition door
Curved barrel ceiling

Bedroom 2 (Primary)
Carpet floor
Security system controls
Sound system
Washed pine board ceiling
12-ft ceiling height
Walk-in closet with racks and shelving
French doors to stone patio
Ceiling fan

Primary Bathroom
Tile floor
Marble countertop and shower accents
Dual Kohler hand sinks
Steel fixtures
Wood vanity
Medicine cabinet mirrors (X2)
Painted vertical board walls
Tray ceiling
Powder closet with sliding door
Walk-in tiled shower with glass door
Victoria Albert porcelain bathtub
Ceiliing vent

Second Floor

Landing
Carpet floor
Holiday storage closets (X2)
Built-in bookcases (X2)

Bedroom 3 Suite (Top of Stairs Right)
Carpet floor
Wallpaper
Closet
Built-in bookshelves
Window seats with storage drawers (X2)
Ceiling fan
Daikin mini-split inverter

Bathroom
Tile floor
Ceiling vent
Porcelain pedestal sink
Walk-in tiled shower stall with glass door

Bedroom 4 Suite (Top of Stairs Left)
Carpet floor
Closet
Built-in bookshelves
Window seats with storage drawers (X2)
Ceiling fan
Daikin mini-split inverter

Bathroom
Tile floor
Ceiling vent
Wood vanity with marble countertop
Walk-in tiled shower stall with glass door

PROPERTY DETAILS ADDENDUM
275 BOYNTON ROAD
LONDONDERRY, VT

Kids Wing (Above Garage)

Bathroom
Slate tile floor
Pine vanity with dual Kohler sinks, full wall mirror, and marble countertop and backsplash
Walk-in tiled shower stall with glass door
Marquis lighting
Pine halfwall trim
Wallpaper
Ceiling vent

Bedroom 5 (Left)
Carpet floor
Closet
Single sleeping cubbies (X4)
Built-in storage drawers underneath beds

Bedroom 6 (Right)
Carpet floor
Closets (X2)
Bunk beds
Built-in single bed
Built-in storage drawers underneath beds
Lofted single bed cubby

Bathroom
Slate tile floor
Pine vanity with dual Kohler sinks, full wall mirror, and marble countertop and backsplash
Walk-in tiled shower stall with glass door
Marquis lighting
Pine halfwall trim
Wallpaper
Ceiling vent

Third Floor (Barn)

Entertainment Room
Carpet floor
Surround sound
Wall-mounted Samsung flatscreen TV
Media closet (X2)

Linen closet

Office
Carpet floor

Storage closet

Rec Room
Carpet floor
Table games (billiards, ping pong)
Wet bar with slate countertop, stainless steel hand sink, pine cabinets, and U-Line mini fridge
Ceiling fan
10-ft ceiling height

Storage room

Basement
Poured concrete floor
Steel I-beams
Wine cellar
Ample storage space
Utility room

PROPERTY DETAILS ADDENDUM
275 BOYNTON ROAD
LONDONDERRY, VT

UTILITIES

Heat – Propane, 10-zone radiant floor heat
Furnace – Weil-McLain Gold GV (propane)
Propane Tanks – Buried in right side yard.
Air – Bosch Mini-split. Compressor located on right side of home on concrete pad. Daikin mini-split. Unit in rear of home. The Unico System central air.
Electricity - 200-Amp service. Meter#: 6190958 (Solar), #6006211 (Main House)
Generator – Generac Guardian 26kW. Propane. Located in right side yard on concrete pad.
Well Water –
Tag#: 7935. Drilled 10/15/1998 by Frost Well & Pumps. 600-ft depth, 15 GPM, located in right side yard.
Tag#: 7107. Located behind rhododendron patch in rear yard towards pond. Discontinued.
Water Treatment – Amtrol pressure tank, Serviced by Frost Well Drilling. Pentair sediment filter. Entipure water filtration tanks (X2), plus Entipur water softener.
Hot Water – Amtrol propane domestic hot water heater. 80-gallon storage capacity.
Septic System – Recently sinspected 9/29/26 by Dorr Septic Service, and risers added to both inlet and outlet covers. 1,000-gallon concrete tank buried in back yard.
Internet – 1.2GB Comcast
Home Security
Smart Thermostats
Sound System – SONOS
Hot Tub Spa Equipment– Discontinued

CONSTRUCTION

Foundation – Poured concrete
Frame – Wood frame
Roof – Slate shingle (Main House), standing seam metal (Barn)
Siding – Painted wood clapboard (Main House), vertical pine board (Barn)

