


VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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0-533-394-944
Confirmation number

7341	
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For Town Use Only

TRANSFERORS (Sellers)

GINGRAS ROBERT L
5859 NW 48TH AVENUE
COCONUT CREEK , FL 33073

TRANSFEREES (Buyers)

BARBORETTI LLC
2193 MAIN STREET
FAIRFAX, VT 05454

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

Date Acquired by Transferor: Sep-28-2012	Date of this Closing: Nov-22-2021	Land Size (acres): 0.24	
Property Physical Location: 116-118 LOWER WELDEN STREET	City/Town: St. Albans City	SPAN# 549-173-00145	Check if property is located in multiple cities or towns <input type="checkbox"/>
Buyer Seller relationship type:		If other, description:	This sale did not involve land <input type="checkbox"/>
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: Multi Family		If other, description:	
Transferors use of property before transfer: Other		If other, description: rental	
Transferees use of property after transfer: Commercial		If other, description: Investment	
Will the property be rented after transfer? Yes		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)		\$215,000.00	
Value paid or transferred for personal property		\$0.00	
Value paid or transferred for real property		\$215,000.00	
Tax Due		\$3,117.50	

Preparer's Name: TIMOTHY G. HURLBU
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone: (802) 527-7200
Preparer's E-mail: SUEZIE@VTLAW.US

Additional Transferor (S) / Transferee (B)

S MARIA P GINGRAS

5859 NW 48TH AVENUE COCONUT CREEK FL 33073-0000

Transferee's Name BARBORETTI LLC
 Property Location 116-118 LOWER WELDEN STREET
 Date of this Closing Nov-22-2021

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>296</u>	Page Number* <u>2</u>	Grand List year* <u>2022</u>
City or Town* St. Albans City	Parcel ID Number <u>26055116</u>	Date of Record* <u>11.22.2021</u>
Grand List Value <u>136,200</u>	Grand List Category* <u>R1 NS</u>	SPAN* 549-173-00145
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 Conlee

Clerk DATE 11/29/2021



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