



PROPERTY UTILITIES AND SERVICES

Date 6/14/18 Property Address 46 East Olive St, Morristown, VT 05661

UTILITY INFORMATION:

Annual \$ 2,000 Electric sewer/water Co: FREE Morristown water + light
Cost: \$ X Oil Co:
\$ 13.00 approx Gas Propane Co: FRED'S
\$ X Wood Co:
\$ X Kerosene Co:
\$ X HOA Fees
\$ X Snow Removal

Septic Maintained by: Village of Morristown / Morristown water + light
Last Pumped: N/A Date N/A

Furnace Maintained by: FRED'S
Last Cleaned: (New in 2013) Date NOV 2013 new

Chimney Maintained by: X NOT USED
Last Cleaned: N/A Date

Water Tested by: Village of Morristown
Results: Date

Other

Association Contact & Phone #: NONE
Internet Service: WIFI is Consolidated (Formerly Fairport Common)
Cable TV Company: N/A
Phone Company: N/A -
Rubbish Removal: SELF
Snow Removal: SELF - plus town plows the dead end street
Lawn Care: SELF
Miscellaneous:

Information herein provided by Yvette Mason

Seller(s) initials ym Date: 6/14/18 Name Yvette Mason

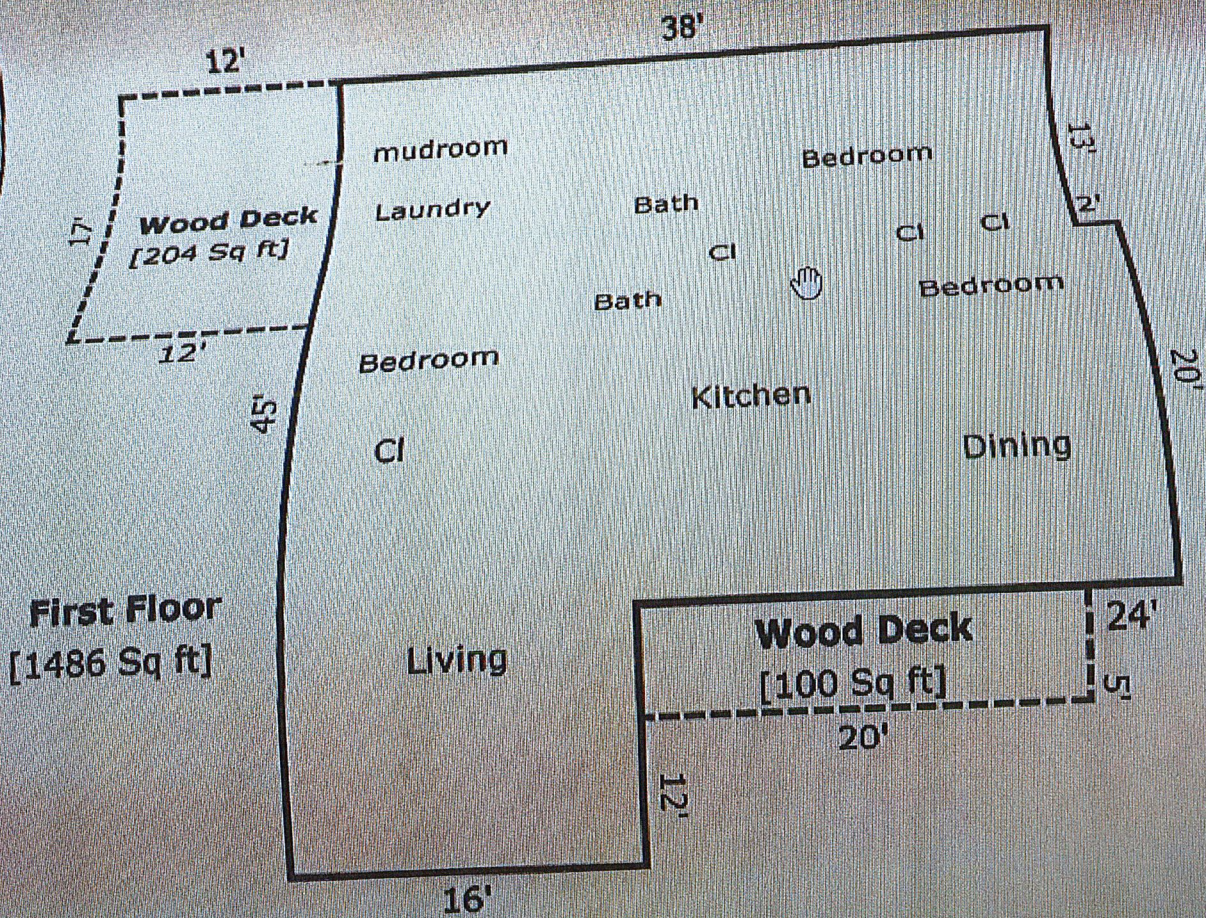
Building Sketch

Client Yvette Mason
Address 46 E Olive St
Morrisville
Mortgage Financial, Inc

County Lamoille

State VT

Zip Code 05661



IMPROVEMENTS/RENOVATIONS

ADDITIONS/REMODELING

PROPERTY ADDRESS: 46 East Olive St.
Monistown, VT

Major renovations

Insulated basement ceiling Year: 2013

new propane furnace + copper pipes Year: 2013

Separated garage from workshop (wall/door) Year: 2014

Kitchen floor laminate Year: 2014

adhesive tile floor - replaced carpet in dining rm Year: 2013

ripped up all old carpet + either painted floors or Year: 2013

new set of stairs - (exterior) covered floors Year: 2015

New kitchen island and cabinets / fixtures Year: 2016

painted + stripped kitchen cabinets Year: 2016

New retaining wall on North side of house Year: 2016

* for full list, see attached
New hot water heater (on demand) Year: 2016

X Lynette Mason Yvette J. Mason June 14, 2018
Seller's Name Date

X _____
Seller's Name Date

Additional List of Improvements/Renovations/
Additions/Remodeling

PROPERTY ADDRESS: 46 East Olive Street, Morristown, VT

Improvement	Date
Concrete landing @ bottom of cellar stairs	2016
Dry sink plumbed in laundry room	2017
replaced former washer + dryer w/ Stackable w/d	2015
foam insulation around wall/floors	2014
