



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 10/23/18

Seller's Name(s): John Knapp and Sandra Knapp

Property Address: 208 Lake Shore Road Eden
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 type="checkbox"/> YES	<input checked="" 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 type="checkbox"/> YES	<input checked="" 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

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
Further explanation of any of the above: _____				

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): <u>NONE - SEASONAL</u> Age of Furnace/Boiler: _____ <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: _____ Gallons (or other measure) Provider: _____ Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: <u>5 yrs</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned _____ or Leased _____
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>400</u> Electric utility provider: <u>VELCO</u> Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: <u>100</u> Amps <input type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," explain in detail: _____

TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: <u>ATT, Verizon</u>
(i)	Is internet service available at the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Don't Know</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Don't Know</u> If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL

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(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 _____ ☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☐ Smoke Detectors - How Many? _____ ☐ 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: FULLY FURNISHED
 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: _____
 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:
REPAIR EXT WALLS AND PAINT/VINYL SIDING, SILL REPLACEMENT NEEDED
 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: _____
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: _____
 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? DON'T KNOW
 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? _____
 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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by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):	
<input type="checkbox"/> Public or Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Shared	
<input type="checkbox"/> On-site <input type="checkbox"/> Off-site <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Spring <input type="checkbox"/> Lake/Pond <input type="checkbox"/> Lake Well <input type="checkbox"/> None <input type="checkbox"/> Don't Know	
Water System Features : <input type="checkbox"/> Cistern/Reservoir/Holding Tank <input type="checkbox"/> Water Softener/Conditioner <input type="checkbox"/> Reverse Osmosis <input type="checkbox"/> Infrared Light	
<input type="checkbox"/> Ultraviolet <input checked="" type="checkbox"/> Other: <u>Well Point</u> <input type="checkbox"/> None <input type="checkbox"/> Don't Know	
Water Pipes are: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized Metal <input type="checkbox"/> Lead <input checked="" type="checkbox"/> PVC (Plastic) <input checked="" type="checkbox"/> Combination <input type="checkbox"/> Don't Know	
If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____	
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____	
CONDITION OF WATER AND WATER SYSTEM	
Has the water been tested for coliform bacteria? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	
If "Yes," when? <u>2002</u> By whom? <u>STATE OF VT.</u> Results: <u>NEGATIVE</u>	
Has any other water quality or water chemistry testing been done? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	
If "Yes," when? _____ By whom? _____ Results: _____	
Water softener <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," <input type="checkbox"/> Own <input type="checkbox"/> Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____	
Are you aware of low pressure in your water system? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Has your water supply ever run out or run low? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe: _____	
Describe in detail any other problems you have had with your water system, including water quality or quantity: _____	
Does the water have any odor, bad taste, cloudiness or discoloration? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):	
<input type="checkbox"/> Public or Municipal Sewer System <input checked="" type="checkbox"/> On-site septic/wastewater system <input type="checkbox"/> Off-site septic/wastewater system <input checked="" type="checkbox"/> Septic Tank	
<input type="checkbox"/> New or Alternate Technology (explain technology) _____ <input type="checkbox"/> Holding Tanks	
<input type="checkbox"/> Cesspool <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Dry Well <input type="checkbox"/> Conventional disposal area <input type="checkbox"/> Mound System disposal area <input type="checkbox"/> At Grade	
<input type="checkbox"/> Other <input type="checkbox"/> Don't Know If other, please explain: _____	
CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:	
Date system installed: <u>2006 EST</u> Is the system entirely on your Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	
If "No," where is it? _____	
Has the system been repaired since you have owned the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," when? _____	
What was done? _____ By whom? _____	
Type of septic tank: <input type="checkbox"/> Concrete <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Other (describe) _____ <input type="checkbox"/> Don't Know	
Septic tank capacity (in gallons) _____ <input type="checkbox"/> Don't Know	
Date Septic Tank Last Inspected? <u>750 EST</u> <input checked="" type="checkbox"/> Don't Know Reports of last inspection/pumping attached: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Date Septic Tank Last Pumped? <u>Don't Know</u> By whom? _____	
To your knowledge, is any portion of the system in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	

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6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>98 yrs</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? <u>No - Seasonal</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>MOVED ENTIRE ROOM UPSTAIRS, REFINISHING WINE, DECKS</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 checked="" type="checkbox"/> NO	<input 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 checked="" type="checkbox"/> NO	<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

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(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			
Further explanation of any of the above: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
☐ YES ☒ NO ☐ DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller:

[Signature]

10/23/18

(Signature) Date

Purchaser:
(Signature) Date

Seller:

[Signature]

10-29-18

(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

PROPERTY ADDRESS: 208 LAKE SHORE DRIVE EDEN MILLS, 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) NONE - SEASONAL

Furnace maintained by: _____

Type of Fuel Usage (mark all applicable)

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

Electric Company: VELCO

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: _____

Wastewater System: ☐ PUBLIC ☒ PRIVATE

If Public, payment is made to: _____

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

Tank Size: ☐ 500 gal ☐ 1000 gal ☒ Other* (750)

Maintained by: _____

ANNUAL COST FOR UTILITIES:

Cable Available _____ ☐ Yes ☐ No

Electric Cost \$400⁰⁰ per year

Heating Cost per year (in gallons):

<input type="checkbox"/> Oil	Supplier _____	Hot Water included?	<input 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 NA per year

