

PAYABLE TO:

MAIL TO:

TOWN OF JOHNSON

P.O. BOX 383

TAX BILLJOHNSON, VT 05656
802-635-2611*Less 2.68 acres
Subdivided June 2019
See attached
now 12.42 acres*

PARCEL ID	BILL DATE	TAX YEAR
185-055.	10/31/2018	2018-2019

Location: 675 MELODY LN

Description: 15.1 AC & CAMP

OWNER TOMLINSON BRENT L
PO BOX 104
HYDE PARK VT 05655

HOUSESITE TAX INFORMATION

SPAN # 336-104-10097 SCL CODE: 104
TOTAL PARCEL ACRES 15.10
HOUSESITE VALUE 53,400
HOUSESITE EDUCATION TAX 806.45
HOUSESITE MUNICIPAL TAX 420.69
HOUSESITE TOTAL TAX 1,227.14
FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	71,300	71,300	
TOTAL TAXABLE VALUE 71,300		71,300	
GRAND LIST VALUES 713.00		713.00	
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners		TAX RATE NAME	TAX RATE x GRAND LIST = TAXES
		TOWN	0.7493 x713.00= 534.22
		Local Agreement	0.0385 x713.00= 27.45
		HOMESTEAD EDUCATION	1.5102 x713.00= 1076.77
		Revised Bill	
1st Payment 08/15/2018	2nd Payment 11/12/2018	3rd Payment 02/11/2019	4th Payment 05/10/2019
TOTAL TAX STATE PAYMENTS			1638.44
NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF JOHNSON
TAX YEAR 2018-2019TOWN OF JOHNSON
TAX YEAR 2018-2019TOWN OF JOHNSON
TAX YEAR 2018-2019TOWN OF JOHNSON
TAX YEAR 2018-2019

1ST PAYMENT DUE	
08/15/2018	
OWNER NAME	
TOMLINSON BRENT L	
PARCEL ID	
185-055-	
AMOUNT DUE	
AMOUNT PAID	

2ND PAYMENT DUE	
11/12/2018	
OWNER NAME	
TOMLINSON BRENT L	
PARCEL ID	
185-055-	
AMOUNT DUE	
AMOUNT PAID	

3RD PAYMENT DUE	
02/11/2019	
OWNER NAME	
TOMLINSON BRENT L	
PARCEL ID	
185-055-	
AMOUNT DUE	
AMOUNT PAID	

4TH PAYMENT DUE	
05/10/2019	
OWNER NAME	
TOMLINSON BRENT L	
PARCEL ID	
185-055-	
AMOUNT DUE	
AMOUNT PAID	

Itemized Property Costs					
From Table: MAIN Section 1		Town of Johnson		Record # 1439	
Property ID: 185-055		Span #: 336-104-10097		Last Inspected: 05/07/2018	
Cost Update: 05/21/2018					
Owner(s): TOMLINSON BRENT L			Sale Price: 30,000	Book: 110	Validity: Yes
			Sale Date: 12/22/2005	Page: 191-	
Address: PO BOX 104			Bldg Type: Single	Quality: 2.50	FAIR/AVG
City/St/Zip: HYDE PARK VT 05655			Style: 1 Story	Frame: Studded	
Location: 675 MELODY LN			Area: 800	Yr Built: 2017	Eff Age: 1
Description: 15.1 AC & CAMP			# Rms: 3	# Bedrm: 1	# Ktchns: 0
Tax Map #: 14-01-27			# 1/2 Bath: 0	# Baths: 0	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Plywood / Ht=8	100.00		78.68	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Wood				
Floor cover #1:	None	100.00		-2.25	
Heat/cooling #1:	None	100.00		-3.53	
Energy Adjustment	Average				
ADJUSTED BASE COST			800.00	72.90	58,320
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-6.00	990.00	-5,940
Roughins (beyond allowance of 1)			-1.00	425.00	-425
Porch #1:	OpenStp/NoWall/Roof/N		168.00	20.48	3,441
Subtotal					55,395
Local multiplier		1.00			
Current multiplier		1.00			
Percent complete		55.00			
REPLACEMENT COST NEW					30,467
Condition	Average	Percent			
Physical depreciation					
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					30,500
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	0.70	0.60		14,700
SI Other	13.10	0.70	0.70		17,900
Total	15.10				32,600
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Ponds	y / y	Extensive	Average		8,000
Total					8,000
OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras
Det Shed	y / y	20	84	2.00	200
Total					200
TOTAL PROPERTY VALUE					71,300
NOTES					
HOUSESITE VALUE : .					53,400
HOMESTEAD VALUE : .					71,300
Land accessible by row off rte 15; There are no site improvements on the land that are plumbed within the dwelling. No septic system or water, even though the structure is used as a year-around residence. There is no power to the site.					
The structure is built around an 8' X 20' camper trailer. The kitchen and some cabinets remain. The balance of the first floor and second floor loft are wood-frame on piers. The dwelling is rustic with camp quality					

