

PAYABLE TO:
MAIL TO:

TOWN OF MONTGOMERY
PO BOX 356
MONTGOMERY CENTER VT 05471
www.montgomeryvt.us
802-326-4719

Payments must be received by
4:00 PM on November 8th to
avoid delinquency

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
00019.068X.	07/22/2019	2019

PENALTY AND INTEREST ASSESSED ONLY AFTER 4PM NOVEMBER 8, 2019
DIRECT DEBIT & CREDIT CARD PAYMENTS - VISIT OUR WEBSITE OR CALL
POSTDATED CHECKS & POSTMARKS ARE NOT ACCEPTED

Location:

Location: 2869 AMIDON ROAD

OWNER HADDAD NINA G
2869 AMIDON ROAD
MONTGOMERY CTR VT 05471

SPAN # 402-125-10181 SCL CODE: 125
TOTAL PARCEL ACRES 1.40

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NON RESIDENTIAL
REAL	141,400	141,400
TOTAL TAXABLE VALUE		141,400
GRAND LIST VALUES		1,414.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.5066	x1,414.00=	716.33	NON RESIDENTIAL EDUCATION	1.5388	x1,414.00=	2,175.86
LOCAL AGREEMENT	0.0025	x1,414.00=	3.54	See reverse side for education tax rate calculation information.			
				Payments		TOTAL EDUCATION TAX	2,175.86
				1	08/16/2019	EDUCATION STATE PAYMENT	0.00
					1,447.87	EDUCATION NET TAX DUE	2,175.86
				2	11/08/2019	TAX SUMMARY	
					1,447.86	Municipal + Education	
TOTAL MUNICIPAL TAX			719.87	TOTAL TAX			2,895.73
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			719.87	TOTAL NET TAX DUE			2,895.73

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF MONTGOMERY
TAX YEAR 2019

1ST PAYMENT DUE	
08/16/2019	
OWNER NAME	
HADDAD NINA G	
PARCEL ID	
00019.068X.	
AMOUNT DUE	1447.87
AMOUNT PAID	

PLEASE
SUBMIT
COUPON WITH
PAYMENT TO
ENSURE
PROPER
ACCOUNT IS
CREDITED.

PAYMENTS ARE
CONSIDERED
TIMELY UNTIL
4:00 PM ON
NOV 8TH.

POSTMARKS
ARE NOT
ACCEPTED

TOWN OF MONTGOMERY
TAX YEAR 2019

2ND PAYMENT DUE	
11/08/2019	
OWNER NAME	
HADDAD NINA G	
PARCEL ID	
00019.068X.	
AMOUNT DUE	1447.86
AMOUNT PAID	

PLEASE
SUBMIT
COUPON WITH
PAYMENT TO
ENSURE
PROPER
ACCOUNT IS
CREDITED.

PAYMENTS ARE
CONSIDERED
TIMELY UNTIL
4:00 PM ON
NOV 8TH.

POSTMARKS
ARE NOT
ACCEPTED

And I, the said Grantor

GINA FIORONI

for myself and my heirs, executors and administrators, do covenant with the said Grantee

NINA G. HADDAD

and her heirs 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, and that they are *Free from every encumbrance; except* easements and rights of way of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Act, Subchapter 7, Title 27 V.S.A; and I do hereby engage to *Warrant and Defend* the same against all lawful claims whatever.

In Witness Whereof, I hereunto set my hand and seal this 15 day of March, A.D. 2019.

In Presence of

(Witness)

Gina Fioroni
By Allan Kalsmith her attorney in fact

State of Vermont,

Franklin County

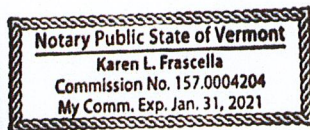
)
)
)

ss.

At Montgomery, this 15 day of March, A.D. 2019

ALLAN KALSMITH as Attorney in Fact for GINA FIORONI

personally appeared, and he acknowledged this instrument, by his sealed and subscribed, to be his free act and deed and the free act and deed of Gina Fioroni



Before me,

Karen L. Frascella

Notary Public

Exp. Date 01/31/2021

LIMITED POWER OF ATTORNEY FOR REAL ESTATE SALE ONLY

KNOW ALL PERSONS BY THESE PRESENTS that I, **GINA FIORONI**, (the "Principal"), of 750 Tabor Street, Unit 51, Lakewood, CO 80401 do hereby make, constitute and appoint **ALLAN E. KALSMITH** (the "Agent"), of 628 Mountain Road, Montgomery Ctr., VT 05471, to be my Attorney in Fact to act in my name and place, to the fullest extent which I could act if I were personally present in connection with the transaction described in Section 1 of this Limited Power of Attorney.

