

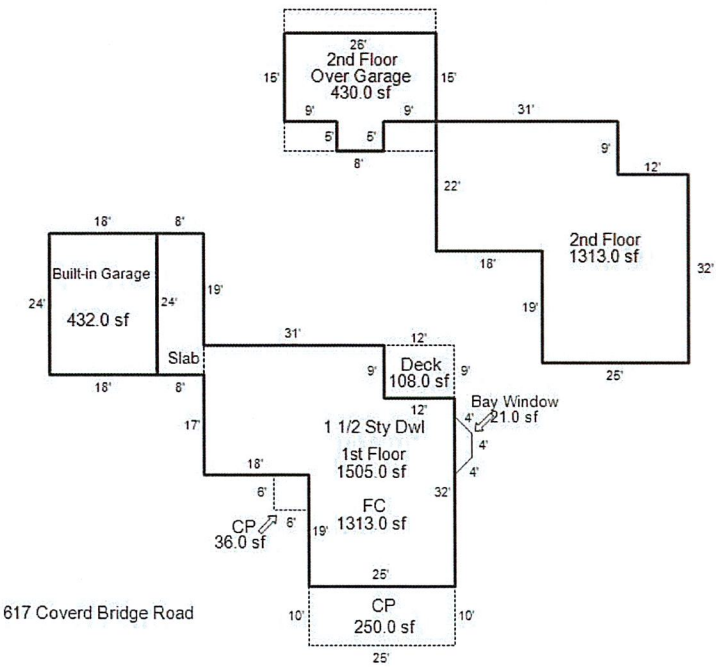
Stowe, VT - Property Database - Detail Result

Last Updated: August 02, 2022 | Official copies of data must be obtained at the Stowe Office.

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www.nemrc.com

Owner Information				Parcel Value Information			
Parcel	17043030			Land Value	406,500	Homestead	813,000
Owner	BOHLER WALTER REVOC TRUST			Dwelling Value	369,500	Housesite	714,500
	617 COVERED BRIDGE RD			Site Imprvmnt	37,000		
	STOWE, VT 05672			Outbuildings			
Location	617 COVERED BRIDGE RD			Total	813,000		
Tax Map #	02-051.000			Photo not available.			
Descr	7.97 AC & DWL						
Parcel Information							
NBHD	11	SPAN	621-195-10317				
Acres	7.97	Status	A - Active				
Sales Information							
Book	Sale Date //						
Page	Sale Price						
BUILDING							
Total Rooms	8	Year Built	1985	Building SF	3248.00	Energy Adj	Good
Bedrooms	4	Effect Age		Quality	6.00	Bsmt Wall	Conc 8in
Full Baths	2	Condition	Avg/Good	Style	1.5 Fin	Bsmt SF	1313
3/4 Baths	2	Phys Depr	18	Design	CapeCod	Bsmt Fin	
Half Baths		Funct Depr		Bldg Type	Single	Bsmt Fin SF	
Kitchens	1	Econ Depr					
Notes	Very well built dwl - private location with view. Only recent improvement is comp shingle roof cover. Space heat over the garage and area off the garage.						
LAND							
Land	1	Area	2.00	Grade	2.00	Frontage	Depth
LAND	5	Area	5.97	Grade	1.00	Frontage	Depth

Sketch





WARRANTY

Advanced Basement Technologies, Inc. hereby warrants

The Basement Water Control installed at 1617 Over Bridge Road, Stone Hollow, VT 05672
To be free from defects in material and workmanship under normal use and service and that no water shall pass from any wall where the system has been installed, through the system and collect on the basement floor; said warranty shall be in effect for the lifetime of the structure from the date of completion of installation and is transferable to future homeowners for the life of the structure. The water control system shall not rust, rot or corrode for as long as you own the home.

Type of system installed: 158 ft Water Trek with One 1/2 horse Water Grabber (full perimeter)
The warranty contained herein shall not apply to condensation or any system, which has been repaired by a party other than Advanced Basement Technologies or has been altered in any way or which has been subject to misuse, negligence or accident. Warranty does not include sewer backups, street floods, surface water through windows or doors, grates at door or bulkheads or tampering with the system in any way. Contractor's liability under this warranty shall be limited to the replacement within the aforesaid time of any defective work or material and Advanced Basement Technologies shall be liable for no other damages or losses. Pump and/or mechanical components are under component manufacturer's warranty and are not considered as part of the water control "no leak" warranty.

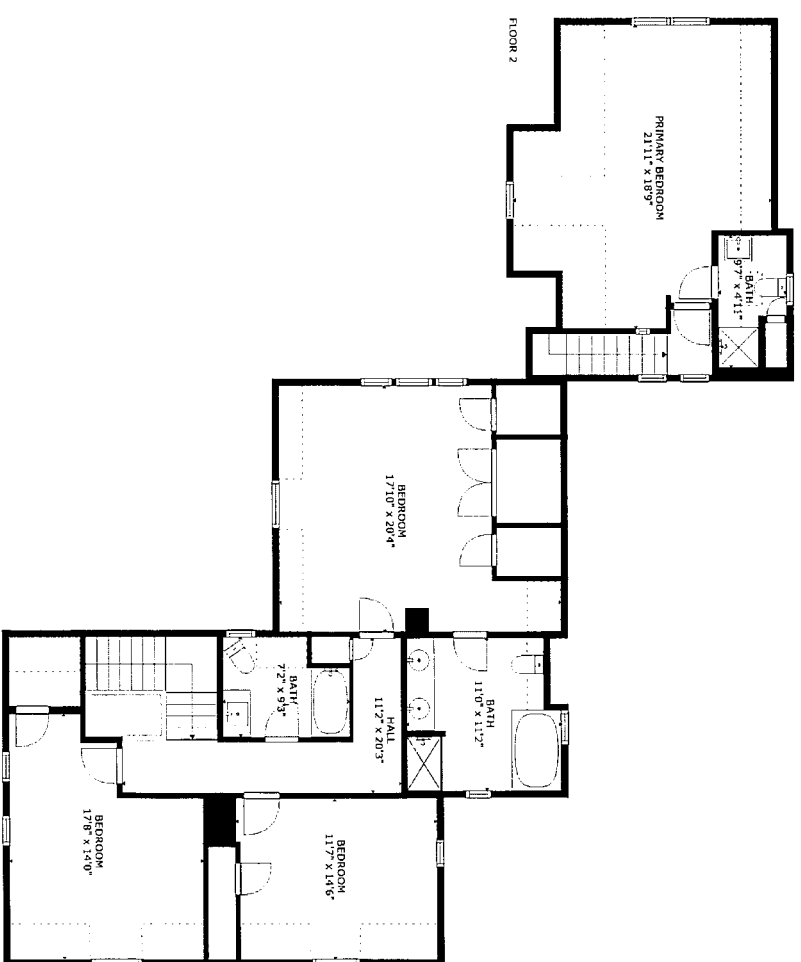
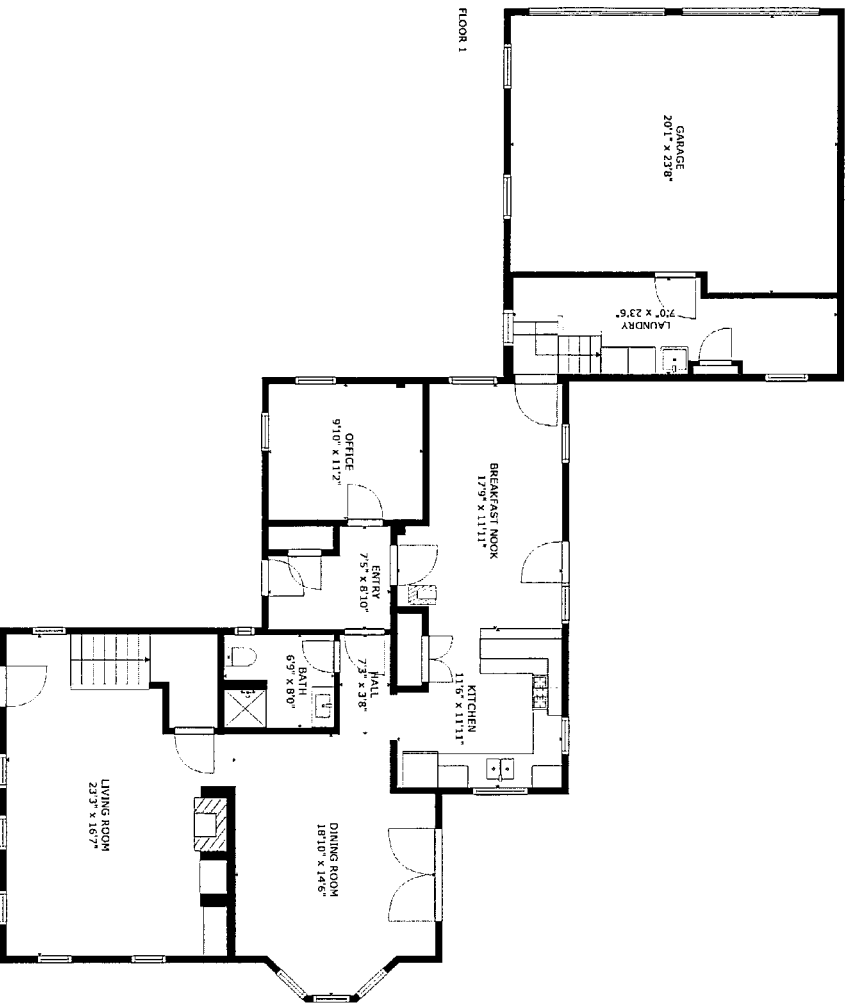
Advanced Basement Technologies is not responsible for contents or damage if system failure occurs, but only responsible to repair system. Advanced Basement Technologies is not responsible for frozen discharge lines; unless our "Freeze Stop" is installed, water once pumped from house, vapor transmission, discoloration from capillary action, water squirting out of walls over the system, fuel tanks or lines or alarm service. Pump failure is not considered system failure. Pumps must be serviced annually, for a nominal fee.

Advanced Basement Technologies of course can only be responsible for areas of the basement specifically treated by the work performed. Homeowner agrees to keep gutters clean and run a dehumidifier, in the basement, in the summer (to control condensation) and to ensure mason grates are free of debris.

This warranty is made in lieu of all other warranties, obligations or liabilities expressed and or implied on behalf of Advanced Basement Technologies. The entire floor is guaranteed with a full perimeter system.

