



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

2-2-2019

Seller's Name(s):

Teela Leach, Kevin Lumbra, and Robin Lowe

Property Address:

187 River Road West

Johnson

Street

City/Town

Type of Property:

- ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property:

- ☒ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**
 Check the items that will be included in the sale of the Property:

☒ Electric Garage Door Opener - Number of Transmitters 2
☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☒ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☒ Smoke Detectors - How Many? 3 ☐ Whirlpool Bath
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Pool/Spa Equipment (list): _____
☒ Refrigerator ☒ Stove ☐ Hood/Fan ☒ Microwave Oven ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor
☒ Washer ☒ Dryer ☒ Central Vacuum ☐ Freezer ☐ Intercom ☒ Ceiling Fans ☐ Woodstove ☒ Sump Pump ☐ Well Pump
☐ Satellite Dish ☐ Indoor/Outdoor Grill ☐ Attic Fan(s) ☐ Window A/C
☐ Wood/Gas/Pellet/Other Stove (describe): _____

OTHER: _____

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☒ NO ?

If "yes", explain in detail: Ice maker in refrigerator not working

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:

☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors
☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof
☐ Outside Retaining Walls ☐ Other Structures/Components: _____

If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☒ YES ☐ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: Flood of 1995

BASEMENT/CELLAR/CRAWL SPACE:
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?
☒ YES ☐ NO If "Yes," explain in detail: Flood

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☐ NO ☒ DON'T KNOW If "Yes," explain in detail, including any repairs:

Are any of the above recurring problems? ☐ YES ☒ NO If "Yes," what are the problems and how often have they recurred?

Has paint containing lead been used on the Property? ☐ YES ☐ NO ☒ DON'T KNOW

ROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know

Approximate age of roof? 9 years

Has the roof ever leaked since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," when? 2010

Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required*

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Purchaser's Initials

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>48 yrs</u> Additions to Main Bldg. <u>30 yrs</u> Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? <u>6 weeks</u>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: <u>Garage + Workshop</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: _____			

7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead-based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

tel	144
re	

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

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

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b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller's Initials

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Purchaser's Initials

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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

***Agent's Acknowledgment
(initial)***



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: Robert Lowe 2/2/19
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Kang-Luh 2/2/19
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Teela L. Leach 2-2-19
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

PROPERTY ADDRESS: 187 River Road W, Johnson, VT

PROPERTY UTILITIES INFORMATION:

Type of Heating (mark all applicable)

- ☒ Baseboard Hot Water ☐ Space Heater ☐ Space Heater ☐ Radiant ☐ Forced Hot Air
☐ Electric BB ☐ Multi Zone ☐ Steam Radiators ☐ Electric Storage ☐ Hot Water Radiators
☐ Other (explain) _____

Furnace maintained by: Bourne's

Type of Fuel Usage (mark all applicable)

- ☒ Oil ☐ Gas ☐ Kerosene ☐ Electric ☐ Wood ☐ Other (explain) _____

Electric Company: Village of Johnson

Hot Water is heated: ☒ Off Boiler ☐ Separate HW Tank ☒ Oil ☐ Gas ☐ Electric

Water Supply: ☒ PUBLIC ☐ PRIVATE

If Public, payment is made to: _____

If Private, it is: ☐ Dug Well ☐ Drilled Well ☐ Driven Well ☐ Shared Well ☐ Spring ☐ Other

Water tested by: Village of Johnson

Wastewater System: ☒ PUBLIC ☐ PRIVATE

If Public, payment is made to: Village of Johnson

If Private, it is: ☐ Concrete ☐ Metal ☐ Other*

Tank Size: ☐ 500 gal ☐ 1000 gal ☐ Other*

Maintained by: _____

ANNUAL COST FOR UTILITIES:

Cable Available _____ ☒ Yes ☐ No

Electric Cost 768.00 per year

Heating Cost per year (in gallons) :

<input checked="" type="checkbox"/> Oil <u>800</u>	Supplier <u>Bourne's</u>	Hot Water included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Gas _____	Supplier _____	Hot Water included? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Kerosene _____	Supplier _____	Hot Water included? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Wood _____	Supplier _____	Hot Water included? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Electric _____	Supplier _____	Hot Water included? <input type="checkbox"/> Yes <input type="checkbox"/> No

Internet Service Available: ☒ Yes ☐ No

Phone Company _____ per year

Rubbish Removal _____ per year

Chimney maintained by: _____ Last Cleaned: _____

Sewer Cost per year (if public) 661.00
☐ Metered ☐ Flat Rate ☒ Includes water ☐ Does not include water

Radon Tested by: _____ Results: _____

Snow Removal _____ per year

Water Cost per year (if public) see above
☐ Metered ☐ Flat Rate ☐ Includes sewer ☐ Does not include sewer

Additional Comments: _____

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

PAYABLE TO:

MAIL TO:

