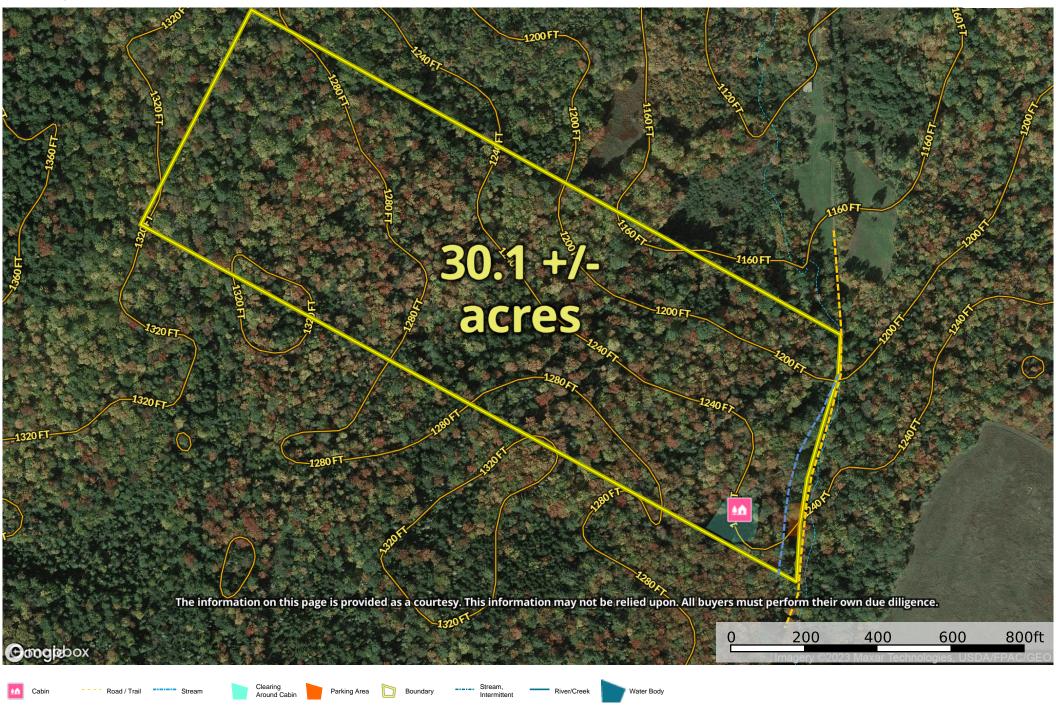
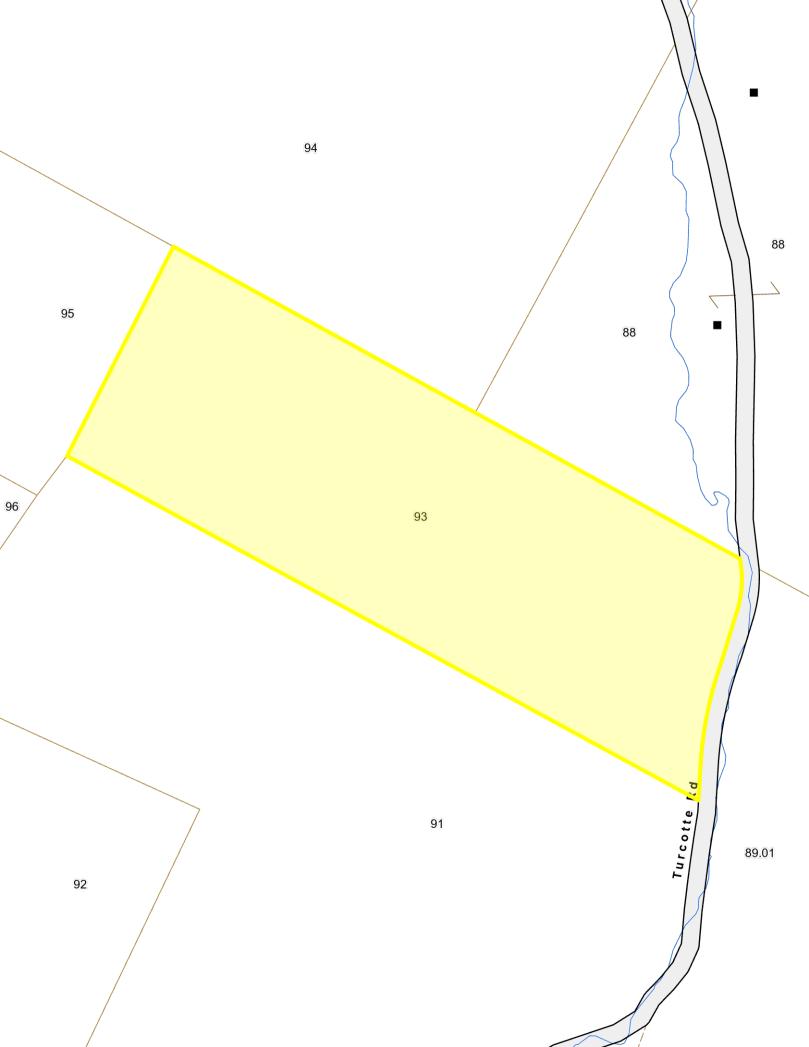
Wolcott 30.1 +/- Acres - Turcotte Road Vermont, AC +/-