September 2008
Date

Steven McCreary
Signature



GROSS INTERNAL AREA

FLOOR 1: 1380 sq. ft, FLOOR 2: 1341 sq. ft

EXCLUDED AREAS: , GARAGE: 455 sq. ft

REDUCED HEADROOM BELOW 1.5M: 260 sq. ft

TOTAL: 2721 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Itemized Property Costs					
From Table: MAIN Section 1			Town of Stowe 2024		Record # 1181
Property ID: 17043030		Span #: 621-195-10317	Last Inspected: 03/10/2023	Cost Update: 02/20/2024	
Owner(s): BOHLER WALTER REVOC TRUST BOHLER RENATE REVOC TRUST		Sale Price: 0	Book:	Validity: No Data	
Address: C/O TOM BOHLER		Sale Date: / /	Page:		
City/St/Zip: APO AE 09752		Bldg Type: Single	Quality: 6.00	EXCELLENT	
Location: 617 COVERED BRIDGE RD		Style: 1.5 Fin	Frame: Studded		
Description: 7.97 AC & DWL		Area: 3248	Yr Built: 1985	Eff Age: 39	
Tax Map #: 02-051.000		# Rms: 8	# Bedrm: 4	# Ktchns: 1	
		# 1/2 Bath: 0	# Baths: 4		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=10	65.00		134.95	
Exterior Wall #2:	BrkVenr / Ht=10	35.00		77.57	
ADJUSTMENTS					
Roof #1:	CompShg	100.00		-13.14	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		19.05	
Heat/cooling #1:	HW BB/ST	81.00		2.07	
Heat/cooling #2:	WrmCool	19.00		0.67	
Energy Adjustment	Good			3.21	
ADJUSTED BASE COST			3,248.00	224.38	728,786
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 17)			1.00	4,775.00	4,775
Roughins (beyond allowance of 1)			2.00	1,200.00	2,400
Fireplaces	1.5 Fin / Single		1.00	13,000.00	13,000
Features #1:	Woodstove on slab		1.00	3,500.00	3,500
Porch #1:	WoodDck/NoWall/Roof/C		36.00	128.23	4,616
Porch #2:	WoodDck/NoWall/Roof/C		250.00	86.35	21,588
Porch #3:	OpenStp/NoWall/NoRoof/		108.00	31.01	3,349
Basement	Conc 8"		1,313.00	38.90	51,076
Basement Outside Entrance				5,300.00	5,300
Garage/Shed #1:	Builtin/WdSidng/No		432.00	54.08	23,363
Subtotal					861,752
Local multiplier		1.40			
Current multiplier		1.00			
REPLACEMENT COST NEW					1,206,453
Condition	Avg/Good	Percent			
Physical depreciation		15.00			-180,968
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					1,025,500
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.20	2.00		720,000
AC Other	5.97	1.20	1.00		179,100
Total	7.97				899,100
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y / y	Typical	Average		12,000
Sewer	y / y	Typical	Average		18,000
Landscape	y / y	Typical	Good		50,000
Total					80,000
TOTAL PROPERTY VALUE					2,004,600

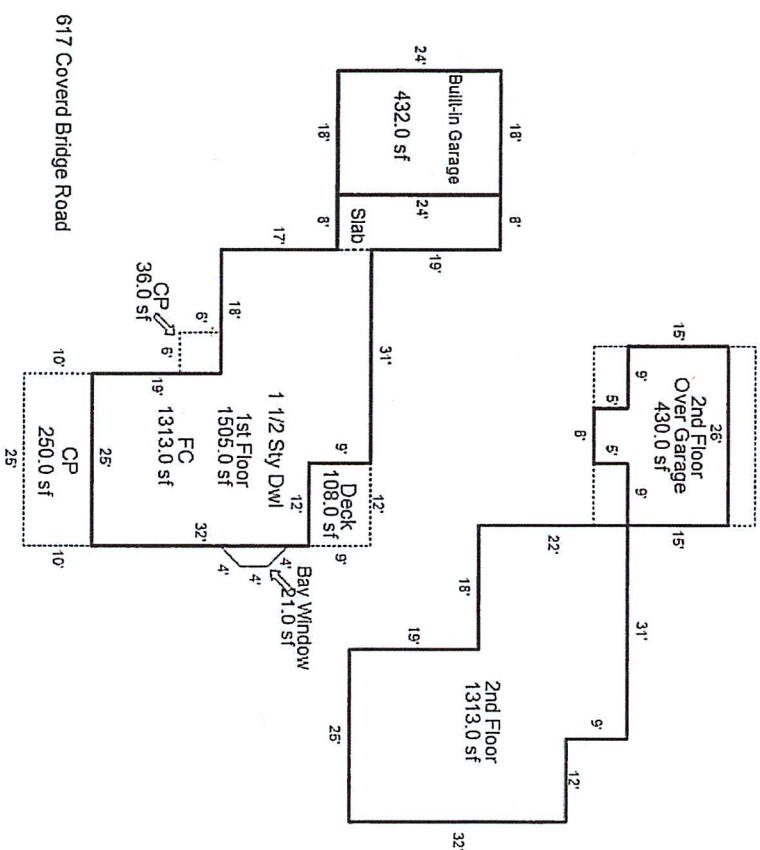
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		# 1/2 Bath: 0		# Baths: 4	
Item	Description	Percent	Quantity	Unit Cost	Total
NOTES			HOUSESITE	VALUE : .	1,825,500
			HOMESTEAD	VALUE : .	2,004,600
<p>Very well built dwl - private location with view. Only recent improvement is comp shingle roof cover. Space heat over the garage and area off the garage.</p> <p>2024: Interior inspection per owner. Owner indicates that interior renovations are occurring. Wood floors are being refinished and tile is being replaced with slate. Bathroom renovation on first floor, and painting. Woodstove on slab in kitchen. Added heat pump for over the garage heat - no longer space heat. Dwelling is in good/average condition for its age.</p>					

PARCEL 17043030



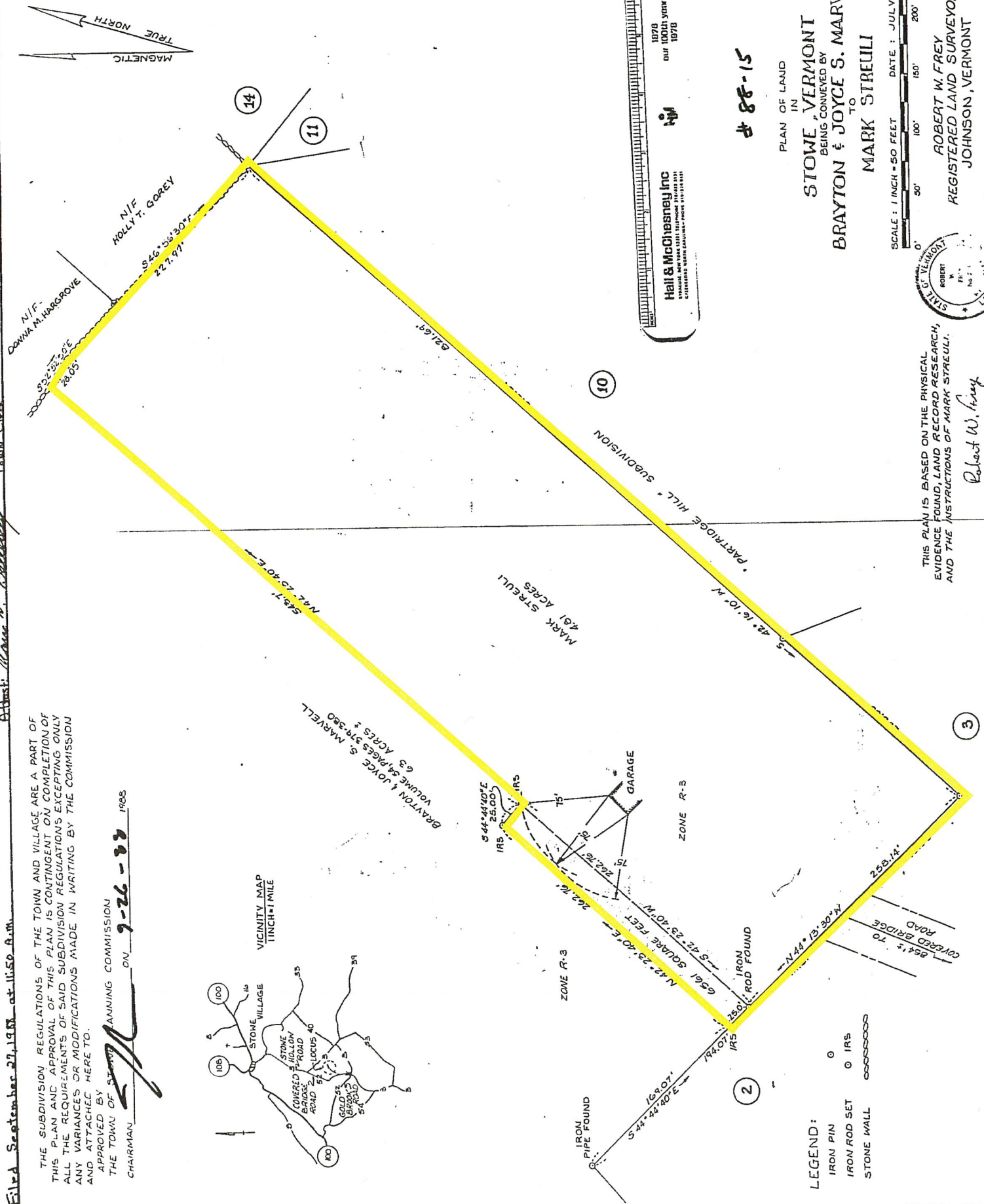
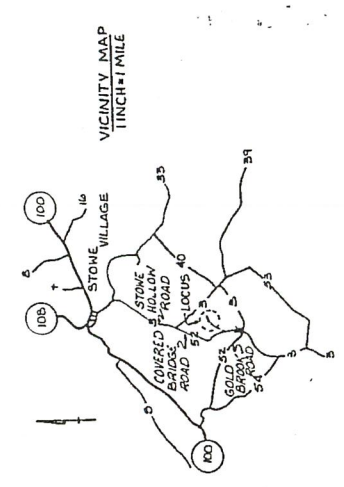
Sketch Updated: 03/10/23

Date Printed 06/20/24



THE SUBDIVISION REGULATIONS OF THE TOWN AND VILLAGE ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATION'S EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE COMMISSION AND ATTACHED HERE TO.