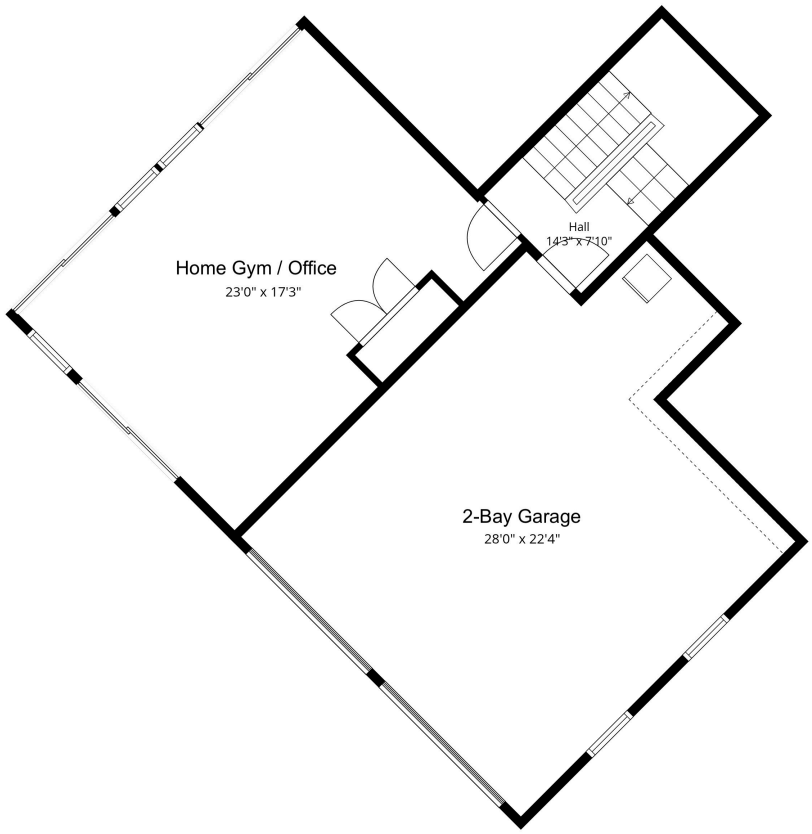
POND

Aerators
Fire emergency water source



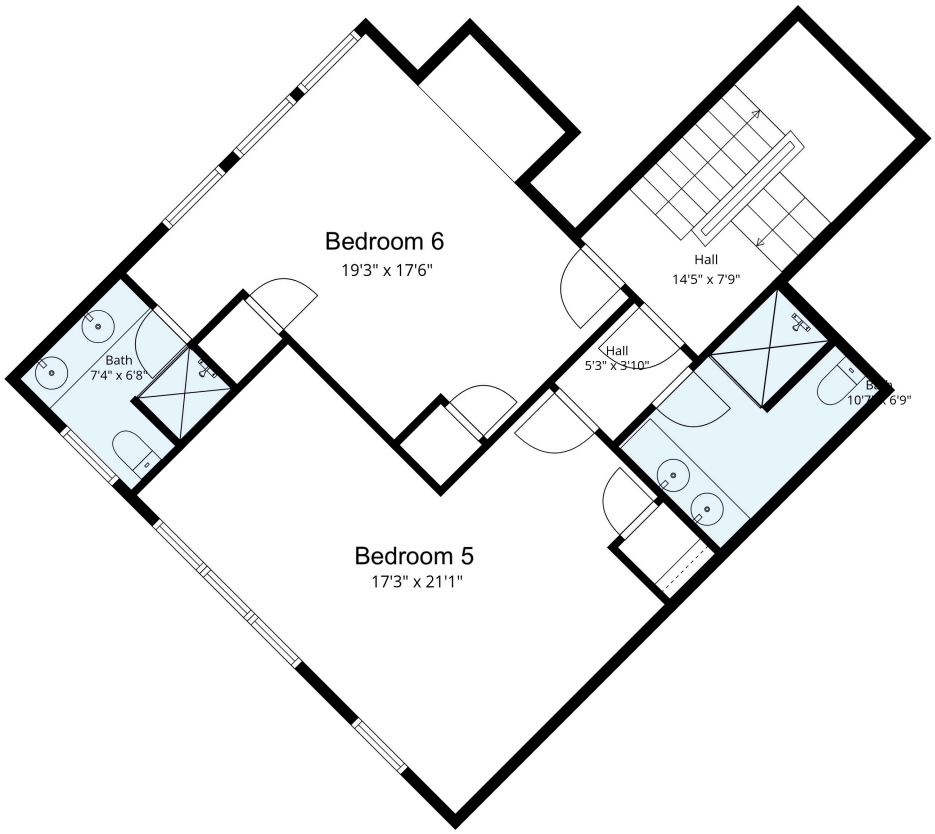
First Floor

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



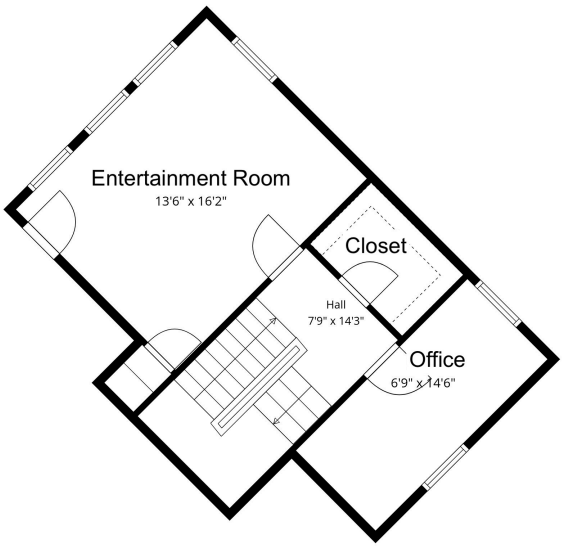
Lower Level (Barn)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

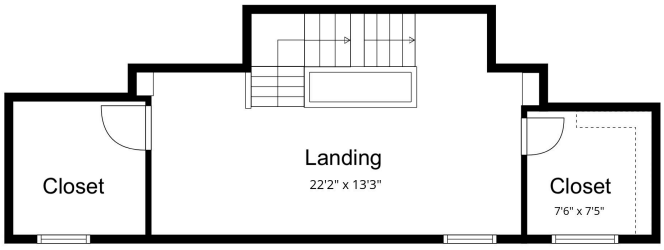


Second Level - Barn
(Kids Suite Above Garage)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