Itemized Property Costs

From Table: MAIN Section 1

Town of Johnson

Record # 1439

Property ID: 185-055 Span #: 336-104-10097 Last Inspected: 05/07/2018 Cost Update: 05/21/2018

Owner(s): TOMLINSON BRENT L

Sale Price: 30,000 Book: 110 Validity: Yes

Sale Date: 12/22/2005 Page: 191-

Address: PO BOX 104

Bldg Type: Single Quality: 2.50 FAIR/AVG

City/St/Zip: HYDE PARK VT 05655

Style: 1 Story Frame: Studded

Location: 675 MELODY LN

Area: 800 Yr Built: 2017 Eff Age: 1

Description: 15.1 AC & CAMP

Rms: 3 # Bedrm: 1 # Ktchns: 0

Tax Map #: 14-01-27

1/2 Bath: 0 # Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
------	-------------	---------	----------	-----------	-------

improvements. There is a removable shower apparatus in the living room that functions with a hand pump and water barrels also stored in the living room. No functioning plumbing was assigned as contributory value to the property. There is no finished flooring, wall or ceiling coverings in the structure.

Woodshed (8'x14') No Value.

'06 change of owner Blaner to Tomlinson, Brent. Removed homestead & housesite

'15 changed E911 address 701 Melody Ln to 675 Melody Ln

5/7/18 inspected by AL--house is 50% complete

SKETCH/AREA TABLE ADDENDUM

Parcel No 185-055

Property Address

City

State

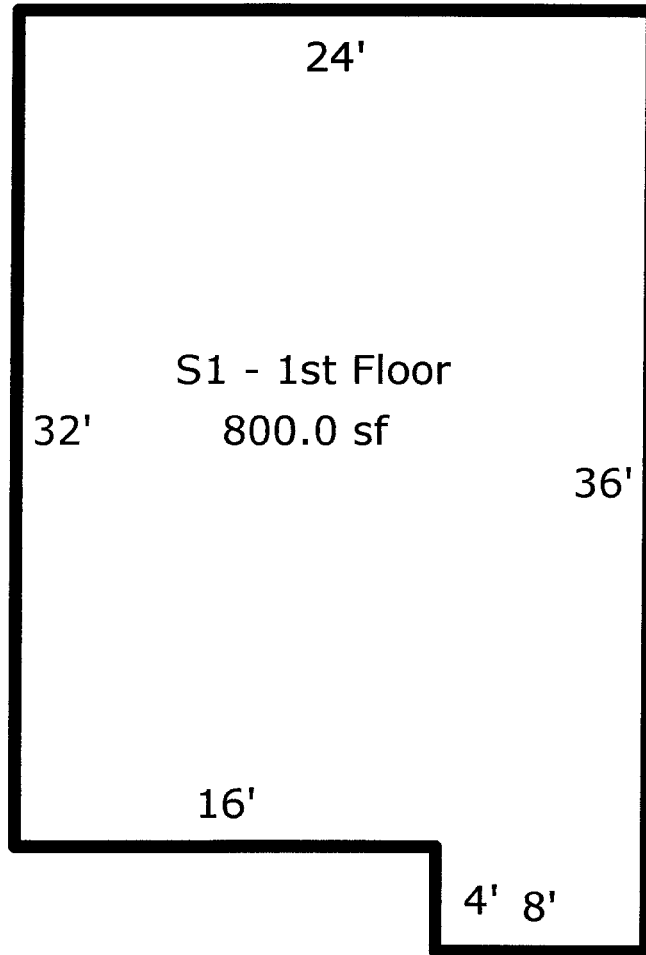
Zip

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	800.00	120.0	800.00
Net BUILDING Area (rounded w/ factors)					800

