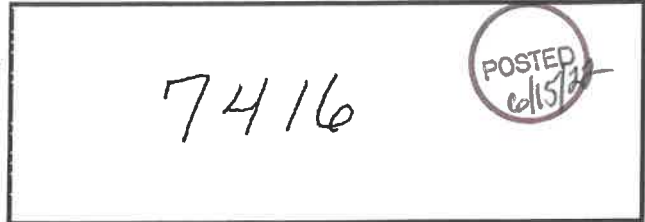


E-Filed

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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1-989-766-656  
Confirmation number



For Town Use Only

**TRANSFERORS (Sellers)**

LOVELETTE JOHN  
18 HILL FARM ESTATES  
ST ALBANS, VT 05478

**TRANSFEREES (Buyers)**

FINELLI BRAD  
33 JUNIPER RIDGE  
ESSEX, VT 05452

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

<b>Date Acquired by Transferor:</b> Oct-29-2013	<b>Date of this Closing:</b> Mar-08-2022	<b>Land Size (acres):</b> 0.12
<b>Property Physical Location:</b> 101 LINCOLN AVENUE	<b>City/Town:</b> St. Albans City	<b>SPAN#</b> 549-173-00613
<b>Buyer Seller relationship type:</b>	<b>If other, description:</b>	<b>Check if property is located in multiple cities or towns</b> <input type="checkbox"/>
<b>If transfer is exempt from Property Transfer Tax:</b> 00 None	<b>If other, description:</b>	<b>This sale did not involve land</b> <input type="checkbox"/>
<b>Interest in property:</b> Fee Simple	<b>If other, description:</b>	
<b>If "undivided" percent of interest:</b>	<b>If other, description:</b>	
<b>Type of building construction:</b> Multi Family	<b>If other, description:</b>	
<b>Transferors use of property before transfer:</b> Other	<b>If other, description:</b> investment rental	
<b>Transferees use of property after transfer:</b> Other	<b>If other, description:</b> investment rental	
<b>Will the property be rented after transfer?</b> Yes	<b>Enrolled in the Current Use Program?</b> No	
<b>Have development rights been conveyed separately?</b> No	<b>New owner elects to continue current use enrollment?</b> No	
<b>Does the transferee hold title to any adjoining property:</b> No		
<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>	\$341,000.00	
<b>Value paid or transferred for personal property</b>	\$0.00	
<b>Value paid or transferred for real property</b>	\$341,000.00	
<b>Tax Due</b>	\$4,944.50	

**Preparer's Name:** TIMOTHY S HAWKINS  
**Preparer's Address:** ST ALBANS, VT 05478-0000

**Preparer's Phone:** (802) 524-1434  
**Preparer's E-mail:** TIMOTHYSHAWKINS@COMCAST.NET

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

S SARAH LOVELETTE

18 HILL FARM ESTATES ST ALBANS VT 05478-0000

Transferee's Name BRAD FINELLI  
 Property Location 101 LINCOLN AVENUE  
 Date of this Closing Mar-08-2022

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>297</u>	Page Number* <u>581</u>	Grand List year* <u>2022</u>
City or Town* St. Albans City	Parcel ID Number <u>25052101</u>	Date of Record* <u>3.8.2022</u>
Grand List Value <u>172,700</u>	Grand List Category* <u>R1</u>	SPAM* 549-173-00613
Comments, additional information, etc.		

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

SIGNED Sara Gublee

Clerk DATE 3/16/2022



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