VOL: 107 PG: 45 Doct 19626

TOWN CLERK'S OFFICE Received Sep 04:2015 10:00A Recorded in VOL: 107 PG: Of Wolcott Land Records ATTEST: Linda J. Martin: Town Clark

(PTR) Return No. 2015 - #42 32 V.S.A. Chap 231

Vermont Trust Deed

KNOW ALL PERSONS BY THESE PRESENTS

THAT we, RODNEY P. SNYDER and SUSAN M. SNYDER, of South Hero, in the County of Grand Isle and State of Vermont, Grantors, in the consideration of Ten and More Dollars paid to our full satisfaction by the RODNEY P. SNYDER and SUSAN M. SNYDER TRUST dated September 1, 2015, of South Hero, in the County of Chittenden and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, the RODNEY P. SNYDER and SUSAN M. SNYDER TRUST dated September 1, 2015, and its successors and assigns forever, a certain piece of land in Wolcott, in the County of Lamoille and State of Vermont, described as follows, viz: Being all and the same land and premises conveyed to Rodney P. and Susan M. Snyder by Warranty Deed of Frederick S. and Sally L. Martin dated July 24, 1987 and recorded in Volume of the Town of Wolcott Land Records, and being more particularly described therein as follows: "A parcel of undeveloped land along Town Highway #36 consisting of 30.1 ± acres to the centerline of Town Highway #36 as depicted on a survey entitled "Portion of the Property of Frederick S. Martin and Sally L. Beckley Martin" in the Town of Wolcott, Vermont., surveyed by: Frederick H. Reed, Date: July, 1987 which survey is of record in the Wolcott Land Records at volume _____, page(s) Being a part of all and the same land conveyed to Frederick S. Martin and Sally L. Beckley Martin by deed of the Brown Hill Associates of record in volume 42, pages 113-114 of the Wolcott Land Records." Reference is hereby made to the above-mentioned instruments, the record thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD unto the said Grantee, the RODNEY P. SNYDER and SUSAN M. SNYDER TRUST dated September 1, 2015, in fee simple, with the appurtenances thereunto belonging upon the trust and for the uses and purposes set forth herein and in said Trust Agreement.

Full power and authority is hereby granted to the Trustees, Rodney P. Snyder and Susan M. Snyder, their successors and assigns, to protect and conserve the premises; to sell, contract to sell and grant options to purchase the premises and any right, title or interest therein on any terms; to exchange the premises or any part thereof for any other real or personal property upon any terms; to convey the premises by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge,

or otherwise encumber the premises or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the premises or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the premises or any part thereof.