Comment Table 1

Comment Table 2

Comment Table 3

AREA CALCULATIONS

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, John J. Blaner and Linda J. Blaner, of Johnson in the County of Lamoille and the State of Vermont, GRANTORS, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to our full satisfaction by Brent L. Tomlinson, of Johnson in the County of Lamoille and State of Vermont, GRANTEE, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, Brent L. Tomlinson, and his heirs and assigns, a certain piece of land in Johnson in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises and right of way conveyed to John J. Blaner and Linda J. Blaner by the Warranty Deed of Charles Barnett Wool Corporation dated July 23, 1982 and of record in Book 50, Pages 167-168 of the Johnson Land Records.

John J. Blaner reserves to himself the right to personally occupy the premises as long as he shall wish to do so. While occupying the premises John J. Blaner shall not do anything to the property which will have adverse effects on the land, the improvements thereon or have a negative impact or impacts upon Grantee and/or his interests. Grantee, while John J. Blaner is occupying the premises, shall not do anything physically to the property without John J. Blaner's consent.

This conveyance is made subject to and with the benefit of highway easements, utility easements, easements for ingress and egress, water and pipeline rights, covenants and restrictions, state and local land use permits, if any, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Grantors also convey to Grantees and Grantees heirs and assigns, by Quit Claim only, any and all land and premises in the Town of Johnson or rights thereto conveyed to Grantors or to John J. Blaner, individually by James Tomlinson, James and Laura Tomlinson or Tomlinson's Deli, Inc.

John J. Blaner expressly reserves to himself personally, while he is occupying the premises as his primary residence, an Grantee hereby conveys to John J. Blaner, personally only, while John J. Blaner is occupying the PROPERTY as his primary residence, the option to purchase the premises from Grantee for the purchase price of Five Hundred (\$500.00) Dollars in the event that Brent L. Tomlinson shall enter into an purchase and sale contract subsequent to this conveyance to convey the premises herein conveyed (the PROPERTY).

The terms of the Option are as follows:

- A. Should Grantee desire to sell said PROPERTY and should Grantee have received and accepted a *bona fide* offer to purchase same, then Grantee shall provide John J. Blaner with a written notice of his intent to sell and a copy of said *bona fide* offer. Said notice to John J. Blaner shall be made by certified mail with return receipt and addressed to John J. Blaner at John J. Blaner's last known address.
- B. John J. Blaner shall be presumed to have received said notice on the third (3rd) business day after said notice was mailed unless sooner received as evidenced by the return receipt.
- C. John J. Blaner shall have fifteen (15) calendar days from the date notice is received, or presumed to have been received, within which to either (1) agree to purchase said PROPERTY for the option price of \$500.00, or (2) to refuse to purchase said PROPERTY. John J. Blaner shall notify Grantee in writing of his intent to purchase or not to purchase on or before five o'clock in the afternoon on said fifteenth (15th) calendar day; otherwise it shall be presumed that John J. Blaner has declined to exercise his option to purchase the PROPERTY.
- D. If John J. Blaner elects to exercise his option to purchase said PROPERTY, then Grantee and John J. Blaner shall execute a purchase and sales to convey the PROPERTY by a limited warranty deed, warranting and defending title to the premises against all lawful

192.

claims arising by, through, or under Grantee but as to no other person or entity, for the purchase price of \$500.00. The closing shall take place within 30 days of the date of the notice given to Grantee by John J. Blaner of his intention to exercise the option. .

- E. Should John J. Blaner elect not to purchase said PROPERTY, then John J. Blaner shall execute a release, deed or other appropriate document as required by Grantee, sufficient to terminate John J. Blaner's interest in said PROPERTY and to terminate this option.
- F. This option is personal to John J. Blaner only; and, shall not be assignable or transferable to any other person or entity by gift, devise or deed. Further, this Right of First Refusal shall automatically terminate, if John J. Blaner shall cease to occupy the PROPERTY as his primary residence. Upon the happening of this event, BUYER shall execute a release, deed or other appropriate document as required by Grantee, sufficient to terminate BUYER's interest in said PROPERTY and to terminate this option.

