

ADVERTISEMENT FOR BIDS
December 31, 2018
Sale of Village of Barton Property
142 Main Street, Barton, VT 05822

Sealed bids will be received by the Village of Barton in the Municipal Building Meeting Room, 17 Village Square, Suite A, Barton, VT 05822 until 4 P.M. January 14, 2019, and then opened, for the sale of real estate located at 142 Main St., Barton, VT.

The property consists of approximately 0.05 acres as described on the lister's card and book 21, page 580. The building is a two story wood structure, the first level includes two garage bays and storage, level two includes a kitchen, ½ bath, meeting room and storage space. The building includes oil fired hot water heat. A portion of the furnace room was constructed as an addition in the early 1990's and may have been constructed on Canadian Pacific Railroad property which has since been sold to the State of VT. No written agreements are known for the structure. No additional land is known to be included with the building. The adjacent fire department engine house will remain on the 0.45 acre parcel recorded in Book 146, pages 94-95 and conveyed to the Village of Barton from the Barton Firefighters Association dated November 5, 2007.

The property is Zoned mixed use and has municipal water and sewer service.

The village intends to sell the property to the highest and best bidder. The property will be sold in it's AS-IS condition except the Village will remove former Barton Village Fire Department memorabilia.

Prospective bidders will have the opportunity to tour the building and to have a professional inspection done at the bidder's expense, prior to submission of Bids. However, the inspection is only an opportunity to better inform the bidder – no additional changes to the building or lot will be made.

Each bidder shall submit sealed paper copies of its bid; and, each bid shall contain the full name and address of the bidder. All bids shall be sealed and endorsed as "142 Main St." and delivered to "Board of Trustee's, Village of Barton, 17 Village Square, Suite A, Barton, VT 05822."

Each bid must be accompanied by a certified or cashier's check in the amount equal to two percent (2%) of the total bid price for the property, payable to the Village of Barton, as earnest money.

For a bidder financing the purchase, the bid shall include a pre-qualification letter from the lender.

The full Advertisement for bids is available at the Village office. All bidders are responsible for checking with the Village Office for addendums up to and including the bid due date.

A site tour and pre-bid meeting will be held at the property on December 26th at 5:30 p.m. for interested bidders.

Barton Village Board of Trustees

The Peerless Manufg Co. to
The Incorporated Village of Branton.

Know all Men by these Presents:

That The Peerless Manufacturing Company a corporation duly organized under the laws of the State of New Hampshire and located in the town of Newport in the County of Sullivan and State of New Hampshire in the consideration of Three hundred Dollars paid to us full satisfaction by The Incorporated village

of Branton in the County of Caledon and State of Vermont by these presents, do freely give, grant, sell, convey and confirm unto the said Incorporated Village of Branton

and its ~~heirs and assigns~~ ^{successors} forever, a certain piece of land in Branton in the County of Caledon and State of Vermont, described as follows, viz: Beginning on the east side of

Main Street in Branton village, at the north west corner of this said piece of land deeded by the Branton Manufacturing Company to the said Peerless Manufacturing Company by deed dated Oct 12th 1892 and recorded in book 21 Page 517 of Branton Land records at a stake in a line parallel with the west end of the engine house as it now stands. Thence extending southerly in said line thirty four feet. Thence turning at right angles and running easterly parallel with line between the Engine house lot and said Peerless Manufacturing Company lot fifty six feet to land owned by the Branton and Maine Railroad Thence running westerly on the west line of the land of said Railroad thirty four feet Thence running westerly on the south line of the land of said Branton and Maine Railroad fifty six feet on to the point begun at. Reserving always a right of way on the south side of the above described piece of land over a portion of said parcel of land four feet wide on Main Street extending the same width to the easterly line of this piece of land also reserving the barn that now stands upon said piece of land said Peerless Manufacturing Company hereby agree to move the engine house belonging to said Incorporated village of Branton from where it now stands southerly on to the north side of the lot above described and place the same in as good condition as said Engine house is now in upon as good and substantial a foundation as said engine house now stands upon. The location of said engine house upon the new lot to be determined by the trustees of said Branton Village

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Incorporated village of Branton and its successors heirs and assigns, to their own use and behoof forever; and we the said Peerless Manufacturing Company for itself and its ~~successors~~ ^{heirs, executors and administrators} do covenant with the said Incorporated village of Branton and its successors heirs and assigns, that until the ensembling of these presents it is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid; that they are free from ~~every~~ ^{any} encumbrance; and it hereby engages to warrant and defend the same against all lawful claims whatever.

In Witness Whereof, the said Peerless Manufacturing Company by its agents C. M. Emerson its President and A. A. Johnson its Secretary duly authorized for that by a vote of said Peerless Manufacturing Company for a meeting thereof duly held for that purpose have hereunto set the name and seal of the said Peerless Manufacturing Co. this 18 day of April 1893 L.S.
E. M. Johnson
Leora Morrison
by its agents C. M. Emerson President L.S.
A. A. Johnson Secretary L.S.