APPROVED BY
THE TOWN OF STONE
CHAIRMAN ON 9-26-88 1988



Hall & McChesney Inc
1878
OUR 100TH YEAR
1978
REGISTERED STATE CADASTRAL ENGINEER

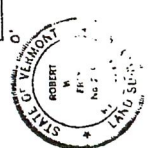
88-15

PLAN OF LAND
IN
STOWE, VERMONT
BEING CONVEYED BY
BRAYTON & JOYCE S. MARVELL
TO
MARK STREULI

SCALE: 1 INCH = 50 FEET
DATE: JULY 1988

THIS PLAN IS BASED ON THE PHYSICAL EVIDENCE FOUND, LAND RECORD RESEARCH, AND THE INSTRUCTIONS OF MARK STREULI.

Robert W. Frey



"THE SUBDIVISION REGULATIONS OF THE TOWN AND VILLAGE ARE A PRELIMINARY TO THE COMPLETION OF ALL OF THIS PLAT IS CONTINGENT ON THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE COMMISSION AND ATTACHED HERETO. [SECTION 6B2 - SUBDIVISION REGULATIONS]

APPROVED BY: MARK K. JOHNSON
CHAIRMAN PLANNING COMMISSION

DATE: 8-27-84

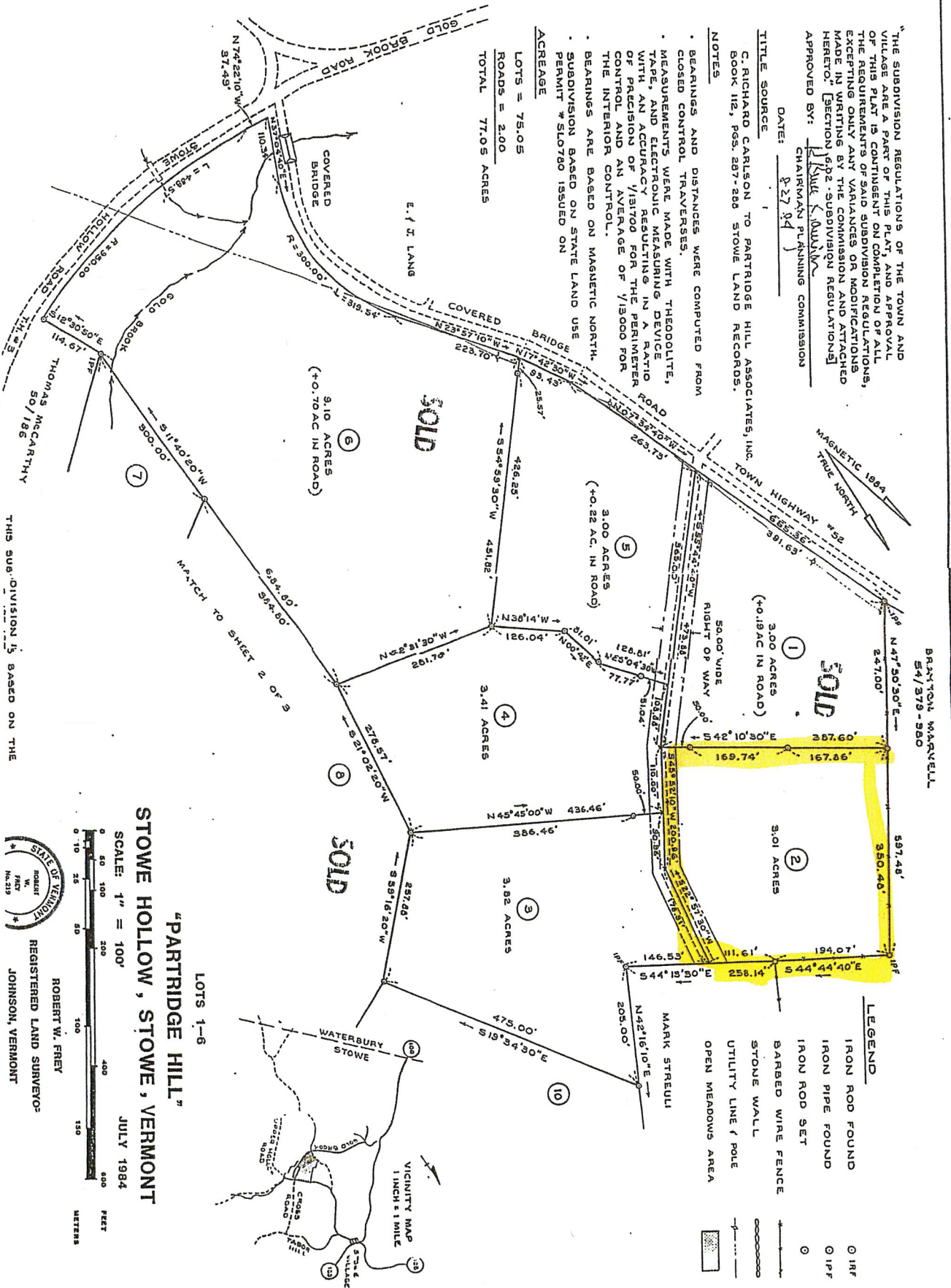
TITLE SOURCE: C. RICHARD CARLSON TO PARTIDGE HILL ASSOCIATES, INC. BOOK 112, PGS. 287-288 STOWE LAND RECORDS.

NOTES

- BEARINGS AND DISTANCES WERE COMPUTED FROM CLOSED CONTROL TRAVERSES.
- MEASUREMENTS WERE MADE WITH THEODOLITE, TAPE, AND ELECTRONIC MEASURING DEVICE WITH AN ACCURACY RESULTING IN A RATIO OF PRECISION OF 1/1000 FOR THE PERIMETER CONTROL AND AN AVERAGE OF 1/1000 FOR THE INTERIOR CONTROL.
- BEARINGS ARE BASED ON MAGNETIC NORTH.
- SUBDIVISION BASED ON STATE LAND USE PERMIT #S10780 ISSUED ON

ACREAGE

LOTS = 75.05
ROADS = 2.00
TOTAL 77.05 ACRES



003318

VOL 172 PAGE 205

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, Mark Streuli, a resident of Stowe, County of Lamoille and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS paid to my full satisfaction by Walter Bohler and Renate Bohler, residents of Stowe, County of Lamoille and State of Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Walter Bohler and Renate Bohler, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Stowe, County of Lamoille and State of Vermont described as follows, viz:

Being all and the same lands and premises conveyed to Mark Streuli by Warranty Deed of Partridge Hill Associates, dated September 11, 1984 and recorded at Book 112, Pages 508-510 of the Stowe Land Records.

This conveyance is made subject to and with the benefit of that certain right-of-way and those particular responsibilities, covenants and restrictions, all as are set forth in the aforesaid deed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Walter Bohler and Renate Bohler, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And the said Grantor, Mark Streuli, for himself and his heirs and assigns, does covenant with the said Grantees, Walter Bohler and Renate Bohler, husband and wife as tenants by the entirety, and their heirs and assigns, that until the ensembling of these presents, he is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And he does hereby engage to WARRANT AND DEFEND the same against all lawful claims, whatever, except as aforesaid.

IN WITNESS WHEREOF, the undersigned hereunto sets his hand and seal on this 9th day of October, 1988.

In Presence of:

George K. Stearns
W. A. Del

Mark Streuli
Mark Streuli

DARBY LAUNDON
STEARNS & THORNDIKE

APPRAISAL OF REAL PROPERTY

LOCATED AT

Lot #2 Covered Bridge Rd
Stowe, VT 05672
Recorded Stowe Land Records V. 181, P. 248-253.

FOR

Walter Bohler Trust
617 Covered Bridge Rd
Stowe, VT 054672

OPINION OF VALUE

585,000

AS OF

12/14/2022

BY

Brittney Dartt
Abbott & Dartt Appraisal Service, LLC
57 River Rd, Unit 1002
Essex Junction, VT 05452-3842
(802) 879-3700
appraisals@abbottdarttappraisal.com

LAND APPRAISAL SUMMARY REPORT

Lot #2 Covered Bridge Rd

File No.: Lot #2 Covered Bridge Rd

SUBJECT	Property Address: Lot #2 Covered Bridge Rd		City: Stowe		State: VT		Zip Code: 05672																																																																																							
	County: Lamoille		Legal Description: Recorded Stowe Land Records V. 181, P. 248-253. Property taxes combine the subject and 617 Covered Bridge Rd (4.96 ac and dwelling). The lister card also combines both lots. The appraiser is making the extraordinary assumption that the lot separate based on the fact that they have separate deeds and there is no evidence of the two lots being combined.																																																																																											
	Assessor's Parcel #: 17043030		Tax Year: 2022		R.E. Taxes: \$ 17,900.60		Special Assessments: \$ 0																																																																																							
	Market Area Name: Stowe		Map Reference: Map B. 5, P. 2-4, Lot #2		Census Tract: 9536.00																																																																																									
	Current Owner of Record: Walter Bohler Trust		Borrower (if applicable): Matthias Bohler																																																																																											
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year		<input type="checkbox"/> per month																																																																																							
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																											
	If Yes, give a brief description:																																																																																													
	ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																												
This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																														
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																														
Intended Use: The Intended Use of this appraisal report is to arrive at an opinion of market value, retrospective, for estate purposes. The effective date of this report is 12/14/2022. No other intended use is noted by this appraiser.																																																																																														
Intended User(s) (by name or type): The intended user is the client noted throughout.																																																																																														
Client: Walter Bohler Trust				Address: 617 Covered Bridge Rd, Stowe, VT 054672																																																																																										
Appraiser: Brittany Datt				Address: 57 River Rd, Unit 1002, Essex Junction, VT 05452-3842																																																																																										
MARKET AREA DESCRIPTION		Characteristics Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)		One-Unit Housing PRICE AGE \$(000) (yrs) 395 Low 0 5,750 High 225 1,000 Pred 40		Present Land Use One-Unit 40 % 2-4 Unit 15 % Multi-Unit 5 % Comm'l 15 % Vacant Land 25 %		Change in Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To: Developed single family																																																																																				
	Factors Affecting Marketability																																																																																													
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	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																		
Market Area Comments: See attached addenda.																																																																																														
SITE DESCRIPTION	Dimensions: 350.48' Frontage; Dimensions per Deed				Site Area: 3.01 Acres																																																																																									
	Zoning Classification: RR-3				Description: Min. 3 acre lot size; Min. width 250'; setbacks: front - 70', side & rear - 60';																																																																																									
	Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																													
	Uses allowed under current zoning: See attached addenda.																																																																																													
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ /																																																																																													
	Comments:																																																																																													
	Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Highest and best use would be as improved with a single family dwelling																																																																																													
	Actual Use as of Effective Date: Vacant land Use as appraised in this report: Vacant Land																																																																																													
	Summary of Highest & Best Use: In order to be considered as the highest and best use of a property however, any potential use must pass a series of tests. The exact definition of highest and best use varies, but generally the use must be the following: legally permissible, physically possible, financially feasible, maximally productive. Based on these criteria as well as current use surrounding the subject, it would be at its highest and best use as improved with a single family dw																																																																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>350.48'</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>On Street</td> <td>Street</td> <td>Gravel</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Level & Rolling</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>LP/Bottle</td> <td>Width</td> <td>N/A</td> <td></td> <td></td> <td>Size</td> <td>3.01 acres</td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Needed</td> <td>Surface</td> <td>Gravel</td> <td></td> <td></td> <td>Shape</td> <td>Irregular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Needed</td> <td>Curb/Gutter</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Appears adequate</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Needed</td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Mountain, Pastoral</td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Available</td> <td>Street Lights</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Available</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </tbody> </table>										Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	350.48'	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On Street	Street	Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level & Rolling	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LP/Bottle	Width	N/A			Size	3.01 acres	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Needed	Surface	Gravel			Shape	Irregular	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Needed	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate	Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Needed	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Mountain, Pastoral	Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Available	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Available	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>							
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Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																														
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 5000660083E FEMA Map Date 08/04/2005																																																																																														
Site Comments: The subject is a vacant lot located in a residential neighborhood on a privately maintained shared driveway off of a public gravel road. The owners of the four other lots have a verbal agreement to share the cost of plowing and maintenance for the shared drive. Power is at the street. No current water supply or septic in place. No permits in place. The lot has been consistently bush-hogged twice a year. There are beneficial mountain views of the Stowe Pinnacle, Camel's Hump and Mt. Mansfield.																																																																																														