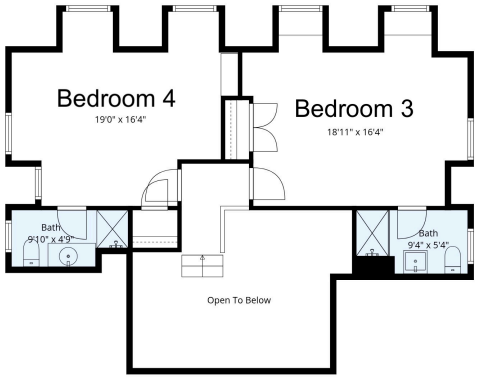
Third Floor Landing - Barn



Second Floor Landing

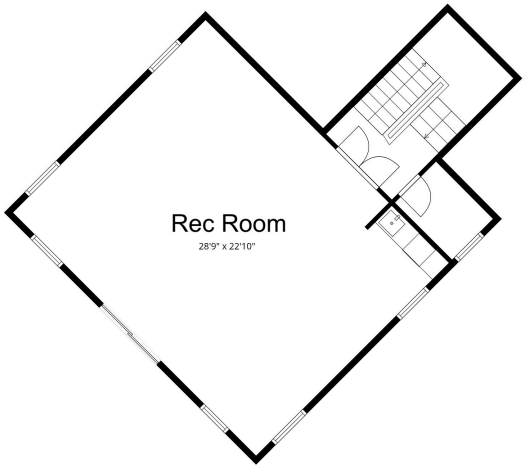
Landing Spaces

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



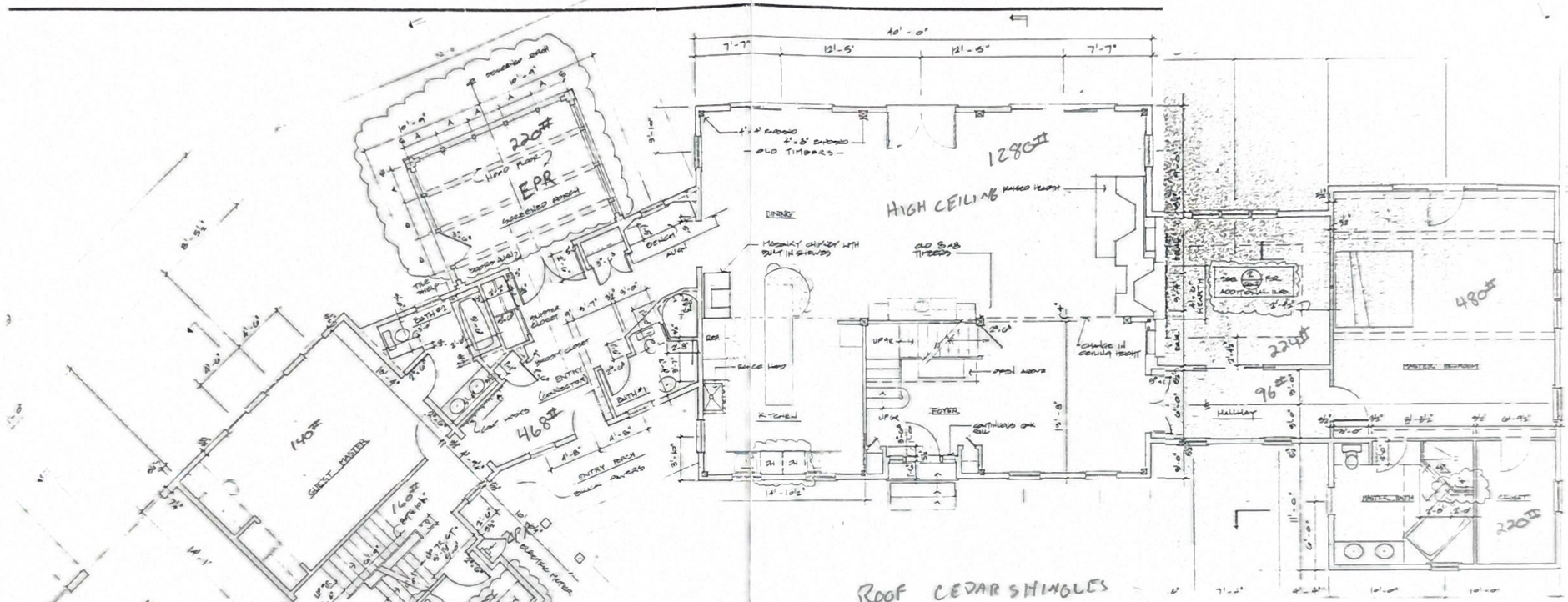
Second Floor

Third Floor - Barn



Upper Levels

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



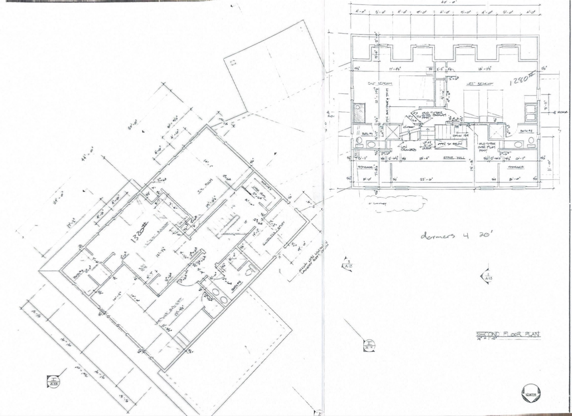
Garage - sq. ft 640

EPR - 220 sq ft

1st FLOOR 3940
2nd FLOOR 2600 } 7260
3rd FLOOR 720

First floor Plan

32
20
52 ÷ 2 26 x 18



TITLE: SECOND FLOOR PLAN

SHEET: A 6

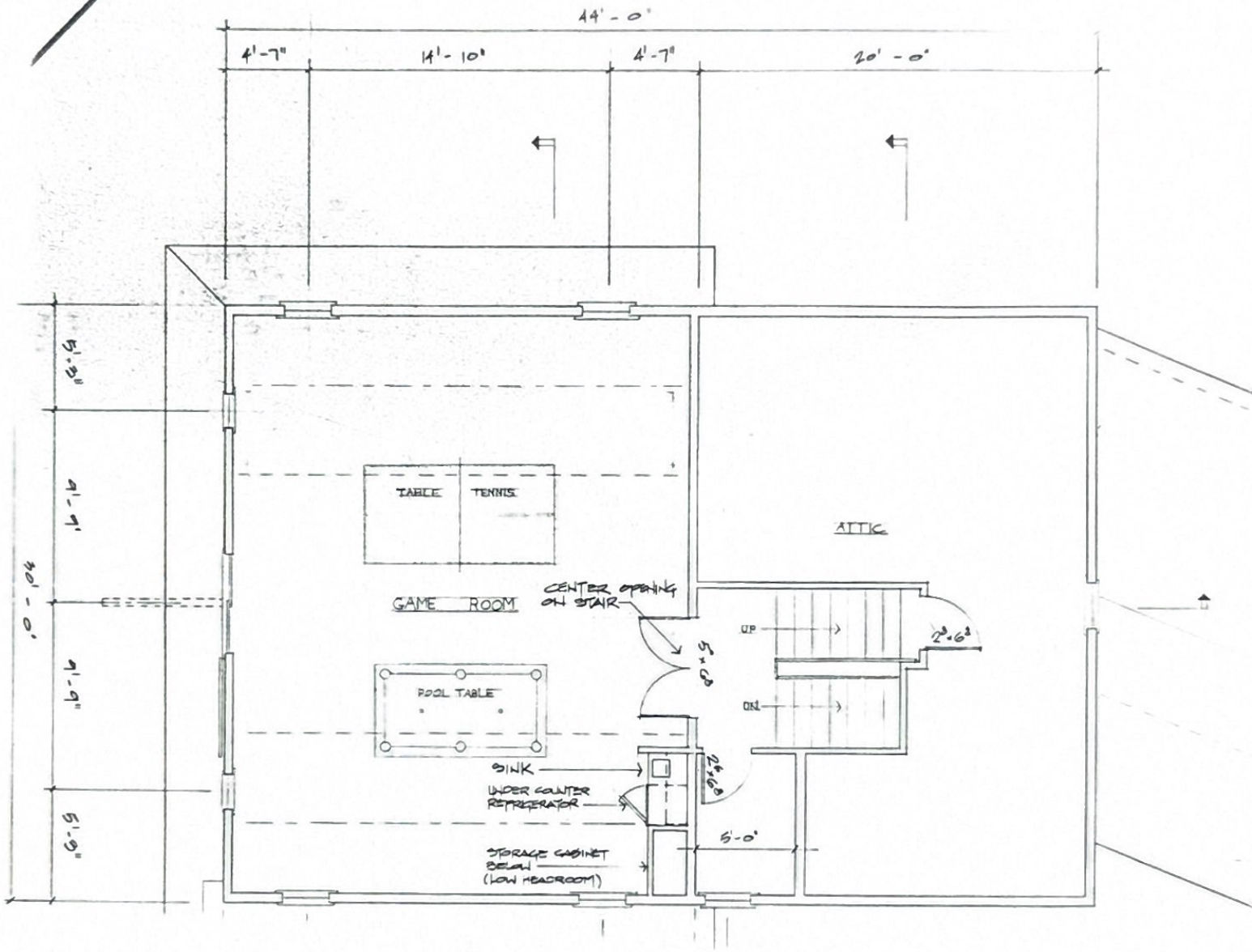
BADGER AND ASSOCIATES
ARCHITECTURE
PLANNING
HISTORIC PRESERVATION
ONE BAGHUMVILLE ROAD
P O BOX 1227
MANCHESTER CENTER, VT 05255
802-362-2301

JIM + PAULA LIANG
RESIDENCE

LONDONDERRY, VERMONT

DATE: OCT 30 1997
REVISIONS: NOV 6, 1997
NOV 18, 1997
DEC 8, 1997

SCALE: 1/4" = 1'-0"
DRAWN BY: NOAH TARY



1 Third Floor.

PAYABLE TO:
MAIL TO:

TOWN OF LONDONDERRY

TINA LABEAU, TREASURER
100 OLD SCHOOL STREET
SO. LONDONDERRY VT. 05155
802-824-3356

TAX BILL

If you sold your property after April 1, 2026 this is for information only.

PARCEL ID	BILL DATE	TAX YEAR
018034.001	07/30/2026	2026

