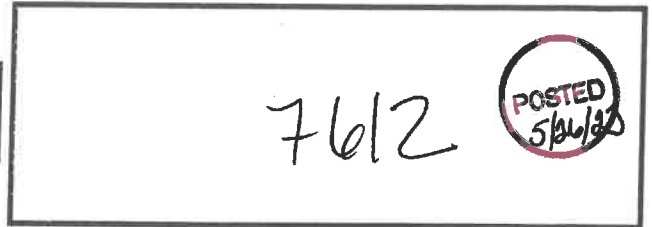


E-Filed

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

1-282-486-528  
Confirmation number



For Town Use Only

**TRANSFERORS (Sellers)**

GRAZIANO PHILIP  
4253 VT RT 78  
HIGHGATE CTR, VT 05459-3038

**TRANSFEREES (Buyers)**

DOUGHERTY CHRISTINE  
152 PEARL STREET  
ST ALBANS, VT 05478

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

Date Acquired by Transferor: Jul-06-1990      Date of this Closing: Feb-22-2023      Land Size (acres): 0.67

Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
152 PEARL STREET (152 B Pearl St)	St. Albans City	549-173-00207	This sale did not involve land <input type="checkbox"/>

Buyer Seller relationship type:      If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple      If other, description:

If "undivided" percent of interest:

Type of building construction: Multi Family      If other, description:

Transferors use of property before transfer: Other      If other, description: rental/investment

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

Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$240,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$240,000.00
Tax Due	\$2,530.00

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)

DEBORAH GRAZIANO

4253 VT RT 78 HIGHGATE CTR VT 05459-3038

Transferee's Name CHRISTINE DOUGHERTY  
Property Location 152 PEARL STREET  
Date of this Closing Feb-22-2023

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* 300	Page Number* 928	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 22067152	Date of Record* 2-22-23
Grand List Value 152,200	Grand List Category* R1	SPAN* 549-173-00207
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 3/28/23