LAND APPRAISAL SUMMARY REPORT

Lot #2 Covered Bridge Rd
File No.: Lot #2 Covered Bridge Rd

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): NNEREN, Vermont Land Records

1st Prior Subject Sale/Transfer: _____ Analysis of sale/transfer history and/or any current agreement of sale/listing: There were no sales or transfers of the subject property found in the 36 months preceding the acceptance date of this assignment. There were no sales or transfers the comparables found in the 12 months prior to the current sale. This verified through MLS/NNEREN and Vermont Land Transfers.

Date: _____
Price: _____
Source(s): _____

2nd Prior Subject Sale/Transfer: _____
Date: _____
Price: _____
Source(s): _____

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Lot #2 Covered Bridge Rd Stowe, VT 05672	361 Grey Birch Rd Stowe, VT 05672	Lot #1 Cottage Club Rd Stowe, VT 05672	9 Eloise Ln Stowe, VT 05672
Proximity to Subject		3.12 miles NW	2.70 miles NW	0.88 miles N
Sale Price	\$ N/A	\$ 499,000	\$ 485,000	\$ 605,000
Price/ Acre	\$	\$ 84,148.40	\$ 190,196.08	\$ 254,201.68
Data Source(s)	Inspection	NNEREN #4930578; DOM 9	NNEREN #4885952; DOM 315	NNEREN #4905857; DOM 91
Verification Source(s)	Land Records	Land Records	Land Records	Land Records
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	N/A	ArmLth	ArmLth	ArmLth
Concessions	N/A	Cash;0	Cash;0	Conv;0
Date of Sale/Time	N/A	10/27/2022	09/23/2022	08/19/2022
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Residential	Residential	Residential	Residential
Site Area (in Acres)	3.01	5.93	2.55	2.38
View	Mountain, Pastoral	Pastoral	Pastoral	Mountain, Wooded
Improvements/Amenities	None	None	None	None
Utilities	Electric on Street	Electric on Street	Electric on Street	Electric on Street
Water	Needed	Needed	Needed	Needed
Septic	Needed	Design Available	Design Available	Design Available
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 85,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 100,000	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price (in \$)		Net 17.0 % Gross 23.0 % \$ 584,000	Net 20.6 % Gross 22.7 % \$ 585,000	Net % Gross 1.7 % \$ 605,000
Summary of Sales Comparison Approach	See attached addenda.			

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project: _____
Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 585,000

Final Reconciliation Only the sales comparison approach is being provided as this is vacant land.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions: See attached addenda.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 585,000, as of: 12/14/2022, which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 30 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be property understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☐ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions

Client Contact: Matthias Bohler Client Name: Walter Bohler Trust

E-Mail: mbohler@gmail.com Address: 617 Covered Bridge Rd, Stowe, VT 054672

APPRAISER: Brittany Dartt SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable): Carol Abbott

Appraiser Name: Brittany Dartt Supervisor or Co-Appraiser Name: Carol Abbott

Company: Abbott & Dartt Appraisal Service, LLC Company: Abbott & Dartt Appraisal Service, LLC

Phone: (802) 879-3700 Fax: (802) 879-3840 Phone: (802) 879-3700 Fax: (802) 879-3840

E-Mail: appraisals@abbottdarttappraisal.com E-Mail: appraisals@abbottdarttappraisal.com

Date of Report (Signature): 02/10/2023 Date of Report (Signature): 02/10/2023

License or Certification #: 079-0132913TRNE State: VT License or Certification #: 079-0000154 State: VT

Designation: Appraiser Trainee Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 10/31/2023 Expiration Date of License or Certification: 05/31/2024

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop) Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect

Date of Inspection: 02/06/2023 Date of Inspection: 02/06/2023



File No.: Lot #2 Covered Bridge Rd

SALES COMPARISON APPROACH

Supplemental Addendum

File No. Lot #2 Covered Bridge Rd

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				

• GP Land: Site Description - Uses Allowed Under Current Zoning

USE	RR-1	RR-2, 3, 5	USE	RR-1	RR-2, 3, 5	USE	RR-1	RR-2, 3, 5
Commercial, General			Residential			Health Care		
Automobile, Car Wash			Boarding House, 2-5 Rooms	P	P	Assisted Living Facility	C	C
Automobile, Gas Station			Boarding House, Over 5 Rooms	C	C	Clinic		
Automobile, Repair and Service			Camp, Private Seasonal	P	P	Extended Care Facility	C	C
Automobile, Sales			Dwelling Unit, Accessory (Accessory Apartment)	P	P	Health Care Facility		
Automobile Sales, Accessory			Dwelling Unit, Multi-family	C	C	Health Services		
Bar (Tavern)			Dwelling Unit, Single-family (Not more than two per lot per footnote 3 of Table 6.3)	P	P	Hospital		
Bar (Tavern), Accessory	C		Dwelling Unit, Single-family (More than two single-family dwellings per lot)	C	C	Intermediate Care Facility	C	C
Bank			Dwelling Unit, Two-family (Not more than one two-family building/lot)	P	P	Long Term Care Facility	C	C
Nightclub			Dwelling Unit, Two-family (More than one two-family building/lot)	C	C	Nursing Home	C	C
Nightclub, Accessory			Group Home, Eight (8) Persons Maximum	P	P	Retirement Home	C	C
Offices, Professional and Business	C		Group Home, Over Eight (8) Persons			Institutional / Government		
Pharmacy			Home Occupation	P	P	Cemetery	C	C
Restaurant			Mobile Home Park		C	Church, Place of Worship	C	C
Restaurant, Accessory			Tiny House (Not more than two per lot per footnote 3 of Table 6.3)	P	P	Convent, Parish House	C	C
Retail Sales, up to 5,000 sq. ft.			Tiny House (More than two per lot)	C	C	Cultural Art Center		
Retail Sales, up to 15,000 sq. ft.			Miscellaneous			Ice Skating Rink		
Retail Sales, Accessory	C		Accessory Use, Permitted Use	P	P	Library	C	C
Commercial Services			Accessory Use, Conditional Use	C	C	Museum	C	C
Campground, Commercial	C	C	Agriculture/Farming	P	P	Recreation Facility, Indoor		
Club, Private / Seasonal	C	C	Communication Tower/Antenna			Recreation Facility, Outdoor	C	C
Construction Businesses and Trades			Commercial	C	C	School, Private or Public	C	C
Daycare Center	C		Residential	P	P	Solid Waste Facility		
Daycare, Home, Over Six (6) Children	C		Gravel Pit	C	C	State or Community-Owned Facility	C	C
Daycare, Home, Six (6) Children Maximum	P	P	Industrial PUD			Telephone Exchange	C	C
Funeral Home			Parking Lot	C	C	Lodging / Resort		
Golf Course, Commercial	C	C	Parking Structure			Bed and Breakfast, Five (5) Rooms or less	P	P
Kennel			Industry, Light			Bed and Breakfast, Over Five (5) Rooms	C	C
Landscaping/Dry Cleaning			Planned Unit Development	C	C	Conference Center		
Service Establishment	C					Convention Facility		
Summer Camp	C	C				Hotel, Lodging Facility, Motel		
Veterinary Hospital	C	C				Resort		
						Resort PUD	C	**
						** Not allowed in RR-3 and RR-5 unless served by municipal water and sewer.		
						Ski Area, Commercial	C	C

• GP Land: Market Area - Comments

The subject property is located in the town of Stowe a few miles from the village center. Access to schools, shopping, restaurants as well as professional and medical offices and service stations is within walking distance. The village of Stowe is a tourist area, with many specialty shops and tourist attractions. Stowe Mountain Ski Area is located within 10 minutes. This is a growing resort, that is open year round. There has been a significant amount of growth in Stowe, residentially as well as commercially. This is the cause for the wide range in single family housing price range and age. There are homes in Stowe that sell for well over 5 million. Housing mix and lot sizes are varied as the entire town of considered to be the neighborhood. Quiet area with sweeping views of mountains, woods and pastures as well as residential views. Stowe has a population of approximately 5156 (2021 statistics) covering a 72.7 square mile radius.

Typical marketing time for vacant land in this area is currently averaging just over 60 days. Supply is low at this time, which is typical when appraising during the winter months. Interest rates are hovering just under 6.0% for a 30 year fixed rate conventional mortgage with 0-2 points. Seller participation is not uncommon. Cash sales have been very common over the past 24 months. In many cases paying well above market values.

The subject property falls within the range of sales for this neighborhood and is considered an appropriate improvement for this area.

PREDOMINANT VALUE: The subject neighborhood is not homogeneous, and contains a wide variety of properties. All of which sell at multiple price points. The predominant price noted above indicates the "more", a statistical term referring to the most frequently occurring variant in a data set, for the neighborhood. This typically has nothing to do with the subject's relationship within the neighborhood, and should not be considered a benchmark for an over or under improvement. The subject's estimate of market value is within the low to high price range for this area, and is considered to be an appropriate improvement.

• GP Land: Summary of Sales Comparison Approach

A very extensive search has been completed throughout all of Stowe for vacant land sales over the 24 months prior to the retrospective appraisal date. The comparables provided are the most current sales of similar lots at this time.