TAXES UNPAID AFTER THE DUE DATE ARE DELINQUENT. MAXIMUM INTEREST AS ALLOWABLE BY LAW WILL BE CHARGED IN ADDITION TO COLLECTORS FEE OF 8%. POSTMARKS ARE ACCEPTED.

Description: LAND & DWL
Location: 275 BOYNTON ROAD

OWNER **LIANG JAMES & PAULA QUALIFIED**
PERSONAL RES TRUST
275 BOYNTON RD
LONDONDERRY VT 05148

SPAN # 357-110-10869 **SCL CODE: 110**
TOTAL PARCEL ACRES **48.00**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,819,800	1,819,800
EXEMPTION		
LAND USE	- 227,600	- 227,600
TOTAL TAXABLE VALUE	**1,592,200**	1,592,200
GRAND LIST VALUES	**15,922.00**	15,922.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN LOCAL AGREEMENT	0.0032	x15,922.00=	50.95
TOWN MUNICIPAL	0.7028	x15,922.00=	11,189.98

Revised Bill

TOTAL MUNICIPAL TAX	11,240.93
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.0251	x15,922.00=	32,243.64

1.6430 (state rate) / 81.13% (CLA ÷ SA) = 2.0251

Payments	
1	10/01/2026

TOTAL EDUCATION TAX	32,243.64
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**43,484.57**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF LONDONDERRY

PAYMENT DUE	TAX YEAR
10/01/2026	2026

OWNER NAME	
LIANG JAMES & PAULA QUALIFIED	
PARCEL ID	
018034-001	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

TO PAY BY E-CHECK/CREDIT CARD: https://payv3.xpress-pay.com/org/D6F2CEAF94204A6 SEPARATE FEES WILL BE APPLIED.