State of New Hampshire }
Vermont } At Newport this 18 day of April A.D. 1893
Sullivan County, ss. } The Peerless Manufacturing Company by its said agents C. M. Emerson its Pres. and A. A. Johnson its Sec. personally appeared, and acknowledged this instrument, by it sealed and subscribed, to be its free act and deed.
BEFORE ME, E. M. Johnson Notary Public.
Branton Town Clerk's Office, April 20 A.D. 1893, at 8 o'clock, 55 minutes A. M.
Received the deed of which the foregoing is a true record.
Attest, L. O. Hubbard Town Clerk.

TRANSCRIPT

WARRANT DEED (THE PEERLESS MANUFACTURING CO. TO THE INCORPORATED VILLAGE OF BARTON)

KNOW ALL MEN MY THESE PRESENTS:

That, the Peerless Manufacturing Company, a corporation duly organized under the laws of the State of New Hampshire and located in the town of Newport in the County of Sullivan and State of New Hampshire in the consideration of Three Hundred, Dollars paid to our full satisfaction by the Incorporated Village of Barton in the County Orleans and State of Vermont by these presents, do freely give, grant, sell, convey and confirm unto the said Incorporated Village of Barton and its successors forever, a certain piece of land in Barton in the County of Orleans and State of Vermont, described as follows, viz:

Beginning on the east side of Main Street in Barton Village, at the north west corner of this said piece of land deeded by the Barton Manufacturing Company to the said Peerless Manufacturing Company by deed dated October 12th, 1892 and recorded in Book 21, Page 517 of Barton Land Records at a stake in a line parallel with the west end of the engine house as it now stands, thence extending southerly in said line thirty four feet. Thence turning at right angles and running easterly parallel with line between the Engine house lot and said Peerless Manufacturing Company lot fifty six feet to land owned by the Boston and Main Railroad. Thence running northerly on the west line of the land of said Railroad thirty four feet, Thence running northerly on the west line of the land of said Railroad thirty four feet, Thence running westerly on the south line of the land of said Boston and Main Railroad fifty six feet on to the point begun at. Reserving always a right of way on the south side of the above described piece of land over a portion of said parcel of land four feet wide, on Main Street extending the same width to the easterly line of this piece of land, also reserving the barn that now stands upon said piece of land said Peerless Manufacturing Company hereby agree to move the engine house belonging to said incorporated village of Barton from where it now stands northerly on the north side of the lot, above, described, and place the same in, as, good condition, as said engine house is now in upon , as good and substantial, a foundation , as said engine house now stands upon the location of said engine house upon the new lot to be determined by the trustees of said Barton village.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Incorporated Village of Barton, and its successors, to their own use and behoof forever; and we the said Peerless Manufacturing Company for itself and its successors, do covenant with the said Incorporated Village of Barton and its successors, that until the ensealing of these presents its is the sole owner of the premises and it has good right and title to convey the same in manner aforesaid; that they are free from any encumbrances; and it hereby engages to warrant and defend the same against all lawfull claims whatever,

In Witness Whereof, the said Peerless Manufacturing Company by its agents EM Emerson its President and DW Johnson its Secretary duly authorized for that by a vote of said Peerless Manufacturing Company at a meeting there of duly held for that purpose have herewit set the name and seal of the said Peerless Manufacturing Co. this 18 day of April 1893, L.S.

In Presence of EM Johnson, Leon Morrison

State of New Hampshire, Sullivan County, ss., At Newport this 18 day of April A.D. 1893 The Peerless Manufacturing Company by its said agents EM Emerson its Pres. And DA Johnson its Sec, personally appeared, and acknowledged this instrument, by its sealed and subscribed, to be its free act and deed.

Before me E.M Johnson, Notary Public

Barton Town Clerks Office, April 20, A.D. 1893, at 8 o'clock 55 minutes, A.M.

Received the deed of which the foregoing is a true record.

Attest L.M. Hubbard, Town Clerk.



VACANT
STORE
BUILDING

MAIN STREET - U.S. ROUTE 5

N/F
STATE OF VERMONT
BOOK 118, PAGES 361-368
SEE REFERENCE PLANS (A) & (B)

N/F
VILLAGE OF BARTON
BOOK 21, PAGE 580
(FIRE STATION)

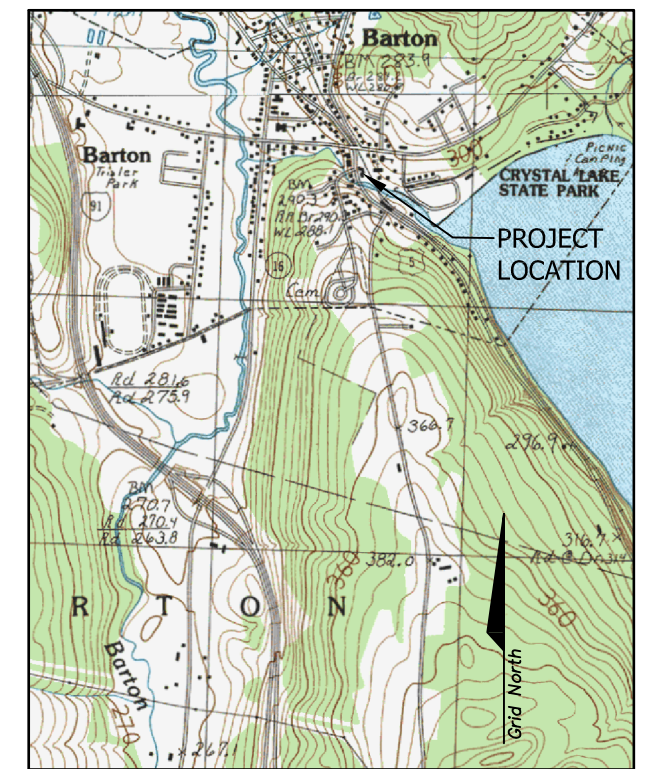
(ENGINE HOUSE)

