

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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7264

0-633-394-688  
Confirmation number

For Town Use Only

**TRANSFERORS (Sellers)**

GARVEY, JR BRIAN K  
256 HATHAWAY POINT ROAD  
ST. ALBANS , VT 05478

**TRANSFEREES (Buyers)**

MOODY STEPHEN J  
PO BOX 5261  
ESSEX JUNCTION, VT 05453

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

**Date Acquired by Transferor:** Jun-01-2018      **Date of this Closing:** Aug-18-2021      **Land Size (acres):** 0.30

**Property Physical Location:** 12 HUNTINGTON STREET      **City/Town:** St. Albans City      **SPAN#** 549-173-01291      **Check if property is located in multiple cities or towns**   
**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:** Secondary 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

<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>	\$190,000.00
<b>Value paid or transferred for personal property</b>	\$0.00
<b>Value paid or transferred for real property</b>	\$190,000.00
<b>Tax Due</b>	\$1,805.00

**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 ANA MARIA R MOLINA  
B AMANDA K MOODY

256 HATHAWAY POINT ROAD ST. ALBANS VT 05478-0000  
PO BOX 5261 ESSEX JUNCTION VT 05453-0000

Transferee's Name STEPHEN J. MOODY  
 Property Location 12 HUNTINGTON STREET  
 Date of this Closing Aug-18-2021

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* 294	Page Number* 689	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 22046012	Date of Record* 8/18/2021
Grand List Value \$103,500	Grand List Category* 01	SPAN* 549-173-01291
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 Galbre

Clerk DATE 8/23/21



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