Revised Bill

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT I, PAULA L. LIANG, of Greenwich, in the County of Fairfield and State of Connecticut, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by JAMES L. LIANG and PAULA L. LIANG, of Greenwich, in the County of Fairfield and State of Connecticut, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, JAMES L. LIANG, as to a one-half undivided interest in the whole, and PAULA L. LIANG, as to a one-half undivided interest in the whole, each undivided one-half interest to hold as tenants in common as to the other, their heirs and assigns forever, certain lands and premises in Londonderry, in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Paula L. Liang by warranty deed of Arie Seidler and Bonnie Seidler dated January 17, 1997 and recorded January 18, 1997 in Book 54, Page 229 of the Londonderry Land Records. The premises are therein described as follows:

"Being all and the same lands and premises conveyed to ARIE SEIDLER and BONNIE SEIDLER, husband and wife, by warranty deed of Charles M. Dupuy and Valerie W. Dupuy dated November 29, 1988, recorded December 6, 1988, in Book 46, Page 417 of the Londonderry Land Records, and therein more particularly described as follows:

Being a part of the lands and premises as conveyed to Charles M. Dupuy and Valerie W. Dupuy by warranty deed of Edward D. Thomas and Millicent B. Thomas dated December 2, 1976 and recorded December 8, 1976 in Book 35, Page 416 of the Land Records of Londonderry, Vermont. Reference is made to (sic) a survey entitled "Survey for Charles M. & Valerie W. Dupuy" by Dauchy Associates, Inc. dated June 20, 1988 and drawing no. 88-1566 and are therein described as follows:

Beginning at an iron pin located in the easterly right of way limit of Boynton Road, which point marks the northwesterly corner of the premises herein and the southwesterly corner of lands reserved by Edward and Millicent Thomas; thence running along lands reserved by Thomas South 76° 59' East a distance of 67.0 feet to a point marked by an iron pin; thence turning a corner and running South 12° 14' West a distance of 91.5 feet to a point in a stonewall; thence turning a corner and running along a stonewall South 84° 10' East a distance of 175.7 feet to a point marked by an iron pin located in a stonewall; thence turning a corner and running South 03° 24' East a distance of 252.6 feet to a point marked by an iron pin;

DAKIN & BENELLI P.C.
ATTORNEYS AT LAW
P.O. BOX 499
CHESTER, VERMONT
05143-0499
802 875-4000

thence turning a corner and running South 61° 24' East a distance of 767.6 feet to a point marked by an iron pin, which points marks the southeasterly corner of lands reserved by Thomas; thence turning a corner and running North 27° 59' East a distance of 442.9 feet to a point, which point marks a northerly corner of the premises herein, the northeasterly corner of lands reserved by Thomas and is located in the boundary of lands of Donald and Jerold Shattuck; thence turning a corner and running along lands of Shattuck South 53° 52' East a distance of 240.8 feet to an iron fence post at the beginning of a stonewall; thence running along a stonewall South 55° 07' East a distance of 178.6 feet to a wire fence; thence running along a wire fence South 58° 15' East a distance of 300.6 feet to a stonewall; thence running along a stonewall the following three courses and distances: South 52° 57' East a distance of 85.6 feet; South 47° 22' East a distance of 93.3 feet; and South 53° 44' East a distance of 145.5 feet to a stonewall corner; thence continuing along lands of Shattuck the following two courses and distances: South 53° 42' East a distance of 156.0 feet and South 54° 12' East a distance of 292.6 feet to a point, which point marks the northeasterly corner of the premises herein and the northwesterly corner of lands of Anthony Parrotta and Michael Bellobuono; thence turning a corner and running along lands of Parrotta and Bellobuono South 24° 07' West a distance of 557.0 feet to a point marked by an iron pin, which point marks a southeasterly corner of the premises herein, the northeasterly corner of lands of Anthony and Janice Parrotta and is located in the boundary of lands of Parrotta and Bellobuono; thence turning a corner and running along lands of Anthony and Janice Parrotta North 72° 43' West a distance of 321.0 feet to a point marked by an iron pin; thence turning a corner and running South 17° 17' West a distance of 115.5 feet to a point marked by an iron pin, which point marks another southeasterly corner of the premises herein and is located in the boundary of lands of Anthony and Janice Parrotta; thence turning a corner and running along lands of Parrotta North 72° 43' West a distance of 1239.5 feet to a point in a stonewall; thence continuing along the stonewall and lands of Parrotta N 72° 45' West a distance of 585.2 feet to a point; thence continuing along lands of Parrotta North 72° 41' West a distance of 14.8 feet to a point on the northeasterly side of a brook; thence turning a corner and running along the brook and lands of Leon and Florence Holton a distance of 670.6 feet, with a tie line of North 15° 22' West a distance of 633.8 feet, to a point where the brook crosses Boynton Road; thence turning a corner and running in a northerly direction along the easterly right of way limit of Boynton Road a distance of 505.3 feet, with a tie line of North 15° 38' East a distance of 504.3 feet, to a point in a stonewall, which stonewall is located in the easterly right of way limit of Boynton Road; thence running in a northerly direction along the stonewall North 14° 48' East a distance of 101.1 feet to an iron pin located in the easterly right of way limit of Boynton Road, said point being the point and place of beginning.

Included in this conveyance is the right to use the existing 3 acre meadow located on lands reserved by Edward and Millicent Thomas for agricultural purposes; but no improvements or structures other than fencing or fence posts shall be placed thereon. The right conveyed hereby shall only run with and to that portion of the reserved premises upon which the farm buildings are now situated, and no noxious or offensive material shall be kept or stored thereon.

Also included in this conveyance is a right of way 50 feet in width as shown on a survey entitled "The Lands of Edward D. Thomas, Londonderry, Vermont" as prepared by J.G. Eckhardt, with date of August 1976. This right of way runs from Town Highway #18 in an

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easterly and southerly direction of lands now or formerly of Thomas and shall be used for residential and agricultural purposes and shall run with the land immediately to the east and south of and abutting the lands reserved by Thomas."

Also meaning and intending to convey, by quitclaim only, any and all of the right, title and interest of Paula L. Liang in and to those lands lying within the public right of way to the centerline of Boynton Road as the same borders upon the premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, JAMES L. LIANG, as to a one-half undivided interest in the whole, and PAULA L. LIANG, as to a one-half undivided interest in the whole, each undivided one-half interest to hold as tenants in common as to the other, their heirs and assigns, to their own use and behoof forever; And I, the said Grantor, PAULA L. LIANG, for myself and my heirs and assigns, do covenant with the said Grantees, JAMES L. LIANG and PAULA L. LIANG, 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 the 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 whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 27th day of July A.D. 2011.