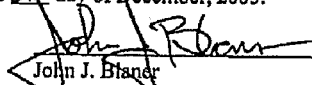
This Right of First Refusal is subject to the following exceptions:

- A. This Right of First Refusal shall not apply to any mortgage which Grantee may place upon said PROPERTY. Said Right of First Refusal shall be subordinate in interest to the lien of any said mortgage; and, in the event of foreclosure of any said mortgage, this Right of First Refusal shall automatically terminate upon the filing in the Land Records of the Town of Johnson of a Certificate of Non-redemption from a court of competent jurisdiction.
- B. Grantee may transfer title to said PROPERTY to an entity controlled by him, by gift to his spouse or children, or through his estate with our triggering John J. Blaner's rights to exercise the option. John J. Blaner's rights to exercise the option shall survive the transfer or Grantee's death and shall apply to a subsequent purchase and sale contract and proposed sale of the PROPERTY.

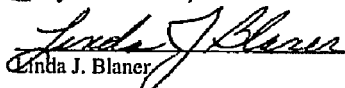
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, Brent L. Tomlinson, and his heirs and assigns, to their own use and behoof forever.

And we, the said GRANTORS, John J. Blaner and Linda J. Blaner, for ourselves and our heirs, executors and administrators, do covenant with the said GRANTEES, Brent L. Tomlinson, and their heirs and assigns, that until the ensembling of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance except as aforesaid; and we hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

I HEREUNTO set my hand and seal this 20th day of December, 2005.


John J. Blaner L.S.

I HEREUNTO set my hand and seal this 20th day of December, 2005.


Linda J. Blaner L.S.

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Hyde Park, VT., in said County and State, this 20th day
of December, 2005, John J. Blaner personally appeared and acknowledged this
instrument, by him sealed and subscribed, to be his free act and deed.

Before me

Laura M. Clayton
Notary Public *comm. exp.*
2/10/07

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Monticello, VT, in said County and State, this 20th day
of December, 2005, Linda J. Blaner personally appeared and acknowledged this instrument, by
her sealed and subscribed, to be her free act and deed.

Before me

Laura M. Clayton
Notary Public
comm. exp.
2/10/07

JOHNSON, VERMONT TOWN CLERK'S OFFICE
DATE 12/22/05 HOUR: 3:12 PM
RECEIVED THE INSTRUMENT OF
WHICH THE FOREGOING IS A TRUE
RECORD.

ATTEST: Sandra Perkins, Asst.
TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

- ACKNOWLEDGMENT -

Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 153105
Signed: Sandra Perkins, Asst. Clerk
Date: 12/22/05

Transferee's Name GERALD C. BAILEY REVOCABLE TRUSTProperty Location 675 MELODY LANEDate of this Closing May-30-2019

NOTE: Long names or addresses may not display fully on the paper copy of the return,
but the full names and addresses are submitted electronically to the Town and Department.

I. REAL ESTATE WITHHOLDING CERTIFICATION

- I1.** The transferee certifies that 2.5% VT Income tax has been withheld from the purchase price and will be remitted to the Vermont Commissioner of Taxes with Form REW-171 within 30 days of the date of this closing. **I1.** ☐ Yes ☒ No
- I2.** If Line I1 is "No," enter the withholding exemption number (see quick reference guide). **I2.** 01
- I2a.** If Line I2 is "04," enter Commissioner's Certificate number. **I2a.** _____

J. TAX CALCULATION**Tax on Special Rate Property**

- J1.** Amount of value eligible for special principal residence rate (see instructions) **J1.** 100,000.00
- J2.** If transfer happened prior to July 1, 2011, enter the amount of value eligible for a special rate. (see instructions) **J2.** 0.00
- J3.** Total amount of value eligible for special rate (Add Lines J1 & J2) **J3.** 100,000.00
- J4.** Tax due on amount of value eligible for special rate (Multiply Line J3 by the tax rate of 0.005) **J4.** 500.00
- J5.** Only If Line E1 is "99": Enter any amount of value in excess of \$110,000 but below \$200,000. **J5.** 0.00
- J6.** Tax due on amount of value eligible for exemption 99 special rate (Multiply Line J5 by the tax rate of 0.0125 for exemption 99 only) **J6.** 0.00
- J7.** Total due on amount of value eligible for special rates. (Add Lines J4 and J6) **J7.** 500.00