mop boards in main area + bedrooms	2017
replaced several floor vents	2014
installed 2 cabinets in "laundry room"	2016
power washed both decks (Summer)	2017
3/4 bath shower leak fixed	2017

X Lynette Mann

June 14, 2018

DOC: 17415 VOL: 173 PG: 279

TOWN CLERK'S OFFICE
Received Jun 19, 2012 01:30P
Recorded in VOL: 173 PG: 279- 280
Of Morristown Land Records
ATTEST: Mary Ann Wilson, Town Clerk

(PTR) Return No. 2012-28
32 V.S.A. Chap 231

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS that I, Kurt D. Richmond, of Jackson, Wyoming (Grantor), in consideration of TEN AND MORE DOLLARS paid to my full satisfaction by Yvette J. Mason, of Stowe, Vermont (Grantee), by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee, Yvette J. Mason, and her heirs and assigns, certain lands, premises, and appurtenances thereto (the "Premises") located in the Village of Morrisville, Town of Morristown, Vermont, and which are described as follows, *viz*:

Being all and the same land and premises conveyed to Kurt D. Richmond by Warranty Deed of Roger George Perry and Roger Willis Perry dated March 28, 2006 and recorded in Book 138, Page 648 of the Morristown Land Records. Further being a portion of the lands and premises conveyed to Roger George Perry and Roger Willis Perry by Warranty Deed of Raymond E. Perry and Florence M. Perry dated July 26, 1991 and recorded in Book 98, Page 471 of the Morristown Land Records.

Said parcel contains 0.342 acres, more or less, and is depicted on a plan entitled "Raymond Perry Lots, East Olive Street Morrisville, Vermont" by Allen J. Newton dated April 6, 1992 and recorded as Slide 109 of the Morristown Land Records.

"There is conveyed and reserved an easement in common for the driveway providing access to both the within conveyed property and property adjoining the within conveyed property owned by Gerald Bellavance and Heather Bellavance. Upkeep and maintenance of the driveway shall be shared equally. This easement is to be enjoyed by the within Grantee, Gerald Bellavance and Heather Bellavance and the heirs and assigns of each."

Reference is hereby made to the above-mentioned deeds and instruments and their records and to all prior deeds and their records for a more particular description of the Premises herein conveyed.

