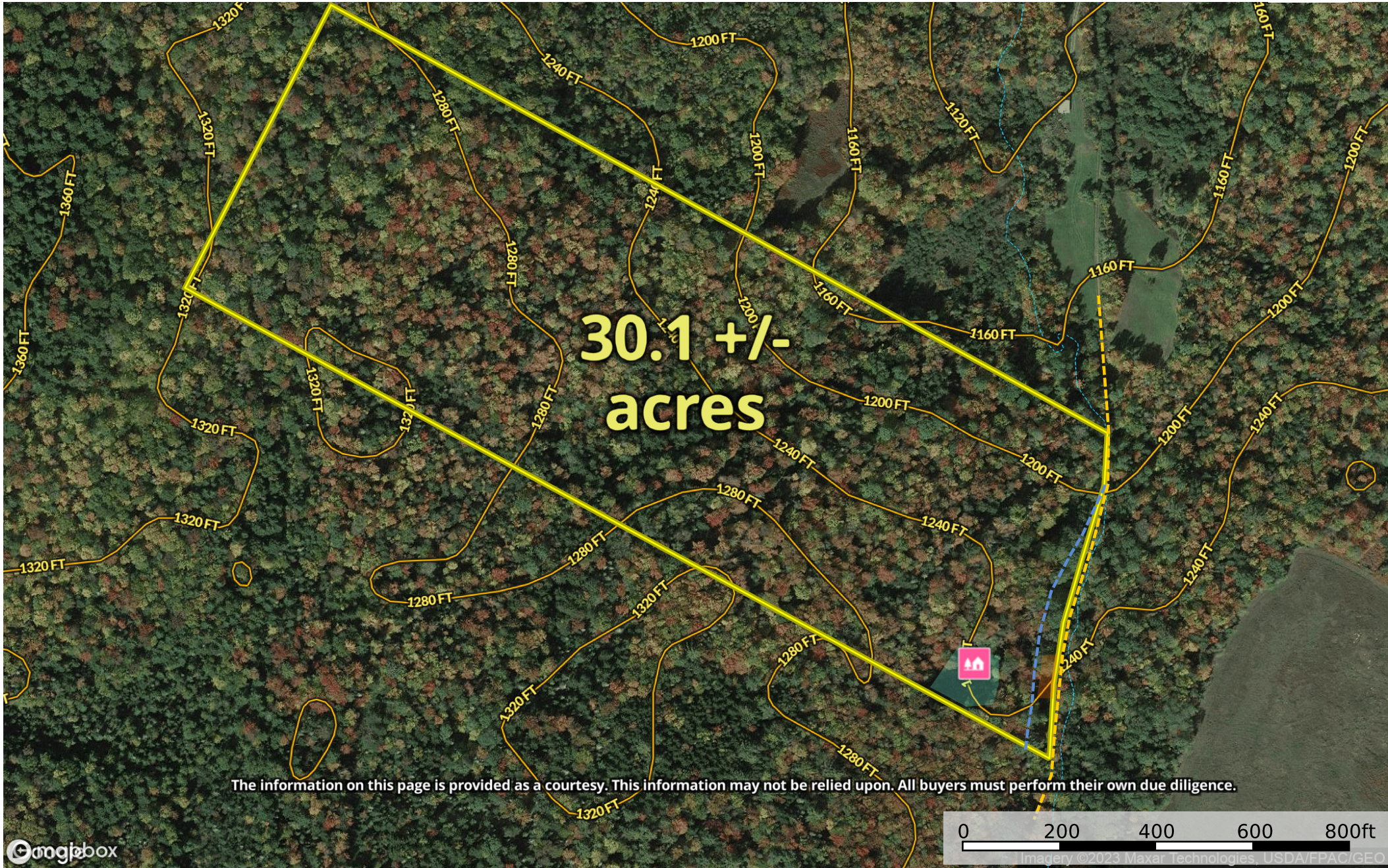