No party dealing with the Trustees, Rodney P. Snyder and Susan M. Snyder, or a successor Trustee in relation to the premises in any manner whatsoever, and (without limiting the foregoing) no party to whom the premises or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustees, Rodney P. Snyder and Susan M. Snyder, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the premises, (b) to see that there is compliance with the terms of said Trust Agreement, (c) to inquire into the authority, necessity or expedience of any act of the Trustees, Rodney P. Snyder and Susan M. Snyder, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by the Trustees, Rodney P. Snyder and Susan M. Snyder, in relation to the premises shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof the Trust Agreement was in full force and effect, (b) that such instruments were executed in accordance with the trust, terms and conditions hereof and the Trust Agreement and are binding upon all beneficiaries thereunder, (c) that the Trustees, Rodney P. Snyder and Susan M. Snyder, were duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate rights, powers, duties and obligations of their predecessors in trust.

The Trustees, Rodney P. Snyder and Susan M. Snyder, shall have no individual liability or obligation whatsoever arising from Rodney P. Snyder and Susan M. Snyder's ownership, as Trustees, of the legal title to the premises or with respect to any act done or contract entered into or indebtedness incurred by Rodney P. Snyder and Susan M. Snyder, in dealing with the premises, or in otherwise acting as such Trustees, except only so far as the premises and any trust funds in the actual possession of the

Trustees, Rodney P. Snyder and Susan M. Snyder, shall be applicable to the payment and discharge thereof.

The interest of every beneficiary hereunder and under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of the premises. Such interest is hereby declared to be personal property, and not beneficiary hereunder shall have any right, title or interest, legal or equitable, in or to the premises, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

Except as hereinabove noted, the Grantors, RODNEY P. SNYDER and SUSAN M. SNYDER, covenant that they have the right to convey the premises to the Grantee, RODNEY P. SNYDER and SUSAN M. SNYDER TRUST dated September 1, 2015, that the Trustees, Rodney P. Snyder and Susan M. Snyder, shall have quiet possession of the premises, free from all encumbrances, except as aforesaid, and that Grantors, RODNEY P. SNYDER and SUSAN M. SNYDER, will execute such further assurances of the said premises as may be requisite.

Dated this 1st day of September, 2015.

Rodney P. Snyder

Suran M. Spyder

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

At Burlington, in said County and State, this 1st day of September, 2015, RODNEY P. SNYDER and SUSAN M. SNYDER personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me:

Notary Public

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Linow all Memby these firsents

FREDERICK S. AND SALLY L. MARTIN

Ultat

of Wolcott and State of in the County of Lamoille Grantors, in the consideration of Vermont TEN AND MORE---their full satisfaction by

RODNEY P. AND SUSAN M. SNYDER

in the County of Chittenden
Grantees, by these presents, do
Confirm unto the said Grantees of South Burlington and State of Vermont freely Give. Grant, Sell, Convey And Confirm

RODNEY P. AND SUSAN M. SNYDER

their heirs and assigns forever, a and certain piece of land in County of Lamoille Wolcott County of and State of Vermont, described as follows, viz:

A parcel of undeveloped land along Town Highway #36 consisting of 30.1 ± acres to the centerline of Town Highway #36 as depicted on a survey entitled "Portion of the Property of Frederick S. Martin and Sally L. Beckley Martin" in the Town of Wolcott, Vermont., surveyed by: Frederick H. Reed, Date: July, 1987 which survey is of record in the Wolcott Land Records at volume _______, page(s)

Being a part of all and the same land conveyed to Frederick S. Martin and Sally L. Beckley Martin by deed of the Brown Hill Associates of record in volume 42, pages 113-114 of the Wolcott Land Records.

Reference is hereby made to the above mentioned instruments, the records thereof and the references therein contained in further aid of this description.