This conveyance is made subject to and with the benefit of all utility easements, spring rights and water rights, easements for ingress and egress and rights incident to each of the same, as may appear of record; provided, however, that this paragraph shall not reinstate any such interest extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

u. FLC

18
n St.
05672

1810

DOC: 17415 VOL: 173 PG: 280

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantee, Yvette J. Mason and her heirs, executors and assigns, to their own use and behoof forever.

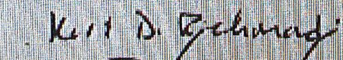

And I, the said Grantor, Kurt D. Richmond, for myself and my heirs and assigns, do covenant with the said Grantee, Yvette J. Mason and her heirs, executors and assigns, that until the enscaling of these presents I am the sole owner of the Premises, that I have good right and title to convey the same in the manner aforesaid, and that the Premises are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And I, the said Grantor, Kurt D. Richmond, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

Dated at Morrisville, Vermont on this 15th day of June, 2012.

In presence of:


Witness



Kurt D. Richmond, by Rebecca G. Olson,
his Attorney-in-Fact



STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

At Morrisville, in said County, on this 15th day of June, 2012, personally appeared Rebecca G. Olson, Attorney-in-Fact for Kurt D. Richmond, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Kurt D. Richmond.

Before me, 
Notary Public
My commission expires: 02/10/15

PAYABLE TO:
MAIL TO:

TOWN OF MORRISTOWN, VERMONT
Town Clerk-Treasurer's Office
P O Box 748, 43 Portland St., Morrisville VT 05661
802 - 888 - 6370

2017092511:39:23CLBRK3

PROPERTY TAX BILL FY18

**THIS IS THE ONLY BILL YOU
WILL RECEIVE. PLEASE
FORWARD TO NEW OWNER
IF PROPERTY IS SOLD.**

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

PARCEL ID	BILL DATE	TAX YEAR
23225.	09/25/2017	1718

Location: EAST OLIVE STREET 0046
Description: AC & DWL

OWNER

MASON YVETTE J
PO BOX 1282
MORRISVILLE VT 05661

HOUSESITE TAX INFORMATION

SPAN # 414-129-11904 SCL CODE: 129
TOTAL PARCEL ACRES 0.30
HOUSESITE VALUE 131,900
HOUSESITE EDUCATION TAX 1,822.73
HOUSESITE MUNICIPAL TAX 1,141.85
HOUSESITE TOTAL TAX 2,964.58

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON RESIDENTIAL	
REAL	131,900	131,900		
TOTAL TAXABLE VALUE	131,900	131,900		
GRAND LIST VALUES	1,319.00	1,319.00		
		TAX RATE NAME	TAX RATE x GRAND LIST =	TAXES
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners		MUNICIPAL	0.5243	x1,319.00= 691.54
		HIGHWAY	0.3283	x1,319.00= 433.03
		LOCAL AGREEMENT	0.0015	x1,319.00= 1.98
		HOMESTEAD EDUCATION	1.3819	x1,319.00= 1822.73
		VILL OF MORRISVILLE	0.0116	x1,319.00= 15.30
		TOTAL TAX		2964.58
1ST PAYMENT	11/15/2017	2ND PAYMENT	05/15/2018	
	1431.39		1416.09	
		STATE PAYMENTS		
		NET TAX DUE		

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Trend Business Solutions 800-639-8028

TOWN OF MORRISTOWN
TAX YEAR 1718

TOWN OF MORRISTOWN
TAX YEAR 1718

1ST PAYMENT DUE	
11/15/2017	
OWNER NAME	
MASON YVETTE J	
PARCEL ID	
23225-	
AMOUNT DUE	1431.39
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you



117023491

2ND PAYMENT DUE	
05/15/2018	
OWNER NAME	
MASON YVETTE J	
PARCEL ID	
23225-	
AMOUNT DUE	1416.09
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you



117023492

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).

	<i>YDM</i> 06/20/18 1:00PM EDT

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):

	<i>YDM</i> 06/20/18 1:00PM EDT

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

<i>YDM</i> 06/20/18 1:00PM EDT			
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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: *Yvette J. Mason* dotloop verified
06/20/18 1:00PM EDT
DXVB-P2IE-RVM6-1K19
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date