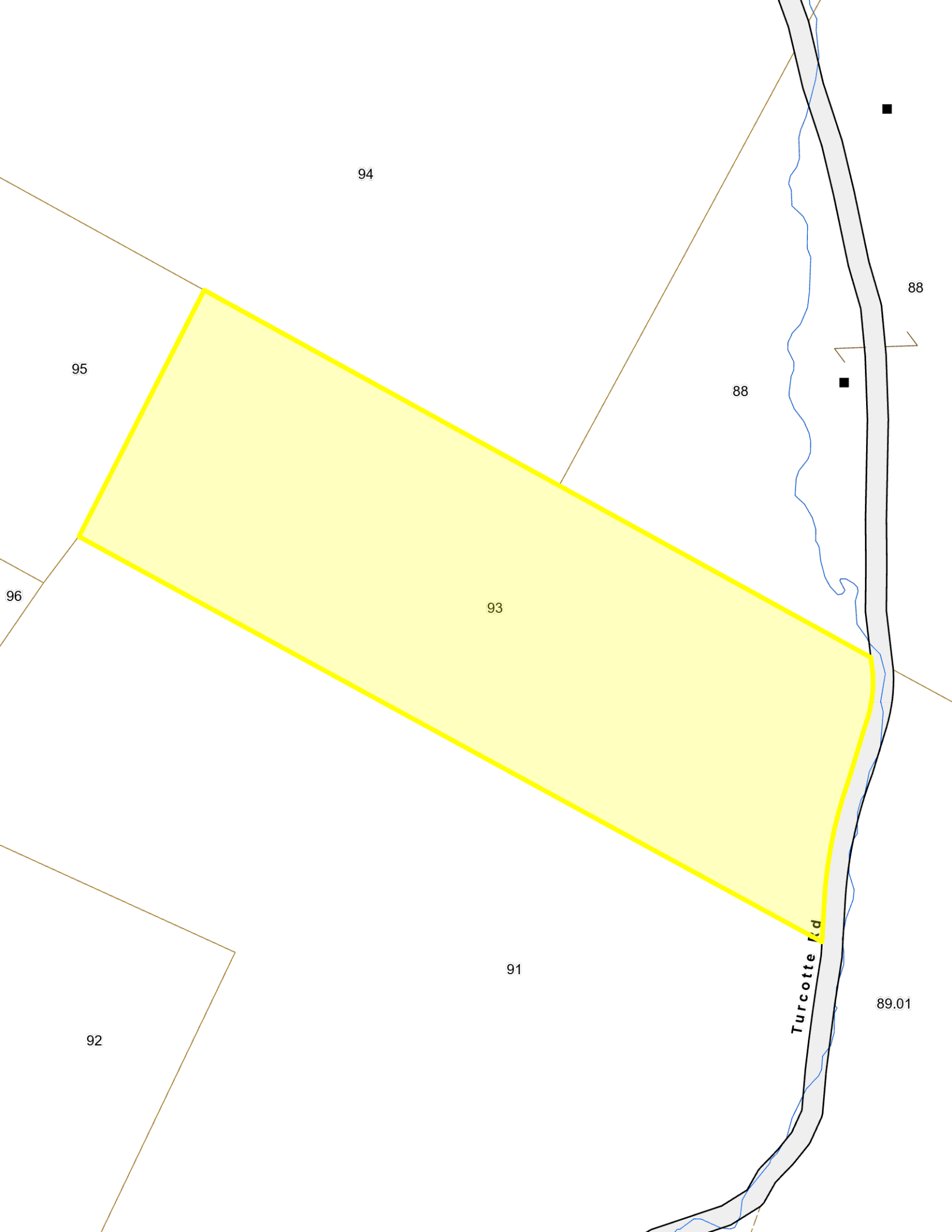