520

said granted premises, with all the privileges and ap-To Have and to Hold purtenances thereof, to the said Grantee 's

RODNEY P. AND SUSAN M. SNYDER and their

heirs and assigns, to their own use and behoof forever;

And

the said Grantor s

FREDERICK S. AND SALLY L. MARTIN for themselves

heirs.

and their executors and administrators, do es covenant with the said Grantee's

RODNEY P. AND SUSAN M. SNYDER and their

heirs and assigns, that until the ensealing of these presents is hereby the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are From Enery Ensumbrance: except as aforementioned

hereby engage to whatever,

Barrant And Befend

the same against all lawful claims

except as aforementioned In Mitness Wherent,

hereunto set

hand and seal

this241

We day of

In Presence of

MARTIN

State Of Bermont,

County

CHITTENDEN

At Marristan July

A. D. 19 87

FREDERICK S. AND SALLY L. MARTIN

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

Wolcott, Vermont Town Clerk's Office--July 28, A.D. 1987 at 9 o'clock 25 minutes A.M. Received for record an instrument of which the foregoing is a true record.

Attest Linda J. Martin Town Clerk

Vermont Property Transfer Tax 32 V.S.A. Chap. 231 ACKNOWLEDGMENT—

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AND A COPIES OF MAP. ACCUSATION OF MAP. ACCUSATION OF REOPERATS (Copies of Map. ACCUSATION OF MAP.		1 :	MÖNTPELIER, VT 05609-1401, BY SEPTEMBER 1.			
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Unitess separated by road, stream, town line, or right-of-way? C. Are there any dwellings, camps, mobile homes or other buildings on this property? If YES, give number and type. D. Do you (owner) qualify as a farmer by making half of your gross income from the business of farming as defined in Regulation 1.175.3 of the Internal Revenue Code of 1980? E. If you (owner) do first qualify as a farmer, are your farm buildings leased to and actively used by a qualifying farmer under a written lease of at least 3 yeans? Enclose copy of lease. F. If YOU ARE APPLYING FOR AGRICULTURAL LAND: 1. Is this application for at least 25 contiguous acres: a leth and contiguous with other land you own in the next town, making at least 25 total acres to be corolled in the program? 2. If this application is for less than 25 contiguous acres: a leth and contiguous with other land you own in the next town, making at least 25 total acres to be corolled in the program? b. Does the land produce gross income of at least \$2,000/year from the sale of farm crops? C. Is the land leased to and actively used by a farmer under a written lease for at least 3 years? (include copy of lease staing actual property being leased) G. If YOU ARE APPLYING FOR FOREST LAND: 1. Is your application for at least 25 contiguous acres to frest land? 2. Is more than 20% of the land nonproductive forest land or open land (see instructions)? 3. If this application is for less than 25 contiguous acres to the corolled in the program? 4. If YOU ARE APPLYING FOR CONSERVATION LAND: 1. If you would be the text town, making a least 25 acres to be currolled in the program? 4. If If YOU ARE APPLYING FOR CONSERVATION LAND: 1. If you would not be next town, making a least 25 acres to be currolled in the program? 4. If YOU ARE APPLYING FOR CONSERVATION LAND: 1. If you would not be next town, making a least 25 acres to be currolled in the program? 4. If YOU ARE APPLYING FOR CONSERVATION LAND: 1. If you have the determined by the liternal Revenue Soviet to	The state of the s		ious.	/	*	
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Owner Signature: Owner Signature: Date: Owner Signature: CTION 3. To be completed by Director on the information herein certified by the applicant, I have determined that the applicant's property is eligible for use value appraisal.	ereby certify that I intend to have all my property—described on this ap- mowledge that I, my heirs or assigns, are subject to the provisions of 32 rent Use Advisory Board and state statutes. WHEN THIS APPEICATI ALL BE RECORDED IN THE LAND RECORDS OF THE MUNICIPA E CHANGE TAX TO THE MUNICIPALITY UPON DEVELOPMENT OF THE RECORDING COST.	ION IS SIGNED	BY THE LANDO	WNER(S) AND E A LIENTO SE SHALL RUN	APPROVED BY T	THE STATE, IT OF THE LAND
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APR 16 2004 Date Conc. Division of Property Valuation & Review	APR 15 204 Date William	C		Cole	lenrod - Landowner	