Paula L. Liang

STATE OF New York
COUNTY OF New York SS.

At NY, NY, this 27th day of July, 2011, Paula L. Liang personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me Carmen S. Denehy
Notary Public

My commission expires:

CARMEN S. DENEHY
Notary Public, State of New York
No. 01DE4928251
Qualified in Rockland County
Commission Expires April 25, 2014

LONDONDERRY, VT Town Clerk's Office
Received for record
July 29 *A.D.* 2011
at 3 *o'clock* 35 *minutes* P *M*
and Recorded in Book 66 *Page* 81-82
Attest Shirley E. Terrill
Town Clerk

Vermont Property Transfer Tax 32 V.S.A. Chap. 231
• ACKNOWLEDGMENT •
Return Received
Signed S.E. Terrill Clerk
Date 7-29-11 Return # 11-51

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CV-NET 500 Rev. 1-81

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAULA L. LIANG RYE, County of WESTCHESTER and State of NEW YORK, of (hereinafter called Grantor), for and in consideration of the sum of One Dollar and other valuable consideration paid by CENTRAL VERMONT PUBLIC SERVICE CORPORATION, a Vermont corporation having its office and principal place of business at the City of Rutland, in the County of Rutland and State of Vermont, and NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a corporation duly organized under the laws of the State of New York (hereinafter together called Grantees), the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the Grantees as tenants in common, their successors and assigns, the perpetual and exclusive right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines for the transmission of electricity and the transmission of intelligence by electricity or light, consisting of poles, wires, cables, guy wires, push braces, underground wires, service cables, conduits, pipes, manholes, pad mounts, vaults for transformers and other fixtures and appurtenances used or adopted for the purpose, upon, over across and under the surface of the lands owned by the Grantor in the town of Londonderry, County of Windham, State of Vermont, more fully described in deed given by Arie and Bonnie Seidler to Paula L. Liang dated January 17, 1997, and recorded in the Land Records for LONDONDERRY in Book 54 at Page 229. Said line shall enter from lands now or formerly of Riverside Farm Corporation, the centerline of Town Highway#18, its easterly side, and shall run in a northeasterly direction to proposed C.V.P.S. Corp. pole#3-2 of line#602. Thence said line shall run underground in a southeasterly,easterly, westerly, and easterly direction to proposed C.V.P.S. Corp. PM#3-2-2 of line#602 and a point generally north of the grantors dwelling location respectively.

For the purpose of this agreement a "service cable" shall mean that part of the underground system which extends either from the pole line or from a transformer location, as the case may be, to the dwelling unit and shall not include any part of the underground system which is located within the limits of a proposed street.

The exact location of said line or lines is to be selected by the Grantees after their final surveys have been completed within the above-described location and to become permanently established upon the erection of the poles, laying of cables, and/or construction of conduits in said line or lines.

Together with the right to cut down, keep trimmed or eliminated by such means as Grantees deem desirable, all trees and underbrush as the Grantees may from time to time desire within a width of twenty-five (25) feet on each side of the said line or lines above-described; together with such other trees on said premises adjacent to this right of way as, in the judgment of the Grantees, may interfere with or endanger the efficient operation and use of said lines or any of their appurtenances when constructed.

Together, also, with the right to enter upon such right and easement, across other property owned by the Grantor, for the purposes of exercising any of the rights herein granted; provided, however, that said right must be exercised in a careful manner and any damages to such other property of the Grantor caused by the Grantees shall be borne by the Grantees.

The Grantor covenants and agrees not to plant any trees or other plants or construct or erect or permit the erection or maintenance of buildings or structures of any kind, or change the grade, fill or excavate within ten (10) feet on each side of said line or lines without written permission from executive officers of the Grantees.

TO HAVE AND TO HOLD the aforegranted rights and easements, with all the privileges and appurtenances, thereunto belonging, unto and to the use of said Grantees, and their successors and assigns forever, and the Grantor does hereby covenant with the Grantees and their successors and assigns, that she is lawfully seized in fee simple of the granted premises, that they are free from all encumbrances,

that she has good right to sell and convey the same aforesaid and will warrant and defend the same to the Grantees and their successors and assigns forever against the claims and demands of all persons.

The foregoing shall be binding upon and shall enure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor(s) has hereunto set her hand and seal this 12 day of August, A. D. 19 97.

WITNESSES:

PAULA L. LIANG (SEAL)

(SEAL)

STATE OF Vermont)
COUNTY OF Windham) ss

BE IT REMEMBERED, that on the 12 day of August, 19 97, personally appeared Paula L. Liang, signer and sealer of the foregoing written instrument and acknowledged the same to be her free act and deed.

Before me,

Notary Public

SPACE BELOW THIS LINE FOR RECORD ENTRY PURPOSES ONLY AND NOT A PART OF ABOVE CONVEYANCE.

Londonderry '97 Town Clerk's Office

Received for Record August 23 A. D., 1997 at 9 o'clock 50 minutes A .M. and recorded in Book 54, Page 523 of Land Records.