Rubbish Removal NA per year

Chimney maintained by: NA Last Cleaned: _____

Sewer Cost per year (if public) NA

☐ Metered ☐ Flat Rate ☐ Includes water ☐ Does not include water

Radon Tested by: _____ Results: _____

Snow Removal NA per year

Water Cost per year (if public) NA

☐ Metered ☐ Flat Rate ☐ Includes sewer ☐ Does not include sewer

Additional Comments: NA

SIGNED: [Signature] DATE: 10/23/18

SIGNED: [Signature] DATE: 10/24/18

***** All information is believed to be accurate but it is not warranted *****

IMPROVEMENTS/RENOVATIONS

ADDITIONS/REMODELING

PROPERTY ADDRESS: 208 LAKE SHORE DRIVE
EAST MILLS, VT. 05653

MOVED BATHROOM TO 2ND FLOOR Year: 2004

NEW SEPTIC TANK Year: 2006

PAINTED INTERIOR Year: 2003

INSTALLED WINDOWS + SLIPPER DOOR Year: 2007

PUT IN RETAINING WALLS BEHIND CAMP Year: 2006

PUT IN STAIRS GOING UP TO OPEN LOT Year: 2008

NEW DECK AND RAILING ON LAKE SIDE Year: 2012

Year: _____

Year: _____

Year: _____

X [Signature]
Seller's Name

10-24-18
Date

X Sandra Knapp
Seller's Name

10-24-18
Date



**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)

Y N

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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).

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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):

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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)

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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

Seller's Initials

		<input type="checkbox"/>	<input type="checkbox"/>
--	--	--------------------------	--------------------------

Purchaser's Initials

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

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:

(Signature) Date

Purchaser:

(Signature) Date

Seller:

(Signature) Date

Purchaser:

(Signature) Date

Seller:

(Signature) Date

Purchaser:

(Signature) Date

Seller:

(Signature) Date

Purchaser:

(Signature) Date

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

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 ensembling 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 Weyman
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 Weyman
Notary Public
My commission expires: 2/10/03

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 ALBANS, VT 05478

Single Family Camp

TRANSFER OF OWNERSHIP

Tax ID 198-063-10706

Printed 10/21/2014

Card No. 1

of 1

Date

10/08/2002 SMITH JANIS ROBERTA

Bk/Pg: 53, A300

10/08/2002 % 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
VALUATION	L 139090	133690	128100
Market 2008	B 47000	47000	49390
	T 186090	180690	177490
VALUATION	L 139090	133690	128100
Assessed/Use	B 47000	47000	49390
	T 186090	180690	177490

Non-Residential

Site Description

Topography:

Rolling

Public Utilities:

Electric

Street or Road:

Unpaved

Neighborhood:

Zoning:

Legal Acres:

0.3700

LAND DATA AND CALCULATIONS

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

VI: 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

ACCOMMODATIONS

Finished Rooms 6
Bedrooms 4
Family Rooms 1

HEATING AND AIR CONDITIONING

Primary Heat: Wood Stove
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

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

REMODELING AND MODERNIZATION

Amount Date

SPECIAL FEATURES

Description Value
D : Remod 1980

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Const	Year Eff	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsolMarket & Depr Depr	Adj Comp	Value
D	DWELL	0.00	Fair 1920 1980	FR	0.00	N	0.00	1020	72630	32	0 100 100 49390

Data Collector/Date

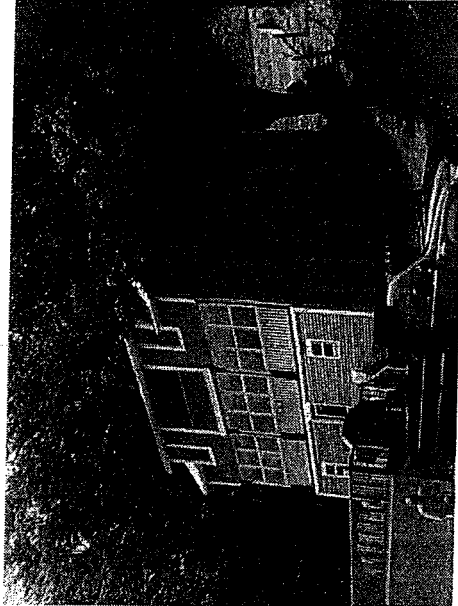
R 08/30/2007

Neighborhood

Neigh 3 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE 49390



TOWN OF EDEN
71 Old Schoolhouse Road
Eden Mills, Vermont 05653
802.635.2528

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 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) ▼▼	A letter from the State explained the details of this payment	TOTAL TAX 3858.45
11/15/2017 1286.15	02/15/2018 1286.15	05/15/2018 1286.15
		NET TAX DUE 3858.45

EASTERN SALES 800.223.0101 DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF EDEN		TOWN OF EDEN		TOWN OF EDEN	
TAX YEAR 2017-2018		TAX YEAR 2017-2018		TAX YEAR 2017-2018	
1ST PAYMENT DUE		2ND PAYMENT DUE		3RD PAYMENT DUE	
11/15/2017		02/15/2018		05/15/2018	
OWNER NAME		OWNER NAME		OWNER NAME	
KNAPP JOHN R & SANDRA A		KNAPP JOHN R & SANDRA A		KNAPP JOHN R & SANDRA A	
PARCEL ID		PARCEL ID		PARCEL ID	
11.03.47.		11.03.47.		11.03.47.	
AMOUNT DUE	1286.15	AMOUNT DUE	1286.15	AMOUNT DUE	1286.15
AMOUNT PAID		AMOUNT PAID		AMOUNT PAID	

Include the correct stub
with your payment to

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