

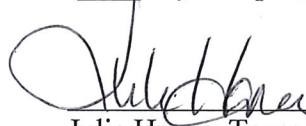
TOWN OF CHESTER
LEVY AND EXTENSION OF WARRANT

By virtue of the original Property Tax Warrants lawfully committed to me for the 2020, 2021, 2022, 2023 2024 and 2025 property tax years by the Treasurer of the Town of Chester and the delinquent property tax bills annexed thereto, a true and accurate accounting of said tax bill being attached hereto, I hereby extend said Warrants and levy upon the following described real estate being situate in the Town of Chester, County of Windsor, and State of Vermont. This action is taken to comply with the requirements of Title 32 Vermont Statutes Annotated, Section 5252(1).

Rodney Batchelder (deceased) and Scott Murphy: Delinquent 2020, 2021, 2022, 2023, 2024 and 2025 Property Taxes

Being 1.10 acres of land, more or less, with multi-family dwelling and any and all improvements thereon, located at 1807 Mattson Road, Chester, Vermont, and being all and the same lands and premises conveyed to Rodney G. Batchelder (now deceased) and Lynn Batchelder by Warranty Deed of Warren Pease and Nancy Pease dated July 1, 1977, and recorded in the Chester Land Records in Book 54 at Page 394. Reference is made to the following: (a) Quit Claim Deed from Lynn Batchelder to Rodney G. Batchelder dated July 20, 1999, and recorded in the Chester Land Records in Book 84 at Page 229; and (b) Warranty Deed from Rodney G. Batchelder to Rodney G. Batchelder and Scott N. Murphy, as joint tenants with rights of survivorship, dated December 20, 1999, and recorded in the Chester Land Records in Book 84 at Page 514. (Parcel I.D. #272017).

Dated at Chester, Vermont this 20 day of April, 2026.



Julie Hance, Town of Chester Delinquent Tax Collector

TOWN CLERK'S OFFICE, CHESTER, VT
RECEIVED APR 24, 2026 08:15 AM
RECORDED IN VOL: 266 on PGS: 72 - 74afb
Amie Record, Town Clerk

State of Vermont
Windsor County, ss.

To: Chester Collector of Delinquent Taxes,
in the County of Windsor

BY THE AUTHORITY OF THE STATE OF VERMONT, you are hereby commanded to levy and collect of the several persons named in the foregoing list herewith committed to you, the sum of money annexed to the name of each person, respectively, with your own fees, and pay the same to the treasurer of the Town of Chester on or before sixty days from the date hereof, and if any person neglects or refuses to pay such sums with your fees, you are hereby commanded to distrain the goods and chattels of such delinquent person, and the same dispose of according to law, for the satisfying of the such sum, with your own fees; and for want thereof you are hereby commanded to extend this warrant for the collection of such sum so assessed against such delinquent person with costs upon any land in this State belonging to such delinquent, according to law.

Dated at Chester, in the County of Windsor, this 20 day of April, A.D. 2026.


Deborah Aldrich, Treasurer

*Rodney Batchelder (deceased) and Scott Murphy: Delinquent 2020, 2021, 2022, 2023, 2024 and 2025 Property Taxes:

\$68,712.33 (including principal of \$42,931.51 + interest of \$22,346.29 + penalties of \$3,434.53).

TOWN OF CHESTER - NOTICE OF TAX SALE

The resident and non-resident owners, lienholders and mortgagees of the real estate in the Town of Chester, in the County of Windsor, and State of Vermont are hereby notified that real estate taxes for the 2020, 2021, 2022, 2023, 2024 and 2025 tax years assessed by the Town of Chester remain, either in whole or in part, unpaid upon the following described real estate in the Town of Chester as indicated below, to wit:

Rodney Batchelder (deceased) and Scott Murphy: Delinquent 2020, 2021, 2022, 2023, 2024 and 2025 Property Taxes

Being 1.10 acres of land, more or less, with multi-family dwelling and any and all improvements thereon, located at 1807 Mattson Road, Chester, Vermont, and being all and the same lands and premises conveyed to Rodney G. Batchelder (now deceased) and Lynn Batchelder by Warranty Deed of Warren Pease and Nancy Pease dated July 1, 1977, and recorded in the Chester Land Records in Book 54 at Page 394. Reference is made to the following: (a) Quit Claim Deed from Lynn Batchelder to Rodney G. Batchelder dated July 20, 1999, and recorded in the Chester Land Records in Book 84 at Page 229; and (b) Warranty Deed from Rodney G. Batchelder to Rodney G. Batchelder and Scott N. Murphy, as joint tenants with rights of survivorship, dated December 20, 1999, and recorded in the Chester Land Records in Book 84 at Page 514. (Parcel I.D. #272017).

And so much of said real estate will be sold at public auction at the Chester Town Clerk's office, a public place in said Town on the 16th day of July, 2026 at 11:00 o'clock in the forenoon, as shall be requisite to discharge such taxes with costs and fees, unless previously paid. Be advised that the owner or mortgagee, or the owner's or mortgagee's representatives or assigns, of lands sold for taxes shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.

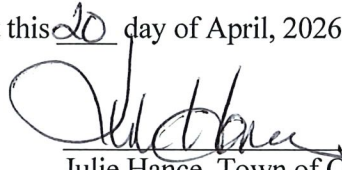
Any questions or inquiries regarding the above-referenced sale should be directed to the following address:

Carroll, Boe & Kite, P.C.
ATTN: James F. Carroll, Esq. or Wanda M. Murray, Paralegal
64 Court Street
Middlebury, Vermont 05753 Telephone: (802) 388-6711

Carroll, Boe & Kite, P.C. and the Town of Chester do not give any opinion or certification as to the marketability of the title to the above-referenced property as held by the current owners/taxpayers.

The only acceptable forms of bid payment at the day of tax sale are bank check payable to Carroll, Boe & Kite, P.C., Real Estate Trust Account. **No personal checks will be accepted.**

Dated at Chester, Vermont this 20 day of April, 2026.



Julie Hance, Town of Chester Delinquent Tax Collector

TOWN OF CHESTER
PO 370
CHESTER VT 05143
802-875-2173
DELINQUENT TAX COLLECTORS NOTICE AS OF 04/21/2026

PARCEL NUMBER : 272017-

BATCHELDER, RODNEY
MURPHY, SCOTT
1501 CREAMERY ROAD
SOUTH RYEGATE VT 05069

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2020	6,573.14	6,671.92	525.85	0.00	13,770.91 1807 MATTSON ROAD
2021	6,839.30	5,710.83	547.15	0.00	13,097.28 1807 MATTSON ROAD
2022	6,645.60	4,286.26	531.65	0.00	11,463.51 1807 MATTSON ROAD
2023	7,022.40	3,265.52	561.79	0.00	10,849.71 1807 MATTSON ROAD
2024	7,730.30	2,203.05	618.43	0.00	10,551.78 1807 MATTSON ROAD
2025	8,120.77	852.68	649.66	0.00	9,623.11 1807 MATTSON ROAD

TOTAL AMOUNT DUE 69,356.30

If you are unable to pay the tax amount due in full, please contact the Delinquent Tax Collector at (802)875-2173 to set up a payment arrangement.

Please Remit to:

DELINQUENT TAX COLLECTOR
TOWN OF CHESTER
P.O. Box 370
Chester, Vermont 05143

A 3.00% penalty and 1.00% interest was charged on September 18, 2025. An additional 5.00% penalty was charged on October 1, 2025.

Please note that interest is calculated at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes.

