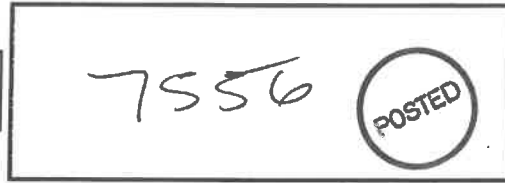


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-134-665-984
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

B D & C LLC
2056 SHELDON ROAD
ST. ALBANS, VT 05478

TRANSFEREES (Buyers)

JMD PROPERTIES, LLC
PO BOX 71
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Feb-10-2005	Date of this Closing: Nov-01-2022	Land Size (acres): 0.09
Property Physical Location: 13 STEBBINS STREET	City/Town: St. Albans City	SPAN# 549-173-10256
Buyer Seller relationship type:	If other, description:	Check if property is located in multiple cities or towns <input type="checkbox"/>
If transfer is exempt from Property Transfer Tax: 00 None	If other, description:	This sale did not involve land <input type="checkbox"/>
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: Commercial	If other, description: Investment	
Transferees use of property after transfer: Commercial	If other, description: Investment	
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)	\$150,000.00	
Value paid or transferred for personal property	\$0.00	
Value paid or transferred for real property	\$150,000.00	
Tax Due	\$2,175.00	

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

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

Confirmation number
1-134-665-984

Transferee's Name JMD PROPERTIES, LLC
Property Location 13 STEBBINS STREET
Date of this Closing Nov-01-2022

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* 299	Page Number* 1087	Grand List year* 2023
City or Town* St. Albans City	Parcel ID Number 26082013	Date of Record* 11/4/22
Grand List Value 209,800	Grand List Category* R1	SPAN* 549-173-10256
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