Wolcott 30.1 +/- Acres - Turcotte Road  
Vermont, AC +/-



- Cabin
- Road / Trail
- Stream
- Clearing Around Cabin
- Parking Area
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





94

95

88

88

96

93

91

92

Turcotte Rd

89.01

Vermont Trust Deed

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

## 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 \_\_\_\_\_, Page \_\_\_\_\_ 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

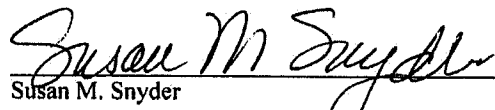
Trustees, Rodney P. Snyder and Susan M. Snyder, shall be applicable to the payment and discharge thereof.

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 1<sup>st</sup> day of September, 2015.



  
Rodney P. Snyder

  
Susan M. Snyder

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

At Burlington, in said County and State, this 1<sup>st</sup> 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  


# Know all Men by these Presents That

FREDERICK S. AND SALLY L. MARTIN

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

RODNEY P. AND SUSAN M. SNYDER

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

RODNEY P. AND SUSAN M. SNYDER

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

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 1,  
page(s) 66.

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  
To Have and to Hold said granted premises, with all the privileges and appurtenances 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 and their heirs, 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 ensembling of these presents is hereby the sole owner s of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance: except as aforementioned

hereby engage to Warrant And Defend the same against all lawful claims whatever, except as aforementioned

In Witness Whereof, We day of July hereunto set our hand and seal this 24th day of July A. D. 19 87

In Presence of

*Sharon Green*  
*Notary Public*

FREDERICK S. MARTIN

*Sally L. Martin*

SALLY L. MARTIN

State Of Vermont,  
County CHITTENDEN

At *Warriston* this  
24th day of July A. D. 19 87

FREDERICK S. AND SALLY L. MARTIN

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

Before me

*Sharon Green*  
Notary Public

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--  
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.  
Vt. Land Use & Development Plans Act Cert. Rec'd.  
Return No. *A845110*  
Signed *Linda J. Martin* Clerk  
Date *July 28, 1987*

