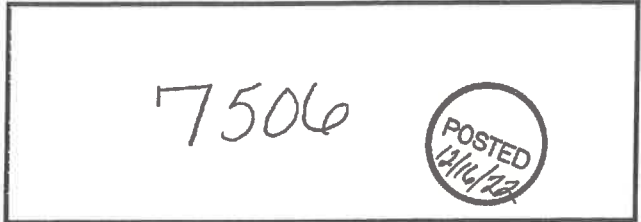


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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0-541-718-016

Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

WOOD ANDREW
PO BOX 347
ST ALBANS , VT 05478

TRANSFEREES (Buyers)

ANDREW WOOD REVOCABLE TRUST
PO BOX 347
ST ALBANS , VT 05478

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

Date Acquired by Transferor: Feb-13-2018

Date of this Closing: Jul-12-2022

Land Size (acres): 0.12

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

170 FEDERAL STREET

St. Albans City

549-173-01625

This sale did not involve land

Buyer Seller relationship type: Self or Exempt Trust

If other, description:

If transfer is exempt from Property Transfer Tax: 05 - 32 V.S.A. § 9603 (5)

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

Type of building construction: Gas Station/Garage

If other, description:

Transferors use of property before transfer: Commercial

If other, description: business

Transferees use of property after transfer: Commercial

If other, description: business

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: Yes

Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$0.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$0.00

Tax Due \$0.00

Preparer's Name: DINSE P.C.

Preparer's Phone: (802) 864-5751

Preparer's Address: BURLINGTON, VT 05401-0000

Preparer's E-mail: RSAVAGE@DINSE.COM

Additional Transferor (S) / Transferee (B)

3 ERIN WOOD REVOCABLE TRUST

PO BOX 347 ST ALBANS VT 05478-0000

Transferee's Name ANDREW WOOD REVOCABLE TRUST
Property Location 170 FEDERAL STREET
Date of this Closing Jul-12-2022

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* <u>299</u>	Page Number* <u>41</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>22033170</u>	Date of Record* <u>7.12.2022</u>
Grand List Value <u>314,600</u>	Grand List Category* <u>C</u>	SPAN* <u>549-173-01625</u>
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 10-6-22