N/F
STATE OF VERMONT
BOOK 118,
PAGES 361-368
SEE REFERENCE
PLANS (A) & (B)

INTENT TO SELL
OLD FIRE STATION
LOT ONLY 0.044
ACRES

LEGEND

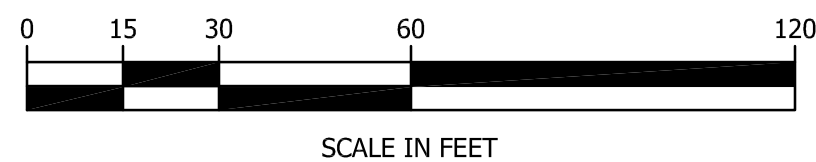
- PROPERTY/ROW LINE
- ABUTTING PROPERTY/ROW LINE
- RAILROAD TRACKS
- OHE
- OVERHEAD UTILITIES
- S S
- SEWER MAIN OR SERVICE
- W W
- WATER MAIN OR SERVICE
- SEWER MANHOLE
- WATER MANHOLE
- WATER GATE VALVE
- CURB STOP
- FIRE HYDRANT
- UTILITY POLE
- CALCULATED POINT
- PK NAIL SET
- #5 REBAR SET AT GRADE WITH HORIZONS CAP #754



LOCATION MAP (NTS)

NOTES:

- OWNER OF RECORD:
BARTON VILLAGE, INC.
TAX MAP PARCEL: 3010142 (PORTION)
- REFERENCE DEED:
WARRANTY DEED TO BARTON VILLAGE, INC. FROM BARTON FIREFIGHTERS ASSOCIATION, INC. DATED NOVEMBER 5, 2007 AND RECORDED IN BOOK 146, PAGES 94-95 OF THE TOWN OF BARTON LAND RECORDS.
- REFERENCE PLANS:
(A) "PLAN OF YARD, RIGHT OF WAY, ETC. AT BARTON, VT, FEBRUARY 1897, BOSTON AND MAINE RAILROAD, PASSUMPSIC DIVISION" FOUND AT THE BARTON TOWN OFFICE.
(B) RIGHT-OF-WAY AND TRACK MAP, THE CONNECTICUT AND PASSUMPSIC RIVERS R.R. CO. OPERATED BY THE CANADIAN PACIFIC RAILWAY" PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.
(C) STATE OF VERMONT HIGHWAY PLANS - PROJECT NO. 55E SHEET NOS. 6 & 7 OF 75 DATED 1931 LOCATED AT THE VERMONT TRANSPORTATION AGENCY DISTRICT OFFICE IN DERBY VERMONT.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON REFER TO MAGNETIC NORTH AND ARE BASED UPON ONE OR MORE MAGNETIC OBSERVATIONS AT THE TIME OF SURVEY.
- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED IN DECEMBER OF 2012 AND JANUARY OF 2013.
- THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.
- THE EASTERLY SIDELINE OF MAIN STREET (U.S. ROUTE 5) IS DEPICTED AT THE STATUTORY RIGHT-OF-WAY WIDTH OF ONE AND A HALF RODS (24.75') BASED UPON THE PRESENT MARKED CENTERLINE AND REFERENCED HIGHWAY PLANS.
- NO RIGHTS OR EASEMENTS WERE RESEARCHED AS PART OF THIS SURVEY OTHER THAN THOSE DEPICTED.



I CERTIFY THAT THIS IS A CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE BASED UPON AN EDM TOTAL STATION FIELD SURVEY, TOWN OF BARTON LAND RECORDS AND OTHER RECORD DOCUMENTS REFERENCED.

 17 Sunset Terrace ~ Newport, VT 05855 Phone 802.334.6434 ~ Fax 802.334.5602	
SUBDIVISION PLAT PREPARED FOR BARTON VILLAGE, INC. PO BOX 519 BARTON, VT 05822 OF PROPERTY LOCATED ON MAIN STREET - U.S. ROUTE 5 BARTON, ORLEANS COUNTY, VERMONT	
DATE: 2/1/2011	PROJECT #: 12611
ENGIN'D BY: ---	DRAWN BY: NPN
CHECK'D BY: DR	ARCHIVE #: H---
SHEET 1 OF 1	