Comparable #1 is within 2 months, Comparable #2 is within 3 months, Comparable #3 is within 4 months, Comparable #4 is within 11 months and #5 is within 21 months. A time adjustment of 6% was made for sales over 9 months. This adjustment was derived from market statistics over the past 24 months of vacant land. Comparable #6 is an active listing. No list-to-sell adjustment has been made since properties in this area are selling at or above final list price based on MLS statistics. This listing appears to have been listed above current market value

All Comparables are located within 4 miles of the subject. All Comparables are located within 2 miles of Stowe Village in similar settings.

Comparables #1, #4, #5 and #6 have been adjusted for superior lot size/value while Comparables #2 and #3 have been adjusted for inferior lot size/value. Lot size adjustments were derived using local land sales and paired data analysis.

Supplemental Addendum

File No. Lot #2 Covered Bridge Rd

Borrower	Matthias Bohler					
Property Address	Lot #2 Covered Bridge Rd					
City	Stowe	County	Lamoille	State	VT	Zip Code 05672
Lender/Client	Walter Bohler Trust					

Comparables #1 & #2 were adjusted for having limited/no mountain views. The other four comparables are considered to have similar views as compared to the subject. View adjustments were derived using paired data analysis. Lots with a design in place have been adjusted at \$5,000. Lots with accessibility to a community septic system were also adjusted at \$5,000. Comparable #6 has a leach field already installed, which was adjusted at \$20,000.

These adjustments, and the adjustments made for other features were market derived using paired data and or sensitivity adjustments typical for this area.

All of the comparables are being taken into consideration when arriving at an opinion of market value. Most weight however is being placed on Comparables #1 and #3. Comparable #1 is the most recent sale and is similar in amenities. Comparable #3 is located close to the subject and is similar in lot size. Comparable #5 was given great consideration as well since it is the most recent land sale in the subject's immediate neighborhood.

DOM is defined as:

The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.

Market Value is defined as:

The more probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a special date and the passing of title from seller to buyer under conditions whereby the buyer and seller are typically motivated, both parties are well informed or well advised and each acting in what he/she considers his/her own best interest, a reasonable time is allowed for exposure in the open market, payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by any one associated with the sale.

ADDITIONAL CERTIFICATION STATEMENTS

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal estate purposes only, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Extraordinary Assumptions: (definition from USPAP 2020-2021)

An assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions.

Hypothetical Conditions: (definition from USPAP 2020-2021)

That which is contrary to what exists but is supposed for the purpose of the analysis.

Excess Land:

Land that may be sold off separately from the rest of the property, so in effect, the subject property becomes two subject properties.

Surplus Land:

Land that does not have a separate value, as if can not be sold off separately. This is extra land that may or may not contribute to the overall subject property. It does not have an independent "highest and best use."

No Personal property or non items were included in the final opinion of market value.

• GP Land: Reconciliation - Conditions of Appraisal

This appraisal is being completed in an "as is" condition. The subject property is located 31 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

USPAP/FIRREA

This appraisal was prepared in accordance with the requirements of USPAP and FIRREA and any implementing regulations.

Intended User

The intended user is the client noted throughout.

Intended Use

The Intended Use of this appraisal report is to arrive at an opinion of market value, retrospective, for estate purposes. The effective date of this report is 12/14/2022. No other intended use is noted by this appraiser.

No additional Intended Users are identified by the appraiser.

The fee charged for this appraisal is \$550.

Assumptions, Limiting Conditions & Scope of Work

Lot #2 Covered Bridge Rd

File No.: Lot #2 Covered Bridge Rd

Property Address: Lot #2 Covered Bridge Rd	City: Stowe	State: VT	Zip Code: 05672
Client: Walter Bohler Trust	Address: 617 Covered Bridge Rd, Stowe, VT 054672		
Appraiser: Brittany Dartt	Address: 57 River Rd, Unit 1002, Essex Junction, VT 05452-3842		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or

warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

Lot #2 Covered Bridge Rd

File No.: Lot #2 Covered Bridge Rd

Property Address: Lot #2 Covered Bridge Rd City: Stowe State: VT Zip Code: 05672
 Client: Walter Bohler Trust Address: 617 Covered Bridge Rd, Stowe, VT 054672
 Appraiser: Brittany Dartt Address: 57 River Rd, Unit 1002, Essex Junction, VT 05452-3842

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
 - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction

in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite

to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS).

Client Contact: Matthias Bohler Client Name: Walter Bohler Trust
 E-Mail: mbohler@gmail.com Address: 617 Covered Bridge Rd, Stowe, VT 054672

APPRAISER

Brittany Dartt

Appraiser Name: Brittany Dartt
 Company: Abbott & Dartt Appraisal Service, LLC
 Phone: (802) 879-3700 Fax: (802) 879-3840
 E-Mail: appraisals@abbottdarttappraisal.com
 Date Report Signed: 02/10/2023
 License or Certification #: 079.0132913TRNE State: VT
 Designation: Appraiser Trainee
 Expiration Date of License or Certification: 10/31/2023
 Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
 Date of Inspection: 02/06/2023

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Carol Abbott

Supervisor or Co-Appraiser Name: Carol Abbott
 Company: Abbott & Dartt Appraisal Service, LLC
 Phone: (802) 879-3700 Fax: (802) 879-3840
 E-Mail: appraisals@abbottdarttappraisal.com
 Date Report Signed: 02/10/2023
 License or Certification #: 079-0000154 State: VT
 Designation: Certified Residential Appraiser
 Expiration Date of License or Certification: 05/31/2024
 Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect
 Date of Inspection: 02/06/2023

SIGNATURES



Subject Photo Page

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				



Subject

Lot #2 Covered Bridge Rd
Sales Price N/A
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Residential
View
Site 3.01
Quality
Age



Subject



Subject Street

Comparable Photo Page

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				



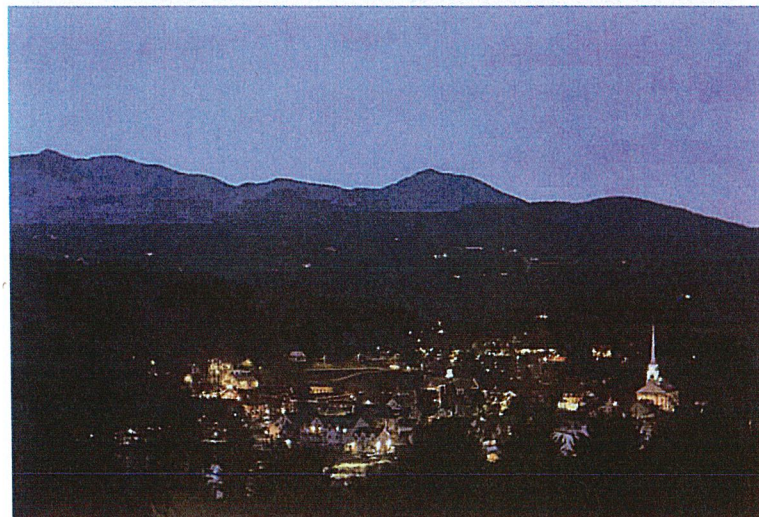
Comparable 1

361 Grey Birch Rd
 Proximity 3.12 miles NW
 Sale Price 499,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Residential
 View
 Site 5.93
 Quality
 Age



Comparable 2

Lot #1 Cottage Club Rd
 Proximity 2.70 miles NW
 Sale Price 485,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Residential
 View
 Site 2.55
 Quality
 Age



Comparable 3

9 Eloise Ln
 Proximity 0.88 miles N
 Sale Price 605,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Residential
 View
 Site 2.38
 Quality
 Age

Comparable Photo Page

Borrower	Matthias Bohler					
Property Address	Lot #2 Covered Bridge Rd					
City	Stowe	County	Lamoille	State	VT	Zip Code 05672
Lender/Client	Walter Bohler Trust					



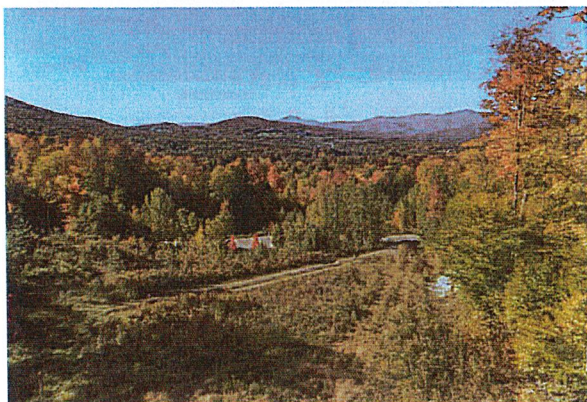
Comparable 4

Lot #7 Warren Hill Rd
 Prox. to Subject 1.40 miles E
 Sale Price 550,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Residential
 View
 Site 5.28
 Quality
 Age



Comparable 5

531 Covered Bridge Rd
 Prox. to Subject 0.11 miles E
 Sale Price 537,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Residential
 View
 Site 6.9
 Quality
 Age



Comparable 6

Lot #9 Bryan Rd
 Prox. to Subject 1.24 miles E
 Sale Price 800,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Residential
 View
 Site 9.28
 Quality
 Age

Photograph Addendum

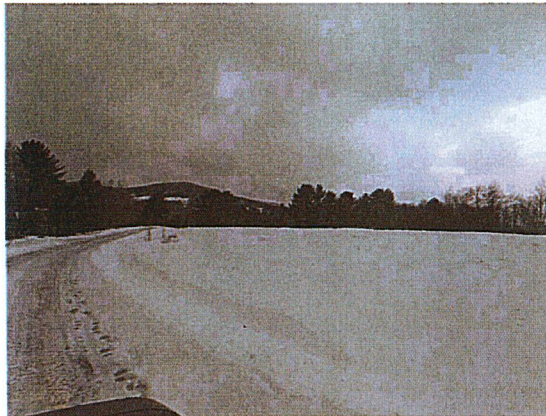
Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				