Attest: Shirley P. Teachout, Clerk

Recorder's Fee: $ 1 cash

30 W. O. 1980
D. O.
WR Tel. No. 503
Line Number 602
Pole No. ____ to Pole No. ____
TOWN HIGHWAY #18(BOYNTON ROAD)

Owner Information

Parcel 018034001
Owner LIANG JAMES & PAULA QUALIFIED PERSONAL RES TRUST
275 BOYNTON RD
LONDONDERRY, VT 05148
Location 275 BOYNTON ROAD
Descr: LAND & DWL

Parcel Information

Tax Map #	MAP #2 CU	NBHD	9
Span	357-110-10869	Acres	48.00
Status	A - Active	Last Update	05/18/18

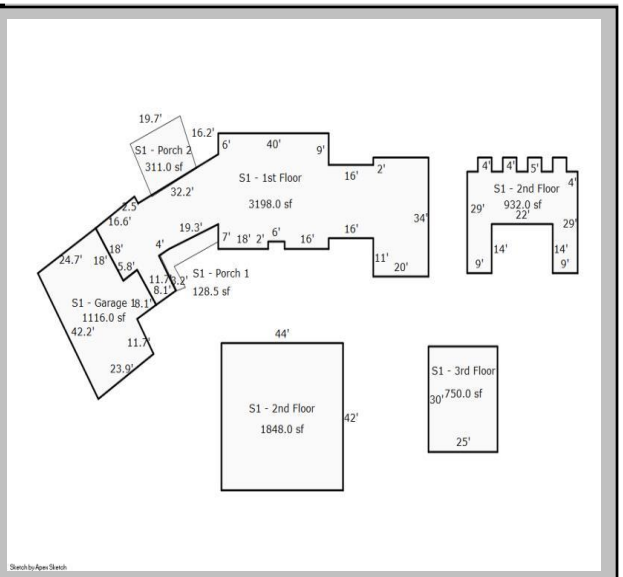
Sales Information

Book		Sale Date	/ /
Page		Sale Price	0

Parcel Value Information

Land Value	473,500	Homestead	1,819,800
Dwelling Value	1,286,300	Housesite	1,552,600
Site Imprvmnt	60,000		
Outbuildings	0		
Misc. Adj.	0		
Total	1,819,800		





Sketch Updated: 03/30/18

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	NoData	APPT	NoData	APPTSCHD

BUILDING 1										
	Total Rooms	13	Year Built	1998	Building SF	6728	Energy Adj	Average	Roughins	2
	Bedrooms	6	Effect Age	10.0	Quality	6.50	Bsmt Wall	Conc 8"	Plumb Fixt	26
	Full Baths	7	Condition	Very	Style	2 Story	Bsmt SF	2600.00	Fireplaces	2
	Half Baths	0	Phys Depr	5	Design	Colonial	Bsmt Fin	No Data	Porch	440
	Kitchens	2	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	1116
			Econ Depr	0					% Complete:	0

NOTES

SITE VALUE INCLUDES STONE PATIOS

LIST OF CAPITAL IMPROVEMENTS
275 BOYNTON RD, LONDONDERRY, VT 05148

From the roof to the well, the furnaces to the finishes — every major system at 275 Boynton Road has been maintained, repaired, or replaced with care since it was built in 1998.

5-Year Recent Improvement Highlights (2021-2026)

Tree work, tennis court landscaping, and lawn reseeding (2025-26)
All bathrooms and laundry room remodeled (2024-26)
New home security system and smart thermostats (2024-25)
Heat pump A/C (2024)
Well water and filtration system improvements (2024)
French door and transom window replacement (2024)
Refinished patio (2024)
Interior and exterior painting (2024)
Backup generator (2023)
Pond aeration system (2023)
Refinished floors in living room and library (2022)
Repaired chimney mortar and installed chimney cap (2021)
Installed 3 Sonos ports for whole-house audio (2021)
Repaired both furnaces, new igniters and electrical updates (2021)

Other Improvement Highlights (2014-2020)

Internet system upgrades (2020)
Viking range (2020)
Outdoor shower fixtures (2020)
New roof (2018)
Driveway redone (2018)
Fire pit area (2018)
New front door (2017)
Solar panels (2016)
House repainted (2015)
New tile floor in kitchen (2014)

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design © Copyright LandVest, Inc., 2025.

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LIST OF CAPITAL IMPROVEMENTS
275 BOYNTON RD, LONDONDERRY, VT 05148

Complete List of Improvements (2014-2026)

2026
Tree removal and crown trimming in front and back yards
Replaced transformer and light fixtures in primary bathroom
Tennis court landscape management

2025
Installed 10 Ecobee smart thermostats
New home security system
Upgraded cable modem
Installed new fixtures and toilets in bathrooms
Replaced failed well pump, installed 30 feet of poly piping
Installed new tile in bunk room bathrooms and upstairs bathroom
Replaced toilet and installed new shower hardware in three bathrooms
Renovated guest suite bathroom, added ceiling fan, fresh ceiling paint, new wallpaper
Reshaped and hydroseeded the backyard

2024
Systems & Mechanical
Replaced circulating pump for hot water
Repaired both furnaces and replaced circulating pump for game room zone
Installed heat pump A/C system throughout the house
Overhauled well water and treatment/filtration system
Replaced check valve in main well, well pump controller, and damaged wiring
Flushed radiant heating pipes
Replaced outdoor spigots
New home security system

Renovation & Interior
Renovated primary bathroom and laundry room. Work completed by Pete Conrad, GC
Installed marble counters in bathroom and laundry room
Repaired rotted exterior wall trim
Replaced French doors and transom windows in living, dining, and primary bedroom.
Installed durable composite trim around exterior French doors
Refinished patio floor
Installed vanity mirror and sconces in primary bathroom
Full interior and exterior repainting of trim, living/dining rooms, and hallways
New tile in guest suite bathroom

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LIST OF CAPITAL IMPROVEMENTS
275 BOYNTON RD, LONDONDERRY, VT 05148

2023
Installed backup generator and new propane line
Installed pond aerators
Installed LED lighting in laundry room and study
Replaced dining room dimmer switch

2022
New wallpaper in front hallway
Refinished floors in living room and library
Installed new Samsung monitor in TV room

2021
Flushed water heater
Chimney cleaned in living room
New Webster grill
Installed new generator bed and wiring, added a fourth circuit
Installed a new Sony sound receiver in TV room
Repaired chimney mortar and installed a flue cap
Repaired/adjusted doors
Caulked primary bath shower floor
Installed 3 Sonos ports for whole-house audio
Installed second KitchenAid oven in kitchen
Repaired both furnaces, new igniters and electrical updates