Tax on General Rate Property

- J8.** Value paid or transferred as defined in 32 V.S.A. § 9601(6) **J8.** 147,000.00
- J9.** Value paid or transferred for personal property **J9.** 0.00
- J10.** Value paid or transferred for real property (Subtract Line J9 from Line J8) **J10.** 147,000.00
- J11.** Enter amount from Line J3 above **J11.** 100,000.00
- J12.** Enter amount from Line J5 above **J12.** 0.00
- J13.** Subtract Lines J11 and J12 from Line J10. **J13.** 47,000.00
- J14.** Tax due on amount of value subject to the General Rate (Multiply Line J13 by the tax rate of 0.0145 which includes a 0.002 surcharge for the Clean Water Fund, 32 V.S.A. § 9602a) **J14.** 681.50

Total Tax Due

- J15.** Total Tax Due (Add Lines J7 and J14) **J15.** 1,181.50

(continued on next page)

For Town Use Only

Transferee's Name GERALD C. BAILEY REVOCABLE TRUSTProperty Location 675 MELODY LANEDate of this Closing May-30-2019

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Transferor and Transferee state that the information submitted on this return is true, correct and complete to the best of their knowledge.

Prepared by (print or type) DOUGLAS L. MOLDEPreparer's Address P.O. BOX 353JOHNSON, VT 05656-0000Preparer's Email Address D.MOLDE@PSHIFT.COMPreparer's Telephone (802) 635-7145

Town or City: Please forward original to the Vermont Department of Taxes within 30 days of receipt.

This section to be completed by Town or City Clerk

Book Number <u>153</u>	Page Number <u>59-60</u>	Grand List year <u>2018</u>
City or Town <u>Johnson</u>	Parcel ID Number <u>185-055</u>	Date of Record <u>6/5/19</u>
Grand List Value <u>71300</u>	Grand List Category* <u>R2</u>	SPAN <u>336-104-10097</u>
Comments, additional information, etc.		

☐ Duplicate Return Suspected☐ Original Return Waiting on Deed**ACKNOWLEDGMENT**

Return received.

SIGNED

Jan Perkins

, Clerk

DATE

6/5/19

RECEIVED FOR RECORD
Jun 05 2019 01:00:00P
ROSEMARY AUDIBERT
TOWN CLERK
JOHNSON, VT

* Please use the following numeric two-digit grand list category codes

Residential <6 Acres 01
Residential >6 Acres 02
Mobile Home/Un 03
Mobile Home/La. 04
Seasonal <6 Acres 05

Seasonal >6 Acres 06
Commercial 07
Commercial Apt 08
Industrial 09
Utilities Elec 10

Utilities Other 11
Farm 12
Other 13
Woodland 14
Miscellaneous 15

For Town Use Only
END OF DOCUMENT

Form PTT-172
Page 4 of 4
Rev. 10/16

Vermont Department of Taxes
Phone: (802) 828-5860

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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A. TRANSFEROR'S (Seller's) INFORMATION

Entity TRANSFEROR Name			Web request key / Confirmation code k96kvs	
OR Individual TRANSFEROR Last Name TOMLINSON			First Name BRENT	Initial L
TRANSFEROR Mailing Address Following Transfer P.O. BOX 104			Federal ID Number NOT AVAILABLE	
Line 2 for Mailing Address Following Transfer (if needed)			Total Number of Transferors 1	
City HYDE PARK	State VT	ZIP Code 05655-0000	For Department Use Only	
Foreign Country (if not United States)		Email Address NOT AVAILABLE		

B. TRANSFEREE'S (Buyer's) INFORMATION

Entity TRANSFEREE Name GERALD C. BAILEY REVOCABLE TRUST			Federal ID Number	
OR Individual TRANSFEREE Last Name			First Name	Initial
TRANSFEREE Mailing Address Following Transfer C/O GERALD C. BAILEY			NOT AVAILABLE	
Line 2 for Mailing Address Following Transfer (if needed) P.O. BOX 395			Total Number of Transferees 1	
City FAIRFAX	State VT	ZIP Code 05454-0000	For Department Use Only	
Foreign Country (if not United States)		Email Address NOT AVAILABLE		