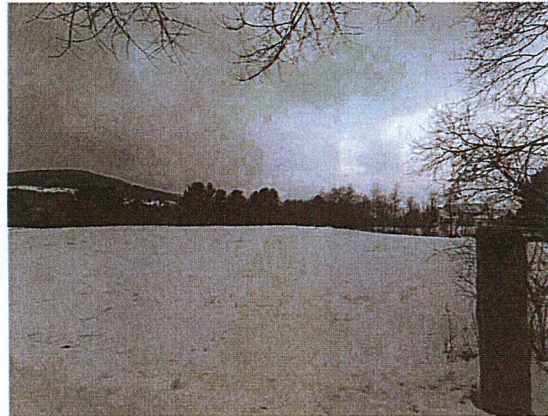
Subject Street



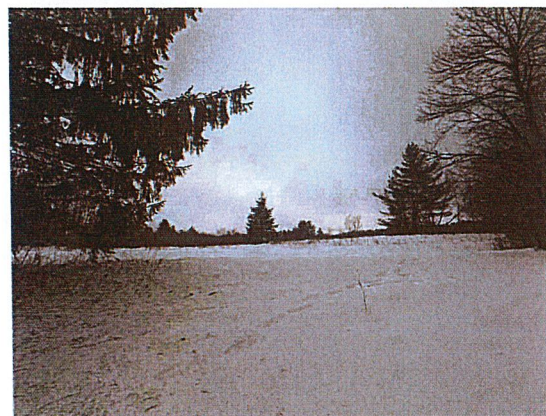
Subject



Subject



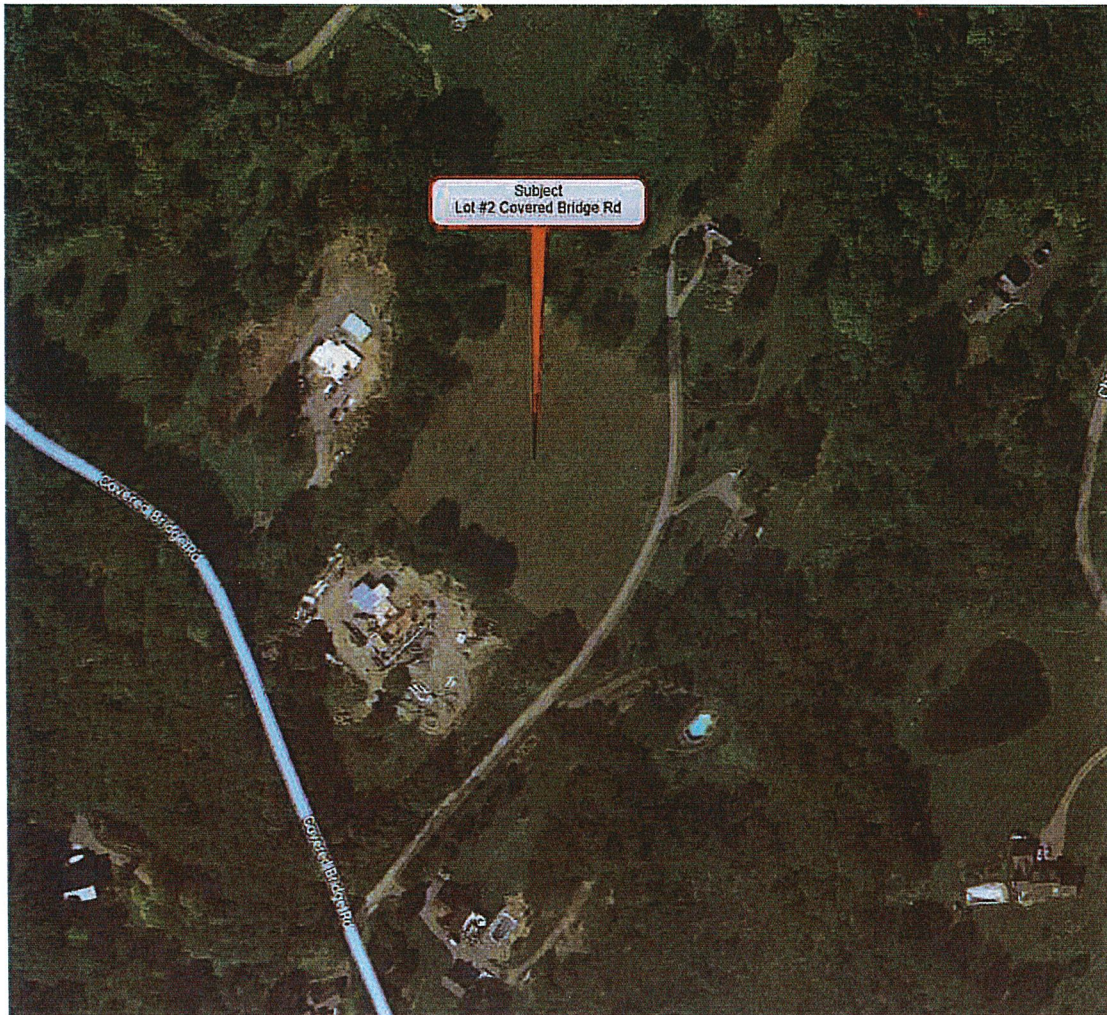
Subject



Subject

Aerial View of Subject

Borrower	Matthias Bohler					
Property Address	Lot #2 Covered Bridge Rd					
City	Stowe	County	Lamoille	State	VT	Zip Code 05672
Lender/Client	Walter Bohler Trust					



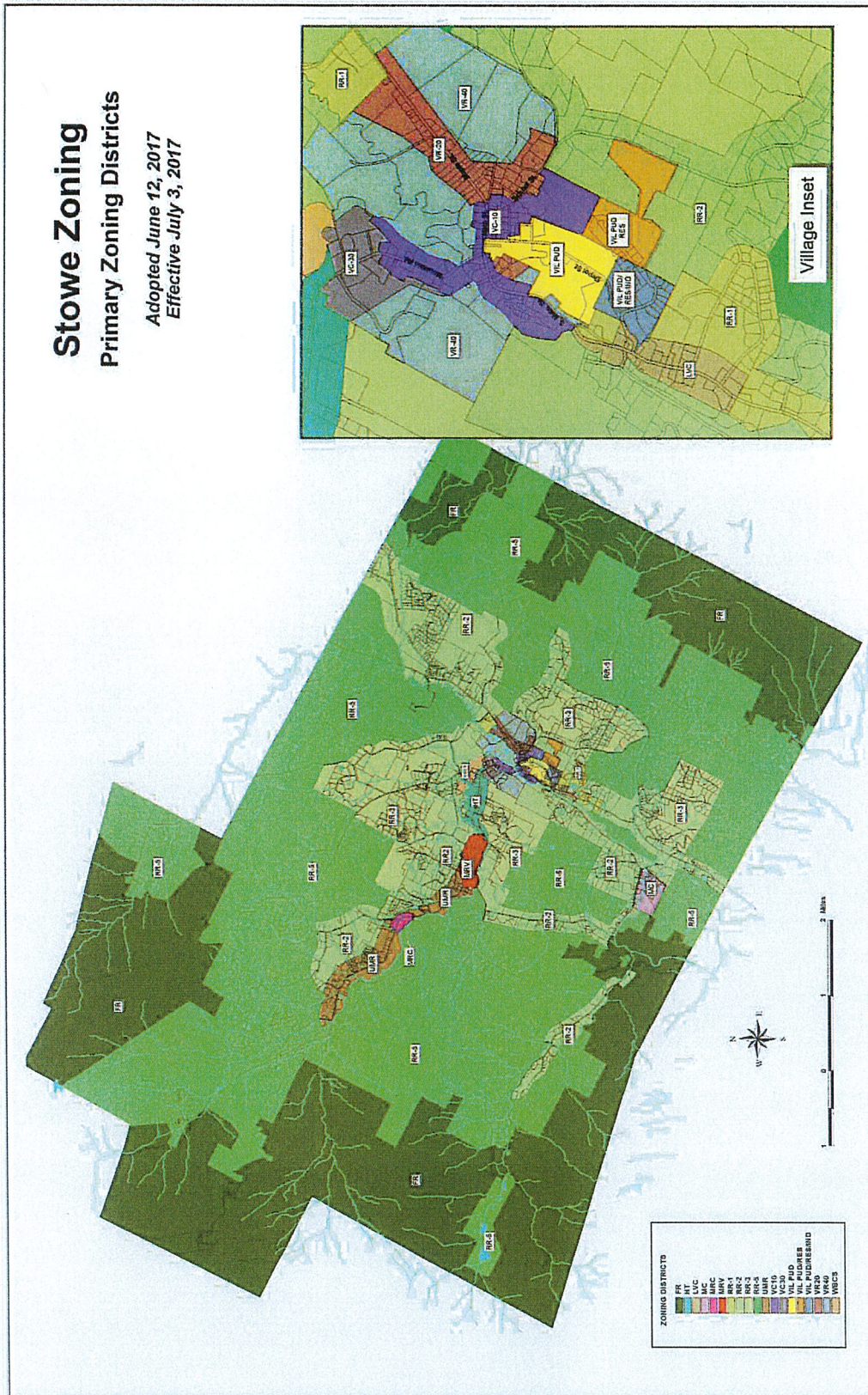
Aerial View of Neighborhood

Borrower	Matthias Bohler					
Property Address	Lot #2 Covered Bridge Rd					
City	Stowe	County	Lamoille	State	VT	Zip Code 05672
Lender/Client	Walter Bohler Trust					



Zoning Map

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT
Lender/Client	Walter Bohler Trust		Zip Code	05672	



