

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, *George G. Smith and Julie J. Smith*, of Georgia, Vermont, hereinafter referred to as Grantors, in consideration of One or More Dollars paid to Grantors' full satisfaction by Sandra Ann Knapp and John Knapp of St. Albans, Vermont hereinafter referred to as Grantees, **HAVE REMISED, RELEASED AND FOREVER QUITCLAIMED** unto Sandra Ann Knapp and John Knapp and their heirs and assigns forever, certain property in the Town of Eden, County of Lamoille, State of Vermont, described and bounded substantially as follows:

Being all and the same land and premises conveyed to Janis Roberta Smith by warranty deed of Jean Ruth Connolly dated December 26, 1991 and recorded in Book 38 Page 462-463 of the Eden Land Records; AND ALSO,

Being all and the same land and premises conveyed to Janis Roberta Smith by warranty deed of Jean Ruth Connolly dated December 18, 2000 and recorded in Book 48 Page 478 of the Eden Land Records.

The land and premises conveyed hereby are subject to public highway and public utility rights, and to such rights of way and easements as are of record. Reference is hereby made to said deed and their records, to all references therein and to the Eden Land Records in aid of this description.

Being all the same land and premises conveyed to John R. Knapp and Sandra A. Knapp and G. Gary Smith and Julie J. Smith by Guardian's Deed of Patricia DiRuocco, Guardian of Janis Roberta Smith dated September 25, 2002 and recorded in Book 53 Page A300 of the Town of Eden Land Records.

Said lands and premises are now commonly known and designated as 208 Lake Shore Drive, Eden, Vermont. |||

TO HAVE AND TO HOLD unto Sandra Ann Knapp and John Knapp, *husband and wife, tenants by the entirety*, and their heirs and assigns forever **AND FURTHERMORE**, Grantors and Grantors' heirs and assigns, covenant with the said Grantees, and Grantees' heirs and assigns, that from and after the date of this deed, Grantors will have and claim no right, in, or to the said quit claimed premises except as to the reserved life estate and the reserved power to sell, mortgage and otherwise convey.

IN WITNESS WHEREOF, Grantors hereunto execute this deed on March 20, 2015.

IN PRESENCE OF:

Timothy Hanks

George G. Smith
George G. Smith

Julie J. Smith
Julie J. Smith

**STATE OF VERMONT
FRANKLIN COUNTY, SS.**

At St. Albans, in said County & State, this 20th day of March 2015, **George G. Smith Julie J. Smith** personally appeared and acknowledged this instrument, by him/her/them sealed and subscribed, to be his/her/their free act and deed.

Before me:

Timothy Hanks
Notary Public

my commission expires 2/10/19

TOWN CLERK'S OFFICE
Received Mar 24, 2015 01:00P
Recorded in VOL: 81 PG: 82- 83
Of Eden Land Records
ATTEST: Candace Vear, Town Clerk

(PTR) Return No. 2014-66
32 V.S.A. Chap 231

13000.

GUARDIAN'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Patricia DiRuocco, Guardian of Janis Roberta Smith, SEND GREETINGS:

WHEREAS, the Honorable Probate Court for the District of Washington, at a session thereof, holden at the probate office in Montpelier, Vermont, in said District, on July 24, 2002, on due application in writing, for that purpose, did license and authorize me, **Patricia DiRuocco**, Guardian of Janis Roberta Smith, to sell at public auction or private sale, land situated in the Town of Eden, to wit:

Being all and the same land and premises conveyed to Janis Roberta Smith by warranty deed of Jean Ruth Connolly dated December 26, 1991 and recorded in Book 38 Page 462 - 463 of the Eden Land Records; AND ALSO,

Being all and the same land and premises conveyed to Janis Roberta Smith by warranty deed of Jean Ruth Connolly dated December 18, 2000 and recorded in Book 48 Page 478 of the Eden Land Records.

The land and premises conveyed hereby are subject to public highway and public utility rights, and to such rights of way and easements as are of record. Reference is hereby made to said deeds and their records, to all references therein and to the Eden Land Records in aid of this description.

WHEREAS, having previously taken oath required by law, and fulfilled all the requisitions of the statute and of the license aforesaid, I have sold the above described land and premises to John R. Knapp and Sandra A. Knapp, husband and wife, and G. Gary Smith and Julie J. Smith, husband and wife, for the sum of Ten or more dollars.