C. PROPERTY INFORMATION

Property Physical Location - Number and Street or Road Name 675 MELODY LANE		Land Size (in acres) 2.68
City or Town Johnson	Check if property is located in multiple cities or towns <input type="checkbox"/>	SPAN 336-104-10097

D. HOLDING PERIOD

Date Acquired by Transferor (mm dd yyyy) Dec-20-2005	Date of this Closing (mm dd yyyy) May-30-2019	Time Held 13 Years 5 Months
---	--	--------------------------------

E. EXEMPTIONS

- E1. If transfer is exempt from Property Transfer Tax, enter exemption number (see quick reference guide) . E1. 00
- E2. If sale was between family members, enter corresponding number (see quick reference guide). E2. _____
- E2a. If Line E2 is "05," enter description. E2a. _____
- E3. Land Gains exemption number (see quick reference guide). E3. 01

(continued on next page)

Transferee's Name GERALD C. BAILEY REVOCABLE TRUST
Property Location 675 MELODY LANE
Date of this Closing May-30-2019

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

F. TRANSFER INFORMATION

- F1. How did the Transferor acquire this property? (see quick reference guide) F1. 01
F1a. If Line F1 is "04," enter description. F1a. _____
- F2. Interest conveyed in this transfer (see quick reference guide) F2. 01
F2a. If Line F2 is "07," enter percent of interest here F2a. 0.00 %
F2b. If Line F2 is "08," enter description. F2b. _____
- F3. Type of building construction at time of transfer (see quick reference guide) F3. 02
F3a. If Line F3 is "05," enter number of units transferred F3a. 0
F3b. If Line F3 is "06," enter number of dwelling units transferred F3b. 0
F3c. If Line F3 is "20," enter description. F3c. _____
- F4. Was the transferee a tenant prior to this transfer? F4. ☐ Yes ☒ No
- F5. Financing F5. ☐ Conventional/Bank ☐ Owner Financing ☒ Other
F5c. If Line F5 is "Other," enter description F5c. none
- F6. Do you intend to record this return with the Town/City within 60 days of the closing? .. F6. ☒ Yes ☐ No

G. AGRICULTURAL / MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. CHAPTER 124

- G1. Is the property being transferred enrolled in the Current Use (Use Value Appraisal) Program? G1. ☐ Yes ☒ No
- G2. To continue enrollment in the Current Use Program, the new owner must submit a Current Use Application within 30 days of the recording date. Will the new owner be submitting that application? G2. ☐ Yes ☒ No

H. TRANSFER INFORMATION

- H1. Transferor's use of property BEFORE transfer (see quick reference guide) H1. 01
H1a. If Line H1 is "07," "08," or "09," enter description. H1a. _____
- H2. Transferee's use of property AFTER transfer (see quick reference guide) H2. 01
H2a. If Line H2 is "07," "08," or "09," enter description. H2a. _____
- H3. Was the property rented BEFORE transfer? H3. ☐ Yes ☒ No
- H4. Will the property be rented AFTER transfer? H4. ☐ Yes ☒ No
- H5. Have development rights previously been conveyed? H5. ☐ Yes ☒ No
- H6. Does the transferee hold title to any adjoining property? H6. ☐ Yes ☒ No

(continued on next page)

For Town Use Only

Form PTT-172
Page 2 of 4
Rev. 10/16

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Brent L. Tomlinson, of Johnson in the County of Lamoille and the State of Vermont, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to my full satisfaction by Gerald C. Bailey, of Johnson in the County of Lamoille and State of Vermont, Trustee of the Gerald C. Bailey Revocable Trust, GRANTEE, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, Gerald C. Bailey, Trustee of the Gerald C. Bailey Revocable Trust and his successors and assigns, a certain piece of land in Johnson in the County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of all and the same land and premises conveyed to Brent L. Tomlinson by the Warranty Deed of John J. Blaner, now deceased and Linda J. Blaner dated December 20, 2005 and of record in Book 110, Page 191 of the Johnson Land Records.

Being a portion of the land and premises conveyed to John J. Blaner and Linda J. Blaner by Warranty Deed of Charles Barnett Wool Corporation dated July 23, 1982 and recorded in Volume 50 Page 167 of the Town of Johnson Land Records.