Flood Map

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				

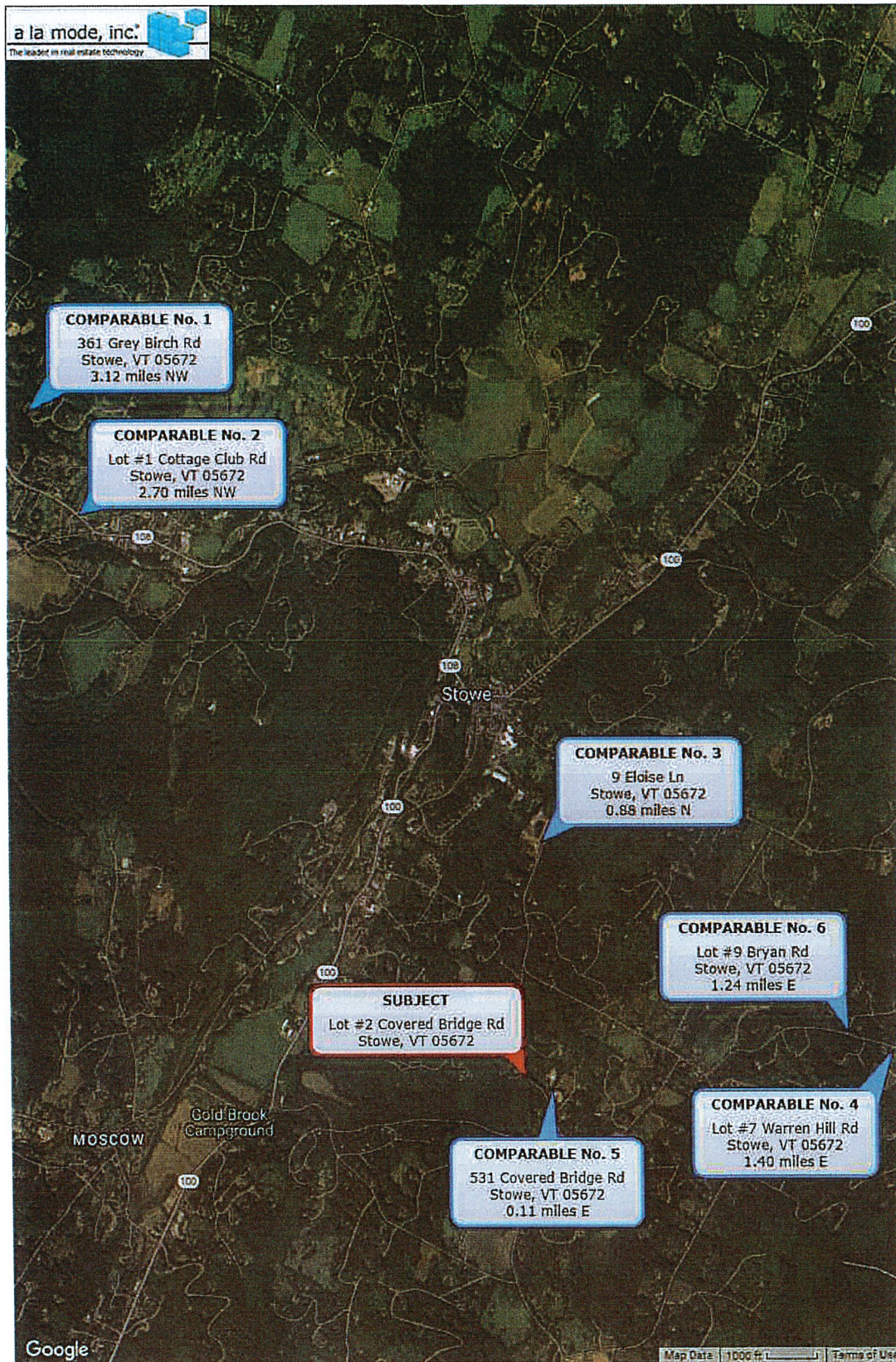


Borrower	Matthias Bohler						
Property Address	Lot #2 Covered Bridge Rd						
City	Stowe	County	Lamoille	State	VT	Zip Code	05672
Lender/Client	Walter Bohler Trust						



Location Map

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				



Deed - Page 1

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT
Lender/Client	Walter Bohler Trust			Zip Code	05672

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000865

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That Partridge Hill Associates, Inc., a Vermont corporation having its principal place of business at Stowe in the County of Lamoille and State of Vermont, Grantor, in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by Walter Bohler and Renate Bohler, of Stowe in the County of Lamoille and State of Vermont, Grantees, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Walter Bohler and Renate Bohler, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain parcel of land in Stowe in the County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of those lands and premises conveyed to Partridge Hill Associates, Inc. by Warranty Deed of C. Richard Carlson, dated May 4, 1984 and recorded in Book 112 at Pages 287-288 of the Stowe Land Records; and being more particularly described as follows:

Being a portion of those lands and premises conveyed to C. Richard Carlson by Warranty Deed of Gordon L. Smith dated December 12, 1983 and recorded in Book 112, at Page 117 of the Stowe Land Records, and described as follows:

Beginning at the easterly corner of Lot 1, on the northwesterly line of Lot 4, and on the centerline of a 50 foot wide right of way;

Thence N 42° 10' 30" W 50.00 feet along Lot 1 to an iron rod;

Thence continuing N 42° 10' 30" W 169.74 feet along Lot 1 to an iron rod;

Thence continuing N 42° 10' 30" W 167.86 feet along Lot 1 to an iron rod on the southeasterly line of lands now or formerly of Brayton Marvell;

Thence N 47° 50' 30" E 350.48 feet along Marvell to an iron pipe;

Thence S 44° 44' 40" E 194.07 feet along Marvell to an iron rod on the westerly corner of lands now or formerly of Mark Streuli;

Thence S 44° 13' 30" E 111.61 feet along Streuli to a point on the centerline and at the terminus of the aforementioned 50 foot wide right of way, and on a northwesterly corner of Lot 3;

CLARK LAMOREN

Tax Bill

Borrower	Matthias Bohler						
Property Address	Lot #2 Covered Bridge Rd						
City	Stowe	County	Lamoille	State	VT	Zip Code	05672
Lender/Client	Walter Bohler Trust						

PAYABLE TO:
MAIL TO:

Town of Stowe
Town of Stowe
PO Box 730
Stowe, VT 05672
802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
17043.030	02/06/2023	2022-23

Description: 7.97 AC & DWL
Location: 617 COVERED BRIDGE RD

OWNER BOHLER WALTER REVOC TRUST
C/O TOM BOHLER
CMR 460 BOX 261
APO AE 09752

HOUSESITE TAX INFORMATION	
SPAN # 621-195-10317	SCL CODE: 195
TOTAL PARCEL ACRES	7.97
HOUSESITE VALUE	714,500
HOUSESITE EDUCATION TAX	12,425.16
HOUSESITE MUNICIPAL TAX	3,306.71
HOUSESITE TOTAL TAX	15,731.87
FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD
REAL	813,000	813,000
TOTAL TAXABLE VALUE	813,000	813,000
GRAND LIST VALUES	8,130.00	8,130.00

MUNICIPAL TAXES				EDUCATION TAXES					
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES		
Town	0.4579	x8,130.00=	3,722.69	HOMESTEAD EDUCATION	1.7390	x8,130.00=	14,138.07		
Farmers Contracts	0.0049	x8,130.00=	39.84	See reverse side for education tax rate calculation information.					
<div>Revised Bill</div>									
								Payments	TOTAL EDUCATION TAX
				1	08/15/2022	EDUCATION STATE PAYMENT	0.00		
					4,475.15	EDUCATION NET TAX DUE	14,138.07		
				2	11/15/2022	TAX SUMMARY			
					4,475.15	Municipal + Education			
				3	02/15/2023	TOTAL TAX		17,900.60	
					4,475.15	TOTAL STATE PAYMENT		0.00	
TOTAL MUNICIPAL TAX				3,762.53	4	05/15/2023	TOTAL NET TAX DUE		17,900.60
MUNICIPAL STATE PAYMENT				0.00		4,475.15			
MUNICIPAL NET TAX DUE				3,762.53					

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe TAX YEAR 2022-23		Town of Stowe TAX YEAR 2022-23		Town of Stowe TAX YEAR 2022-23		Town of Stowe TAX YEAR 2022-23	
1ST PAYMENT DUE		2ND PAYMENT DUE		3RD PAYMENT DUE		4TH PAYMENT DUE	
08/15/2022		11/15/2022		02/15/2023		05/15/2023	
OWNER NAME		OWNER NAME		OWNER NAME		OWNER NAME	
BOHLER WALTER REVOC TRUST		BOHLER WALTER REVOC TRUST		BOHLER WALTER REVOC TRUST		BOHLER WALTER REVOC TRUST	
PARCEL ID		PARCEL ID		PARCEL ID		PARCEL ID	
17043-030		17043-030		17043-030		17043-030	
AMOUNT DUE	4475.15	AMOUNT DUE	4475.15	AMOUNT DUE	4475.15	AMOUNT DUE	4475.15
AMOUNT PAID	Revised Bill	AMOUNT PAID	Revised Bill	AMOUNT PAID	Revised Bill	AMOUNT PAID	Revised Bill

Deed - Page 2

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				

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Thence S 45° 52' 10" W 200.96 feet along the right of way centerline and partially along Lots 3 and 4 to the point of beginning.

Said parcel of land contains 3.01 acres and is shown as Lot 2 on a plan entitled "Partridge Hill Associates, Inc., Stowe Hollow, Stowe, Vermont", prepared by Robert W. Frey, Registered Land Surveyor, Johnson, Vermont, dated July 1984 and recorded in Map Book 5 at Pages 2-4 of the Stowe Land Records.

The herein conveyed parcel is subject to a fifty foot wide right of way for purposes of access to lands of Streuli and to Lots 2, 3, 4, & 5 of the Partridge Hill Subdivision. The location of said right of way (twenty-five feet of which is actually located within Lot 2) is shown upon the above-referenced survey plan.

Reference is also made to the Warranty Deed of Partridge Hill Associates, Inc. to Mark Streuli, dated September 11, 1984 and recorded at Book 112, Pages 508-510 of the Stowe Land Records, in which deed the limits and location of said right of way are established.

All costs of maintenance and repair, including snowplowing, and replacement of the 50-foot wide right of way shall be shared equally by the record owners of those four lots and the Streuli property, benefitted thereby. As such, this conveyance is made subject to the obligation of the herein Grantees, their heirs, executors, administrators, successors and assigns, to pay one-fifth of said costs. Any and all costs properly assessed against the herein Grantees, their heirs, executors, administrators, successors and assigns, remaining unpaid for a period of 60 days shall constitute a lien against the herein conveyed lot in favor of the other lot owners. Said lien shall also include all costs of collection, including reasonable attorney's fees, and may be foreclosed upon in the same manner applicable to the foreclosure of mortgages under Vermont law.

The herein conveyed lands and premises are subject to the terms and conditions of State Land Use Permit No. 570780 dated October 15, 1984 and recorded in Book 114 at Pages 425-427 of the Stowe Land Records.

This conveyance is made subject to the following covenants and restrictions, which shall be binding upon the herein Grantees, their heirs, executors, administrators, and assigns, and shall be deemed to run with the land:

1. Subdivision Prohibited. The herein conveyed property shall not be subdivided for sale, lease, or other purpose so as to create an additional building lot.
2. Structures Permitted. The only structures permitted on the property are a dwelling structure of a minimum of 1,500 square feet of living area, one garage of not more than 3 car

Deed - Page 3

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT
Lender/Client	Walter Bohler Trust			Zip Code	05672

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capacity and home workshop and/or one stable. Other structures such as tennis courts, swimming pools, hot tubs and/or spas shall be suitably screened and placed in accordance with the Zoning Regulations of the Town of Stowe and these covenants. All plans for the construction or exterior remodeling of any structures upon the property, including all architectural site and landscaping plans, must be submitted to and approved by the Grantor prior to the commencement of construction upon the property. The Grantor shall have the right to approve all exterior aspects of the construction including, but not limited to, the proposed site for the structures, their exterior form, materials, color, and the finished grade elevations. Exterior roofing materials shall be natural wood shake in appearance, unless otherwise approved by the Grantor.