Section 1. **Delegation of Power**. The Principal appoints the Agent to act for the Principal in the sale of the lands and premises in the amount of One Hundred Ninety Thousand and three hundred and twenty five and 00/100 Dollars (\$190,325.00), having an address of 2869 Amidon Road, Montgomery Ctr., VT 05471, which are all and the same as described and as conveyed to Gina Fioroni (f/k/a Ginia Chupka) by Quit Claim Deed of Kris Chupka dated October 5, 2015 and recorded in Book 92, Pages 240-241 of the Town of Montgomery Land Records, doing any and all actions that I might do if personally present including, but not limited to the execution, modification and delivery of contracts, deeds, tax returns, tax reports, affidavits, bill of sale, closing or settlement statements, notices, certificates and all other documents; the acceptance of the closing funds and the deposit of those funds in my account identified to the Agent, and all other actions which the Agent shall deem necessary, appropriate or expedient for the purpose of closing the sale of the real estate described in this Limited Power of Attorney.

Section 2. **Term**. This Limited Power of Attorney shall become effective on the date the Principal signs this instrument and shall expire and be of no further force and effect ninety (90) days after the date of execution. The expiration of this Limited Power of Attorney at the end of the specified term shall not affect the validity of any action taken by the Agent pursuant to Section 1, above, while this Limited Power of Attorney is in effect.

Section 3. **Durable Power of Attorney**. This Limited Power of Attorney shall not be affected by the subsequent disability or incapacity of the Principal.

IN WITNESS WHEREOF, the Principal has executed this instrument this 04 day of March, 2019.

Gina Fioroni

Print Name:

GINA FIORONI

Affirmation by Witness

I witnessed the signature of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

John T. Sharp Gina Fioroni JTS
(Signature)
Print Name: Gina Fioroni JTS

Acknowledgment by Principal

State of Colorado
County of Jefferson, S.S.

At Lakewood, in said State and County, on the 4th day of March, 2019 **GINA FIORONI**, the Principal, who is known to me or was otherwise suitably identified, personally appeared and acknowledged to me that the execution of this Power of Attorney was her free act and deed.

ZACHARY JOSEPH DUDENHOEFFER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174002079
MY COMMISSION EXPIRES JANUARY 13, 2021

Before me, Zachary J. Dudenhoeffer

Notary Public

[affix seal]

Print Name: Zachary J. Dudenhoeffer

Commission Expires: 1/13/21

Acceptance by Agent

The undersigned, Agent, executes this Power of Attorney, and by such execution does hereby affirm that the Agent: (A) accepts the appointment as agent; (B) understands the duties under the power of attorney and under the law; (C) understands that Agent has a duty to act if expressly required to do so in the power of attorney consistent with 14 V.S.A. §3506(c); (D) understands that I am expected to use my special skills or expertise on behalf of the Principal, if so specified in the Power of Attorney; and (E) acknowledges the additional duties of the Agent set forth in 14 V.S.A §3505.

Date: March 7, 2019

Allan E. Kalsmith

Print Name: Allan E. Kalsmith, Esq.

MORTGAGE DISCHARGE

KNOW ALL MEN BY THESE PRESENTS, that We, **NORMAN R. FIORONI** and **KATHY L. FIORONI**, of 622 East Mountain Road, Westfield, MA.01085, in consideration of One or More Dollars, the receipt of which is hereby acknowledged, do hereby certify that the below described Mortgage and the debt obligation from the underlying Note are paid in full and satisfied, and we do hereby Release and forever Discharge from the lien of said mortgage, viz.:

"Gina M. Fioroni to Norman R. Fioroni and Kathy L. Fioroni dated September 25, 2015 and recorded on October 15, 2015 in Book 92, Page 242-257 of the Town of Montgomery Land Records."

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7th day of March A.D. 2019

In Presence of:

Art Laflamme
(Witness)

Norman R. Fioroni
Norman R. Fioroni

Kathy L. Fioroni
Kathy L. Fioroni

State of Massachusetts)

County Hampshire) ss.

At Beetham Bay N. this 7th day of March 2019

NORMAN R. FIORONI and KATHY L. FIORONI

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.



ALAN S. PRESCOD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 7, 2023

Before me, [Signature]

Notary Public
Exp. Date