Being a parcel of land containing 2.68 acres, more or less, with any and all improvements thereon, and depicted as Lot 1-A on the Subdivision Sketch for Wastewater System and Potable Water Supply Permit #WW-5-7383-1 dated October 18, 2018, said permit recorded in Volume 152, Page 211 of the Town of Johnson Land Records.

Reference is made to the Warranty Deed of Charles Barnett Wool Corporation to John J. Blaner and Linda J. Blaner, dated July 23, 1982 and of record in Book 50, Pages 167-168 of the Johnson Land Records.

The premises conveyed herein, premises retained by the Grantor herein and premises owned by others are subject to and benefitted by a right of way conveyed to John J. Blaner and Linda J. Blaner by the Warranty Deed of Charles Barnett Wool Corporation dated July 23, 1982 and of record in Book 50, Pages 167-168 of the Johnson Land Records and described more particularly therein as:

Also, granting and reserving rights of way along the access roads which are described in an instrument entitled "Right of Way Description and Dedication and Limitation of Use of Property of Charles Barnett Wool Corporation" which is dated December 13, 1979 and recorded in Book 47, Pages 190-193 of Johnson Land Records, which rights of way shall be used in common by the Grantor herein, the Grantees herein and the successors, heirs and assigns of each. The covenants and limitations stated therein shall apply also to the property conveyed herein. The right of way reserved herein is fifty feet in width along the southeasterly border of the parcel conveyed herein, next northwesterly of the Johnson-Hyde Park town line.

Reference is made to the Quit Claim Deed of Theodore R. Barnett, successor in interest to Charles Barnett Wool Corporation, dated February 11, 2015 and recorded in Volume 140, Page 614 of the Johnson Land Records, the purpose of which was to terminate, relinquish and release the restriction set forth in condition #2 of the aforesaid Right of Way Description and Dedication and Limitation of Use.

The property herein conveyed is subject to and benefitted by the terms and conditions of the recent Land Use Permit Number 5L0576-5C dated February 28, 2019 of record in Book 152, Page 148 of the Johnson Land Records and preceding permit #5L0576 dated November 2, 1979 which is of record in Book 47, Page 114 of the Johnson Land Records and subsequent permits thereto.

The property is subject to and benefitted by the terms and condition of Wastewater System and Potable Water Supply permit number WW-5-7383-1 dated October 18, 2018 and of record in Book 152, Page 211 of the Johnson Land Records.

The premises are subject to a utility right of way to New England Telephone and Telegraph Company and a right of way to the Village of Hyde Park as set forth in the Warranty Deed from Omer Brosseau and Kathleen Brosseau to Verner Z. Reed, III and Trientje Reed dated August 19, 1963 and of record in Book 40, Pages 2-3 of the Johnson Land Records and Book 36, Pages 425-426 of the Hyde Park Land Records.

GRANTOR reserves to himself and his heirs and assigns the hunting rights on the parcel conveyed and the right to post said parcel.

The property is known and designated as 675 Melody Lane, Johnson, Vermont.
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, Gerald C. Bailey, Trustee of the Gerald C. Bailey Revocable Trust, and his successors and assigns, to their own use and behoof forever.

And I, the said GRANTOR, Brent L. Tomlinson, for myself and my heirs, executors and administrators, do covenant with the said GRANTEE, Gerald C. Bailey, Trustee of the Gerald C. Bailey Revocable Trust, and his successors and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance except as aforesaid; and I hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 30th day of May, 2019.

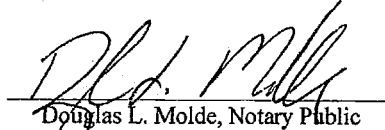


Brent L. Tomlinson

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Johnson, in said County and State, this 30th day of May, 2019, Brent L. Tomlinson personally appeared and acknowledged this instrument, by his sealed and subscribed, to be his free act and deed.

Before me


Douglas L. Molde, Notary Public

My Commission Expires: January 31, 2021
Commission number: 157.0009002

RECEIVED FOR RECORD
Jun 05, 2019 01:00:00P
ROSEMARY AUDIBERT
TOWN CLERK
JOHNSON, VT

END OF DOCUMENT