The building heights shall conform to local Zoning Regulations, but shall not exceed 30' at any point. No temporary structure shall be constructed; however, during construction of residential structures or garages and workshop structures, temporary structures may be erected for the contractor's use and benefit, but shall not be occupied for residential purposes. Temporary buildings shall be removed not later than one year from the commencement of construction. No house trailers, mobile homes, motor homes, campers, or unregistered motor vehicles shall be placed on the property at any time unless garaged. This restriction does not prohibit the use of small utility trailers.

3. Energy and Water Conservation. Dwellings shall be constructed with an insulation "R" factor of at least 19 in the exterior walls, at least 38 in the roof or cap, and at least 10 around the foundation. All windows and doors with glass shall be double glazed. Dwellings shall be oriented so as to make maximum use of any potential solar gain and the use of north facing windows is discouraged. Use of electric resistance heating is prohibited except in minor, seldom used spaces. All fireplaces shall be equipped with glass doors.

All dwellings shall be equipped with water conserving plumbing fixtures, including but not limited to low-flush toilets, low-flow showerheads, and aerator or flow restricted faucets.

4. Cutting and Removal of Trees. It is the intent of the Grantor to maintain the privacy of adjacent lots and to preserve the natural setting and landscaping of the lots. In accordance with these objectives, trees shall be removed

not to detract from the appearance of the adjacent development and in a manner in keeping with residential home sites. All meadows shall be cut, mowed, or brush hogged on an annual basis

Deed - Page 4

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT
Lender/Client	Walter Bohler Trust			Zip Code	05672

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at the expense of the owner of the property. No rubbish or debris will be allowed to accumulate on the property.

6. Signs. On sign, not to exceed an area of two square feet, may be erected in an appropriate place. Such sign shall not be illuminated in any way.

7. Noise Polluting Devices. The operation of noise producing vehicles such as motor vehicles, trail bikes, all terrain vehicles, etc. are not permitted except when leaving and returning to the property. Noise producing equipment such as lawn mowers, chain saws, and tractors used in connection with maintenance of the property shall be permitted only during daylight hours.

8. Animals. No animals, livestock, swine, or poultry of any kind shall be kept or raised on the property; however, horses, dogs, cats or other household pets may be kept. No commercial exploitation of any animals shall be permitted, and the owner or user of the property shall maintain any of the above-mentioned animals in such a manner that no nuisance is created. For purposes of these covenants, "nuisance" shall include the barking of dogs for prolonged periods or at such times or places so as to cause annoyance, inconvenience, or upset to owners of lots in Grantor's adjacent development. Dogs shall be restrained or restricted in accordance with the Stowe leash law.

9. Completion of Building and Landscaping. Construction of any building shall be completed within one year of the commencement date of the foundation work. General landscaping of the property shall be completed within eighteen months of commencement of the foundation work.

10. Ponds and Pools. Construction of any pond or swimming pool shall be commenced only after obtaining the written approval of the Grantor, which approval shall be given only after Grantor's review of the plans showing the location, construction and design of said pool or pond. In connection with the construction of all ponds, the property owner shall provide fire hose connection suitable for and approved by the Town of Stowe Fire Department. The hose connection shall be accessible by Fire Department personnel for the mutual benefit of owners of lots within Grantor's adjacent development.

11. Power and Telephone Lines. Service lines for utilities, including but not limited to telephone and electric, shall be installed and placed underground.

12. Easements and Rights of Way. No easement or right of way shall be granted, conveyed, or established across the property so as to provide pedestrian or vehicular access to or through any adjacent property without the prior written consent of Grantor.

Deed - Page 5

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				

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13. **Use of the Property.** The property shall be used only for those permitted uses within a residential district as defined in the Stowe Zoning Ordinance.

14. **Approvals.** Any requests for approval shall be in writing and mailed to Grantor by certified mail, return receipt requested, to its address in Stowe, Vermont. Said request for approval shall be answered in writing by Grantor, or its successors or assigns, within 30 days of receipt of written notice of such request. The approval of any request shall be deemed granted if not answered in writing within 30 days. The denial of any request shall state the reasons.

15. **Lighting.** All exterior lighting shall be placed in a manner so it will not detract from the aesthetics of the Grantor's adjacent development. Exterior lighting such as spotlights, lamp posts, and yard light shall be suitably screened so as not to shine on any surrounding properties.

16. **Fuel Storage Tanks.** No above-ground tanks for the storage of fuel oil, propane gas, or other fuels shall be permitted upon the property, with the exception of not more than two propane gas tanks, each having a capacity of not more than one hundred (100) gallons and located not more than five (5) feet from a permitted structure. Any such permitted propane gas tanks shall, nevertheless, be reasonably screened by suitable plantings or by wood fencing.

17. **Saving Clause.** In the event that any Court shall invalidate any one or more of the within covenants and restrictions, such invalidation shall in no way affect the remaining covenants and restrictions which shall remain in full force and effect.

18. **Enforcement.** Should the Grantor fail, neglect, or refuse to enforce any of the covenants, after such time as a violation may be said to have existed, such neglect, refusal, or failure to enforce within any time period, shall not be deemed a waiver so as to permit the continued existence of the violation of these covenants.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Walter Bohler and Renate Bohler, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And the said Grantor, Partridge Hill Associates, Inc., for itself and its successors and assigns, does covenant with the said Grantees, Walter Bohler and Renate Bohler, and their heirs and assigns, that until the encasing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE.

Deed - Page 6

Borrower	Matthias Bohler				
Property Address	Lot #2 Covered Bridge Rd				
City	Stowe	County	Lamoille	State	VT Zip Code 05672
Lender/Client	Walter Bohler Trust				

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And it hereby engages to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the undersigned hereunto sets his hand and seal this 23RD day of FEBRUARY, 1989.

In Presence of: Partridge Hill Associates, Inc.

George Stearns By Margaret S. Macdonald
Peter Desrochers Margaret S. Macdonald, its duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County, this 23RD day of FEBRUARY, 1989, Margaret S. Macdonald, duly authorized agent of Partridge Hill Associates, Inc., personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Partridge Hill Associates, Inc.


Before me George Stearns
Notary Public
My commission expires: 2/10/91

Stowe, Vt. Record Received
3/1/89 at 11:15 P.M.
Marie M. Bettwley, Town Clerk

TRANSFER TAX RECEIVED 3/1/89
MARIE M. BETTWLEY, TOWN CLERK, STOWE, VT

Trainee License

Borrower	Matthias Bohler					
Property Address	Lot #2 Covered Bridge Rd					
City	Stowe	County	Lamoille	State	VT	Zip Code 05672
Lender/Client	Walter Bohler Trust					




State of Vermont

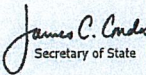
Real Estate Appraisers
Certified Residential Real Estate Appraiser - Trainee

Brittney Jayne Dartt
252 Country Meadows
Colchester, Vermont 05446


Credential #:
079.013291STRNE
Status:
Active
Effective:
Nov 01, 2022
Expires:
Oct 31, 2023



Notable Persons
Supervisor:
Nancy Dartt
Supervisor:
Carol Abbott
Specialties


 James C. Croder
Secretary of State

For the most accurate and up to date record of licenses, please visit <https://www.vermont.gov/appraiser-services/>




State of Vermont


Real Estate Appraisers
Certified Residential Real Estate Appraiser - Trainee

Brittney Jayne Dartt
252 Country Meadows
Colchester, Vermont 05446

Credential #:
079.013291STRNE
Status:
Active
Effective:
Nov 01, 2022
Expires:
Oct 31, 2023



Notable Persons
Supervisor:
Nancy Dartt
Supervisor:
Carol Abbott
Specialties




 James C. Croder
Secretary of State

For the most accurate and up to date record of licenses, please visit <https://www.vermont.gov/appraiser-services/>

Supervisor License

Borrower	Matthias Bohler					
Property Address	Lot #2 Covered Bridge Rd					
City	Stowe	County	Lamoille	State	VT	Zip Code 05672
Lender/Client	Walter Bohler Trust					

	State of Vermont Real Estate Appraisers Certified Residential Real Estate Appraiser	
Carol Ann Abbott 408 Sodom Rd Milton, Vermont 05468-4345		<u>Notable Persons</u> <u>Specialties</u>
Credential #: 079.0000154 Status: Active Effective: Jun 01, 2022 Expires: May 31, 2024		
For the most accurate and up to date record of licensure, please visit https://www.vermont.gov/real-estate		
 Secretary of State		

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E&O

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AIG SPECIALTY INSURANCE COMPANY

Administrative Offices - 1271 Ave of the Americas FL 37, New York, NY 10020-1304

Certificate Number: 026243660-03

This Certificate forms a part of Master Policy Number: 035908521-03

Renewal of Master Policy Number: 035908521-02

NOTICE: THIS INSURANCE IS WRITTEN ON A CLAIMS MADE AND REPORTED BASIS AND ONLY APPLIES TO CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER DURING THE CERTIFICATE PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER AFTER THE END OF THE CERTIFICATE PERIOD UNLESS, AND TO THE EXTENT, A BASIC OR EXTENDED REPORTING PERIOD APPLIES.

NOTICE: DEFENSE EXPENSES ARE INCLUDED WITHIN AND REDUCE THE APPLICABLE LIMIT OF LIABILITY STATED IN THE CERTIFICATE. PLEASE READ THE ENTIRE POLICY CAREFULLY.

NORMAN-SPENCER REAL ESTATE RISK PURCHASING GROUP INC dba
THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS
(A Delaware Corporation)

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: Abbott & Dartt Appraisal Service, LLC

57 River Road #1002
Essex Junction VT 05452

2. Certificate Period: Effective Date: 1/3/2023 to Expiration Date: 1/3/2024
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

2a. Retroactive Date: 1/3/2005
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

3. Limit of Liability: \$ 1,000,000 each claim
\$ 1,000,000 aggregate limit

4. Deductible: \$ 500 each claim

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

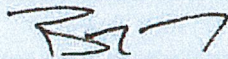
6. Advance Certificate Holder Premium: \$1,848.00 Surplus Lines Tax 55.44

7. Minimum Earned Premium: 25% or \$462.00 Risk Purchasing Group Fee 40.00

Forms and Endorsements:
See Attached Forms list Total: \$ 95.44

Agency Name and Address: Norman-Spencer Agency, LLC
10050 Innovation Drive, Suite 340
Miamisburg, OH 45342

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.



County: Chittenden

Authorized Representative OR
Countersignature (in states where applicable)

Date: November 15, 2022

The company issuing this policy has not been licensed by the State of Vermont and the rates charged have not been approved by the Commissioner of Financial Regulation. Any default on the part of the insurer is not covered by the Vermont Insurance Guaranty Association

PRG 4110 (5/20)