NOW, KNOW YE, that pursuant to the license and authority aforesaid, and not otherwise, and in consideration of said sum of Ten and more Dollars, the receipt whereof I do hereby acknowledge, I do by these presents, **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said John R. Knapp and Sandra A. Knapp, husband and wife, as tenants by the entirety, and as joint tenants with right of survivorship with G. Gary Smith and Julie J. Smith, husband and wife, as tenants by the entirety, and their heirs and assigns forever, the above-described land and premises.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereof, to the said John R. Knapp and Sandra A. Knapp, husband and wife, as tenants by the entirety, and as joint tenants with right of survivorship with G. Gary Smith and Julie J. Smith, husband and wife, as tenants by the entirety, and their heirs and assigns forever, to their own use, and I, as the said Guardian, do covenant with the said Grantees and their heirs and assigns, that I am duly authorized by the Court aforesaid to convey the same to the said Grantees in manner and form aforesaid, that I have in all things observed the direction of the law, and the license aforesaid, in the sale aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend said premises against all persons claiming the same by, from or under the said Janis Roberta Smith or me the said Guardian, but against no other person; and that from and after the ensealing of these presents, I as said Guardian, and the said Janis Roberta Smith, will have and claim no right in or to said premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 25th day of September, 2002.

In presence of:

Maureen Wesson
Witness

Janis Roberta Smith
By: Patricia DiRuocco Guardian
Patricia DiRuocco, Guardian

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Waterbury in said County this 25th day of September, 2002, **Patricia DiRuocco**, personally appeared and acknowledged this instrument, by her sealed and subscribed to be her free act and deed as said Guardian.

Before me: Maureen Wesson
Notary Public
My commission expires: 2/10/03

11.03.47

KNAPP JOHN R & SANDRA A

LAKE SHORE ROAD 0208

201

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
11.03.47
Parent Parcel Number
Property Address
LAKE SHORE ROAD 0208
Neighborhood
3 Lake Eden East
Property Class
201 Single Family Camp
TAXING DISTRICT INFORMATION
Jurisdiction 063
Area 063

OWNERSHIP
KNAPP JOHN R & SANDRA A
SMITH G GARY & JULIE J
6 GAMACHE DR
ST ALEANS, VT 05478
Single Family Camp

Tax ID 198-063-10706
TRANSFER OF OWNERSHIP

Printed 10/21/2014 Card No. 1

of 1

10/08/2002 SMITH JANIS ROBERTA Bk/Pg: 53, A300
% DIRUOCO PATRICIA GUARDIAN \$93000
10/08/2002 SMITH JANIS ROBERTA Bk/Pg: 53, A300
C/O DIRUOCO PATRICIA GUARDIAN \$93000

RESIDENTIAL

VALUATION RECORD

Act 68 Value Allocations

Assessment Year 07/20/2008 09/11/2008 04/01/2014

Reason for Change 2008 Prelim 08 Hearing 2014 Reval Non-Residential

VALUATION	L	139090	133690	128100	128100
Market 2008	B	47000	47000	49390	49390
	T	186090	180690	177490	177490
VALUATION	L	139090	133690	128100	128100
Assessed/Use	B	47000	47000	49390	49390
	T	186090	180690	177490	177490

Site Description

Topography:
Rolling
Public Utilities:
Electric
Street or Road:
Unpaved
Neighborhood:

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Soil ID	Acreage	125	Depth Factor	Base	Adjusted	Extended	Influence	Value
-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-
Frontage	Frontage	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective
Frontage	Frontage	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective
1 Frontage	60.0	0	125	1.00	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00	SV	16000
2 Lake or River Water												0
3 SEPTIC-Below Avg												0
4 Homesite	0.3700			1.00	336608.11	336608.11	336608.11	336608.11	336608.11	336608.11	124550 D -10%	112100

V1: VT VACATION HOME Under 6 Acres
1.5 STY, .37 AC

Supplemental Cards

TRUE TAX VALUE

128100

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Folk Victorian
Occupancy: Single family
Story Height: 1.75
Finished Area: 900
Attic: None
Basement: None

ROOFING

Material:	Metal
Type:	Gable
Framing:	Std for class
Pitch:	Not available

FLOORING

Sub and Joists	1.0,	1.75
Base Allowance		1.0
Softwood		1.75

EXTERIOR COVER

Wood Siding	1.0
Wood Clapboards	1.75

INTERIOR FINISH

Tongue & Groove	1.75
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ACCOMMODATIONS