AGRICULTURAL LAND, FOREST LAND, CONSERVATION LAND AND FARM BUILDINGS USE VALUE APPRAISAL																			
SNYDER 05 109 APPLICATION FORM Please check if: <input checked="" type="checkbox"/> New Enrollment <input type="checkbox"/> Addition to enrolled parcel																			
FORM LU-AFCFB Rev. 2001																			
PLEASE READ INSTRUCTIONS ON COVER PAGE - Do not separate this form.																			
Section 1. To be completed by landowner (Please Print or Type - Provide all information and return all copies or this application will be returned)																			
NAME OF LANDOWNER (list all persons holding record title to this parcel): Roxane Snyder Susan Snyder	3. APPLICATIONS MUST BE POSTMARKED OR DELIVERED TO PROPERTY VALUATION AND REVIEW, DEPARTMENT OF TAXES, 109 STATE STREET, MONTPELIER, VT 05609-1401, BY SEPTEMBER 1. ENCLOSE A RECORDING FEE CHECK FOR \$7.00 AND 3 COPIES OF MAP.																		
LANDOWNER'S MAILING ADDRESS: 503 West Street Rd Sunderland VT 05406 PHONE:	4. PROPERTY LOCATED IN TOWN OF (if located in more than one town, file a separate application for each town): WATER																		
LISTER'S PARCEL ID NUMBER OR TOWN TAX MAP NUMBER:	5. SPECIFIC LOCATION OF PROPERTY (example: north side of intersection of Town Road #14): West Turnpike Rd West side																		
ACCORDING TO YOUR TOWN'S GRAND LIST, HOW MANY TOTAL ACRES IN THIS PARCEL DO YOU OWN? 30.1 ACRES																			
FROM THE TOTAL ACRES IN QUESTION 7, HOW MANY ACRES, IF ANY, ARE YOU EXCLUDING FROM USE VALUE APPRAISAL? 2																			
CRES. (At a minimum you must exclude: the 2 acres of land surrounding each dwelling, camp, mobile home, or other buildings not directly related to farming or forestry purposes; the actual acreage of any land used for a right-of-way, fee hunting or fishing, commercial mining, excavation or landfill activity, or other and not directly related to farming or forestry purposes.)																			
EXCLUDED PORTIONS: (To prevent you from being charged a penalty in the future on excluded land, precisely describe each portion of land that is on line 8. see map 2 Acre Side																			
1. TOTAL LAND TO BE APPRAISED AT USE VALUE: 28.1	11. FARM BUILDINGS ACTIVELY USED BY A FARMER TO BE APPRAISED AT USE VALUE: Provide number of each type to be enrolled.																		
<table border="1"><thead><tr><th>Category</th><th>Acres</th></tr></thead><tbody><tr><td>Agricultural land</td><td></td></tr><tr><td>Productive Forest land</td><td>28.1</td></tr><tr><td>Nonproductive Forest land</td><td></td></tr><tr><td>Conservation Land</td><td></td></tr></tbody></table>	Category	Acres	Agricultural land		Productive Forest land	28.1	Nonproductive Forest land		Conservation Land		<table border="1"><thead><tr><th>Barns</th><th>Sugarhouses</th></tr></thead><tbody><tr><td>Greenhouses</td><td>Other</td></tr><tr><td>Sheds</td><td>Total</td></tr><tr><td>Silos</td><td></td></tr></tbody></table>	Barns	Sugarhouses	Greenhouses	Other	Sheds	Total	Silos	
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Nonproductive Forest land																			
Conservation Land																			
Barns	Sugarhouses																		
Greenhouses	Other																		
Sheds	Total																		
Silos																			
ANSWER THE FOLLOWING QUESTIONS:																			
ELIGIBILITY/QUALIFICATIONS																			
A. Does this application include all contiguous acreage in the same ownership?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>																		
B. Are all portions of the land that are the subject of this application physically contiguous, unless separated by road, stream, town line, or right-of-way?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>																		
C. Are there any dwellings, camps, mobile homes or other buildings on this property? if YES, give number and type: 1 camp	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>																		
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 1986?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
E. If you (owner) do not 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 years? Enclose copy of lease.	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
F. IF YOU ARE APPLYING FOR AGRICULTURAL LAND:																			
1. Is this application for at least 25 contiguous acres in active use for any of the following? Cropland <input type="checkbox"/> Hayland <input type="checkbox"/> Orchard <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas trees <input type="checkbox"/> Pasture <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
2. If this application is for less than 25 contiguous acres:																			
a. Is the land contiguous with other land you own in the next town, making at least 25 total acres to be enrolled in the program?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
b. Does the land produce gross income of at least \$2,000/year from the sale of farm crops?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
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 stating actual property being leased)	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
G. IF YOU ARE APPLYING FOR FOREST LAND:																			
1. Is your application for at least 25 contiguous acres of forest land?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>																		
2. Is more than 20% of the land nonproductive forest land or open land (see instructions)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																		
3. If this application is for less than 25 contiguous forested acres, is the land contiguous with other land you own in the next town, making at least 25 acres to be enrolled in the program?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
H. IF YOU ARE APPLYING FOR CONSERVATION LAND:																			
1. Has your land been certified under 10 V.S.A. subsection 6306(b)?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
2. Have you been certified as a qualified organization as defined in 10 V.S.A. section 6301a?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
3. Have you been determined by the Internal Revenue Service to qualify as a Section 501(c)(3) organization which is not a private foundation as defined in Section 509a of the Internal Revenue Code for at least five years preceding certification as defined in 10 V.S.A. Section 6301a?	YES <input type="checkbox"/> NO <input type="checkbox"/>																		
SECTION 2. To be completed by landowner(s) - ALL LANDOWNERS MUST SIGN - if signature by other than owner(s), attach copy of recorded power of attorney or other recorded authorization.																			
I hereby certify that I intend to have all my property described on this application appraised at use value except those portions specifically excluded on line 8. I acknowledge that I, my heirs or assigns, are subject to the provisions of 32 V.S.A. Chapter 124 and the regulations and use values as adopted and prescribed by the Vermont Use Advisory Board and state statutes. WHEN THIS APPLICATION IS SIGNED BY THE LANDOWNER(S) AND APPROVED BY THE STATE, IT SHALL BE RECORDED IN THE LAND RECORDS OF THE MUNICIPALITY AND SHALL CONSTITUTE A LIEN TO SECURE PAYMENT OF THE LAND USE CHANGE TAX TO THE MUNICIPALITY UPON DEVELOPMENT OF THE PARCEL. THE LIEN SHALL RUN WITH THE LAND. THE LANDOWNER SHALL BEAR THE RECORDING COST.																			
Owner Signature: Roxane Snyder	Date: 6/9/03																		
Owner Signature: Susan Snyder	Date: 6-9-03																		
Owner Signature:	Date:																		
SECTION 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.																			
APR 15 2004	Date: William E. Blumstein																		
DIRECTOR, Division of Property Valuation & Review																			