TOWN OF JOHNSON

P.O. BOX 383

JOHNSON, VT 05656

TAX BILL

802-635-2611

PARCEL ID	BILL DATE	TAX YEAR
520-029.	01/28/2019	2018-2019

Location: 187 RIVER RD W

Description: 0.29 AC & DWL

OWNER LOWE ROBIN
 LUMBRA KEVIN & LEACH TEELA
 C/O WALTER LUMBRA
 187 RIVER RD W
 JOHNSON VT 05656

HOUSESITE TAX INFORMATION

SPAN # 336-104-10704 SCL CODE: 104
 TOTAL PARCEL ACRES 0.29
 HOUSESITE VALUE 137,100
 HOUSESITE EDUCATION TAX 2,070.48
 HOUSESITE MUNICIPAL TAX 1,080.04
 HOUSESITE TOTAL TAX 3,150.52
 FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	137,100	137,100	
TOTAL TAXABLE VALUE	137,100	137,100	
GRAND LIST VALUES	1,371.00	1,371.00	
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	x1,371.00= 1027.26
	Local Agreement	0.0385	x1,371.00= 52.78
	HOMESTEAD EDUCATION	1.5102	x1,371.00= 2070.48
Revised Bill			
1st Payment	2nd Payment	3rd Payment	4th Payment
08/15/2018	11/12/2018	02/11/2019	05/10/2019
787.63	787.63	787.63	787.63
TOTAL TAX STATE PAYMENTS			3150.52
NET TAX DUE			3150.52

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF JOHNSON
TAX YEAR 2018-2019

TOWN OF JOHNSON
TAX YEAR 2018-2019

TOWN OF JOHNSON
TAX YEAR 2018-2019

TOWN OF JOHNSON
TAX YEAR 2018-2019

1ST PAYMENT DUE	
08/15/2018	
OWNER NAME	
LOWE ROBIN	
PARCEL ID	
520-029-	
AMOUNT DUE	787.63
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/12/2018	
OWNER NAME	
LOWE ROBIN	
PARCEL ID	
520-029-	
AMOUNT DUE	787.63
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
02/11/2019	
OWNER NAME	
LOWE ROBIN	
PARCEL ID	
520-029-	
AMOUNT DUE	787.63
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
05/10/2019	
OWNER NAME	
LOWE ROBIN	
PARCEL ID	
520-029-	
AMOUNT DUE	787.63
AMOUNT PAID	Revised Bill

Itemized Property Costs

From Table: MAIN Section 1

Town of Johnson

Record # 827

Property ID: 520-029	Span #: 336-104-10704	Last Inspected: 12/13/2003	Cost Update: 01/26/2010
Owner(s): LOWE ROBIN LUMBRA KEVIN & LEACH TEELA	Sale Price: 0	Book: 99	Validity: No Data
Address: C/O WALTER LUMBRA	Sale Date: 07/18/2003	Page: 340	
City/St/Zip: JOHNSON VT 05656	Bldg Type: Single	Quality: 3.00	AVERAGE
Location: 187 RIVER RD W	Style: 1 Story	Frame: Studded	
Description: 0.29 AC & DWL	Area: 1175	Yr Built: 1971	Eff Age: 41
Tax Map #: 20-01-63	# Rms: 5	# Bedrm: 2	# Ktchns: 0
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		81.66	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.20	
Heat/cooling #1:	HW BB/ST	100.00		1.63	
Energy Adjustment	Good			1.82	
ADJUSTED BASE COST				1,175.00	103,764
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-2.00	1,100.00	-2,200
Roughins (beyond allowance of 1)			1.00	450.00	450
Porch #1:	OpenStp/NoWall/NoRoof/		70.00	13.19	923
Porch #2:	OpenStp/NoWall/NoRoof/		604.00	9.27	5,599
Basement	Blk 8"		850.00	16.95	14,408
Garage/Shed #1:	A/1S/VnlSide/No		1,050.00	18.52	19,446
Subtotal					142,389
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					142,389
Condition	Good	Percent			
Physical depreciation		22.00			-31,326
Functional depreciation					
Economic depreciation		5.00			-7,119
REPLACEMENT COST NEW LESS DEPRECIATION					103,900
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.29	0.90	1.00		25,200
Total					25,200
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y / y	Typical	Average		4,000
Sewer	y / y	Typical	Average		4,000
Total					8,000
TOTAL PROPERTY VALUE					137,100
NOTES					
				HOUSESITE VALUE :	137,100
				HOMESTEAD VALUE :	137,100
Property located in flood hazard area (5% Econ)					