Finished Rooms	6
Bedrooms	4
Family Rooms	1

HEATING AND AIR CONDITIONING

Primary Heat: Wood Stove

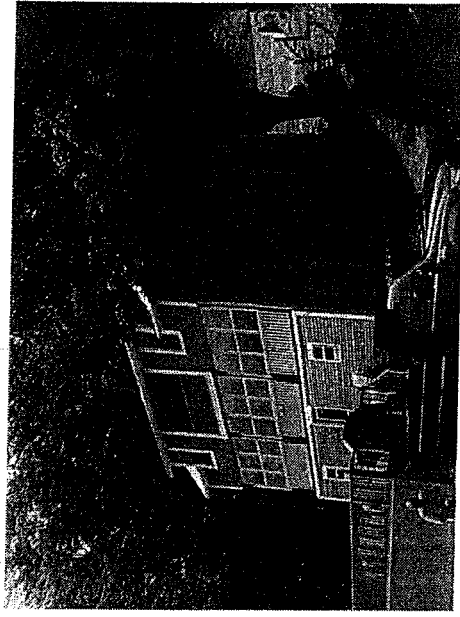
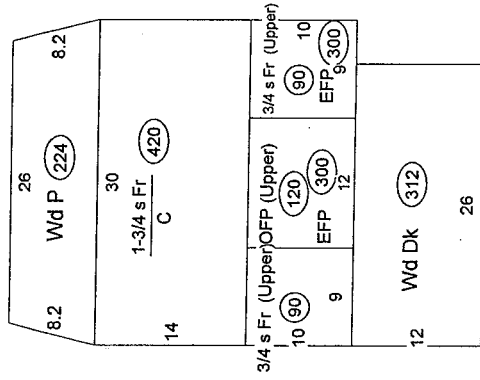
Lower	Full	Part
/Bsmt	1	Upper

PLUMBING

3 Fxt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL	1	5

REMODELING AND MODERNIZATION

Amount	Date
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SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS																		
Description	Value	ID	Use	Stry Hgt	Const Type	Year Eff Const	Year Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value		PhysObsolMarket %		Value		
												Depr	Value	Depr	Adj		Comp	
D : Remod 1980		D	DWELL	0.00	Fair	1920	1980	FR	0.00	N	0.00	1020	72630	32	0	100	100	49390

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year	Eff Const	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market & Depr	Adj Comp	Value
D : Remod 1980		D	DWELL	0.00	Fair	1920	1980	FR	0.00	N	0.00	1020	72630	32	0	100	49390

Data Collector/Date	Appraiser/Date
R 08/30/2007	01/01/1900

Neighborhood
Neigh 3 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

TOWN OF EDEN

71 Old Schoolhouse Road
Eden Mills, Vermont 05653

802.635.2528

If you escrow your taxes, please forward
a copy of this bill to your escrow company.
THIS IS THE ONLY BILL YOU WILL RECEIVE.
PLEASE FORWARD TO NEW OWNER
IF PROPERTY IS SOLD.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
11.03.47.	09/21/2017	2017-2018

Description: Single Family Camp

Location: 208 LAKE SHORE ROAD

OWNER KNAPP JOHN R & SANDRA A
SMITH GARY G & JULIE J
6 GAMACHE DR
ST ALBANS VT 05478

Unpaid taxes are subject to 1% interest per month after each due date.

Additional 8% penalty is added after the final due date.

REMEMBER TO KEEP THIS BILL FOR YOUR INCOME TAX FILING.

WE ACCEPT POSTMARKS AND WE HAVE A DROP BOX.

HOUSESITE TAX INFORMATION

SPAN # 198-063-10706

SCL CODE: 063

TOTAL PARCEL ACRES

0.37

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE

HOMESTEAD

NON RESIDENTIAL

REAL	177,490		177,490
TOTAL TAXABLE VALUE	177,490		177,490
GRAND LIST VALUES	1,774.90		1,774.90

For more information about how education
tax rates are determined, go online to:
<http://tax.vermont.gov/property-owners>

TAX RATE NAME	TAX RATE	TAX RATE x GRAND LIST =	TAXES
Town Tax	0.6251	x1,774.90=	1109.49
Local Agreement	0.0042	x1,774.90=	7.45
NON RESIDENTIAL EDUCATION	1.5446	x1,774.90=	2741.51

▼▼ PAYMENT DUE DATE(S) AND AMOUNT(S) ▼▼

11/15/2017	02/15/2018	05/15/2018
1286.15	1286.15	1286.15

A letter from the
State explained the
details of this payment

TOTAL TAX	3858.45
STATE PAYMT	
NET TAX DUE	3858.45

EASTERN SALES 800.223.0101

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF EDEN

TAX YEAR 2017-2018

1ST PAYMENT DUE

11/15/2017

OWNER NAME

KNAPP JOHN R & SANDRA A

PARCEL ID

11.03.47.

AMOUNT DUE 1286.15

AMOUNT PAID

TOWN OF EDEN

TAX YEAR 2017-2018

2ND PAYMENT DUE

02/15/2018

OWNER NAME

KNAPP JOHN R & SANDRA A

PARCEL ID

11.03.47.

AMOUNT DUE 1286.15

AMOUNT PAID

TOWN OF EDEN

TAX YEAR 2017-2018

3RD PAYMENT DUE

05/15/2018

OWNER NAME

KNAPP JOHN R & SANDRA A

PARCEL ID

11.03.47.

AMOUNT DUE 1286.15

AMOUNT PAID

Include the correct stub
with your payment to

TOWN OF EDEN
71 Old Schoolhouse Road
Eden Mills, VT 05653