2020
Upgraded Xfinity internet, added Apple TV and new Netgear Wi-Fi system
Serviced Viking range
Installed basement water filter
New lawn mower
Replaced outdoor shower fixtures
Replaced roof tile after storm damage, sealed chimney
Pumped septic system
Repaired heating system – new controller box and circulator pump replaced

2018
New Roof
Resurfaced the driveway
Sprayed insulation in the library
Replaced ceiling fan in primary bedroom
Replaced hot tub with fire pit

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LIST OF CAPITAL IMPROVEMENTS
275 BOYNTON RD, LONDONDERRY, VT 05148

2017
Replaced drapes and curtains in the library
Replaced front door
New wallpaper installed in primary bathroom
Painted bathroom, replaced window seat cover and drapes

2016
Installed solar panels and connected to the grid
Replaced ice maker at the bar
Installed ceiling fans in primary bedroom, guest suite, and upstairs bedrooms

2015
Repainted the exterior of the house
Replaced the pump for pond

2014
Replaced both dishwashers
Installed new tile flooring in the kitchen

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dotloop signature verification: dtlp.us/tile-AWmz-BvC9

Vermont Mandatory Flood Disclosure

Date Prepared: 10/05/2026

Seller's Name(s): James L. Liang Paula Liang

Property Address: 275 Boynton Road, Londonderry, VT 05148
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=275%20Boynton%20rd%2C%20londonderry%2C%20vt ; 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: James L Liang dotloop verified 10/05/26 6:37 AM EDT 5QJE-ZUGJ-XQDZ-D0JL
(Signature) (Date)

Seller: Paula Liang dotloop verified 10/05/26 9:47 AM EDT PATU-SKMR-1W9D-R7VS
(Signature) (Date)

Seller: (Signature) (Date)

Seller: (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: (Signature) (Date)

Buyer: (Signature) (Date)

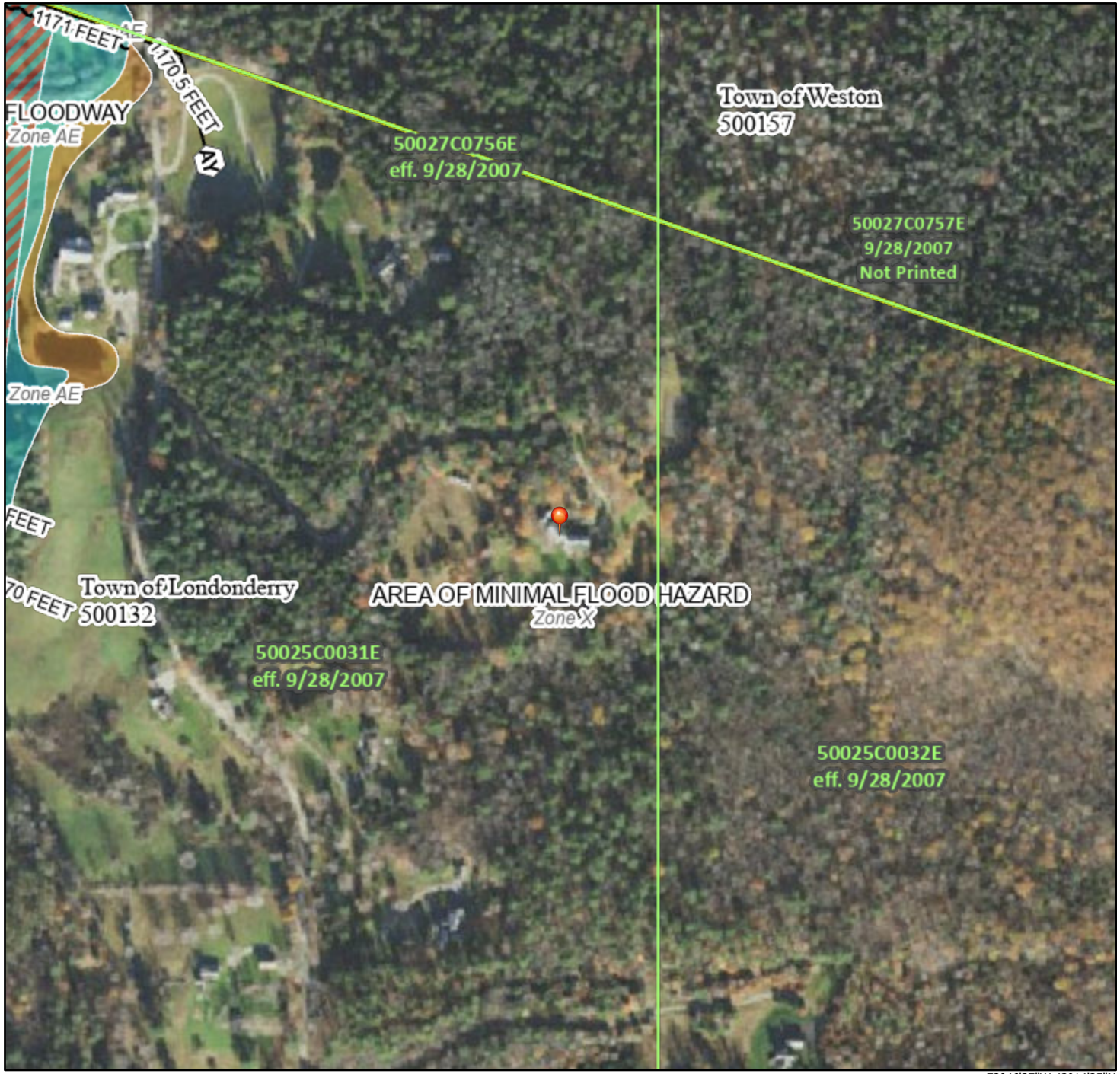
Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°47'15"W 43°14'51"N



72°46'37"W 43°14'25"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/5/2026 at 12:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date