SKETCH/AREA TABLE ADDENDUM

Parcel No 520-029

SUBJECT

Property Address

City

State

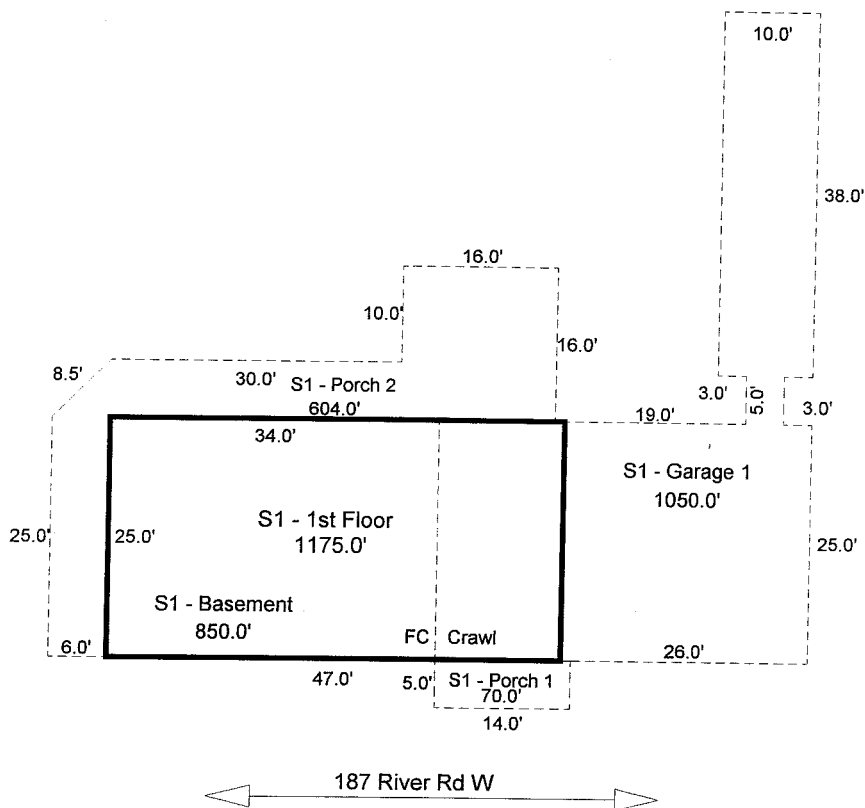
Zip

Owner

Client Rowe/Lumbra

Appraiser Name For Assessment Purposes Only

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1175.00	144.0	1175.00
1BS	S1 - Basement	1.00	850.00	118.0	850.00
P/P11	S1 - Porch 1	1.00	70.00	38.0	70.00
P/P12	S1 - Porch 2	1.00	604.00	182.5	604.00
GAR11	S1 - Garage 1	1.00	1050.00	200.0	1050.00

TOTAL BUILDING (rounded)

1175

Comment Table 1

Comment Table 2

Comment Table 3

- ACKNOWLEDGMENT -

Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 81-03

Signed Rosemary Audibert Clerk

Date 7/18/03

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **Walter Lumbra** and **Shirley Lumbra** of Johnson in the County of Lamoille and State of Vermont, Grantors, in the consideration of ten or more dollars paid to our full satisfaction by **Robin Lowe** of Williston in the County of Chittenden and State of Vermont, **Kevin Lumbra** of Hyde Park in the County of Lamoille and State of Vermont, and **Teela Leach** of Morristown in the County of Lamoille and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Robin Lowe, Kevin Lumbra and Teela Leach, as joint tenants with rights of survivorship, and their heirs and assigns forever, 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 conveyed to Walter Lumbra and Shirley Lumbra by the Warranty Deed of Carwin Corporation dated June 2, 1972 and of record in Book 42 at Page 465 of Johnson Land Records

Also being all and the same land and premises conveyed to Walter Lumbra and Shirley Lumbra by the Warranty Deed of Parker & Stearns, Inc. dated July 2, 1973 and of record in Book 43 at Page 185 of Johnson Land Records.

The Grantors herein reserve for themselves, and the survivor of them, the exclusive right to use, occupy, sell, mortgage or otherwise transfer the within conveyed premises during their natural lifetimes, or the natural lifetime of the survivor of them. The Grantors herein shall be responsible to pay the real estate taxes and insurance on the within conveyed premises during their natural lives, or the life of the survivor of them.

Reference is hereby made to the above deeds and their records and to all former deeds and their records, for a more complete description of the property conveyed herein.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, 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.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Robin Lowe, Kevin Lumbra and Teela Leach, as joint tenants with rights of survivorship, and their heirs and assigns, to their own use and behoof forever, and we the said Grantors, Walter Lumbra and Shirley Lumbra, for ourselves and our heirs and assigns, do covenant with the said Grantees, Robin Lowe, Kevin Lumbra and Teela Leach, and their heirs and assigns, that until the ensealing 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 whatsoever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17th day of July, 2003.

Sharon Sun
Witness

Walter Lumbra
Walter Lumbra

Shirley Lumbra
Shirley Lumbra

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morrisville this 17th day of July, 2003, personally appeared Walter Lumbra and Shirley Lumbra, the signers and sealers hereof and acknowledged this instrument to be their free act and deed.

Before me:

Sharon Sun
Notary Public

JOHNSON VERMONT TOWN CLERK'S OFFICE
DATE 7/18/03 HOUR 7/18/03
RECEIVED THE INSTRUMENT OF
WHICH THE FOREGOING IS A TRUE
RECORD.

ATTEST: Rosemary Audibert
TOWN CLERK

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