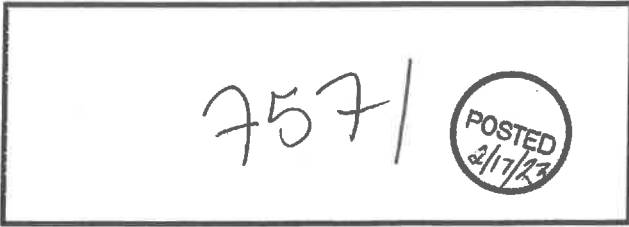


VT Form  
**PTT-172** VERMONT  
**PROPERTY TRANSFER TAX RETURN**

2-120-204-544  
Confirmation number



For Town Use Only

**TRANSFERORS (Sellers)**

HAYES COLE A  
394 COLCHESTER POND ROAD  
COLCHESTER, VT 05446

**TRANSFEREES (Buyers)**

OLSON JAMIE  
45 RUSSELL STREET  
ST. ALBANS, VT 05478

\*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Jun-30-2017 Date of this Closing: Nov-30-2022 Land Size (acres): 0.46

Property Physical Location: City/Town: SPAN# Check if property is located in multiple cities or towns   
45 RUSSELL STREET St. Albans City 549-173-00980 This sale did not involve land

Buyer Seller relationship type: If other, description:

If transfer is exempt from Property Transfer Tax: 00 None If other, description:

Interest in property: Fee Simple If other, description:

If "undivided" percent of interest: If other, description:

Type of building construction: Single Family Dwelling If other, description:

Transferors use of property before transfer: Domicile/Primary Residence If other, description:

Transferees use of property after transfer: Domicile/Primary Residence If other, description:

Will the property be rented after transfer? No Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property? No

Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$320,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$320,000.00
Tax Due	\$3,690.00

Preparer's Name: BAUER GRAVEL FARN  
Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's Phone: (802) 879-6323  
Preparer's E-mail: SBUCHANAN@VTLAWOFFICES.COM

**Additional Transferor (S) / Transferee (B)**

EMMA HAYES

394 COLCHESTER POND ROAD COLCHESTER VT 05446-0000

Transferee's Name JAMIE OLSON  
 Property Location 45 RUSSELL STREET  
 Date of this Closing Nov-30-2022

Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

**LOCAL AND STATE PERMITS AND ACT 250 NOTICE**

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

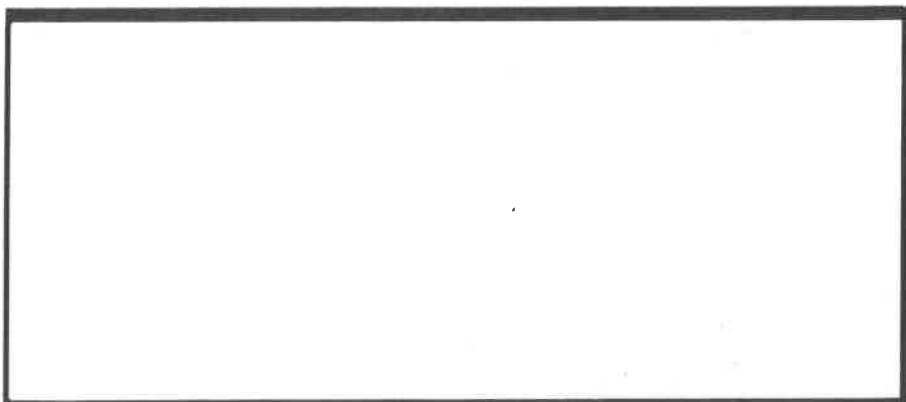
**This section to be completed by Town or City Clerk**

Book Number* 300	Page Number* 172	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 23074045	Date of Record* 11-30-22
Grand List Value 160,900	Grand List Category* R1	SPAM* 549-173-00980
Comments, additional information, etc.		

- Duplicate Return Suspected     
  Portion of the property sold/subdivision     
  Original Return Waiting on Deed  
 Deed Acknowledgment and Return Received

SIGNED [Signature]

Clerk DATE 12/7/22



For Town Use Only