

VT Form
PTT-172 **VERMONT**
PROPERTY TRANSFER TAX RETURN

1-384-764-928
Confirmation number

7297

02/09/2021
POSTED

For Town Use Only

TRANSFERORS (Sellers)

HENDY DENNIS
537 WHITES CAMP ROAD
FAIRFIELD, VT 05455

TRANSFEREES (Buyers)

16-18 FERRIS STREET, LLC
537 WHITES CAMP ROAD
FAIRFIELD, VT 05455

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

Date Acquired by Transferor: Sep-09-2021	Date of this Closing: Sep-27-2021	Land Size (acres): 0.21	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
16-18 FERRIS STREET	St. Albans City	549-173-10257	This sale did not involve land <input type="checkbox"/>
Buyer Seller relationship type:		If other, description:	
If transfer is exempt from Property Transfer Tax: 15 - 32 V.S.A. § 9603 (15) & (24)		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: Investment	
Transferees use of property after transfer: Other		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)		\$0.00	
Value paid or transferred for personal property		\$0.00	
Value paid or transferred for real property		\$0.00	
Tax Due		\$0.00	

Preparer's Name: WARD LAW, PC
Preparer's Address: SOUTH BURLINGTO, VT 05403-0000

Preparer's Phone: (802) 863-0307
Preparer's E-mail: INFO@WARDLAWVT.COM

Additional Transferor (S) / Transferee (B)

Transferee's Name 16-18 FERRIS STREET, LLC
 Property Location 16-18 FERRIS STREET
 Date of this Closing Sep-27-2021

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.

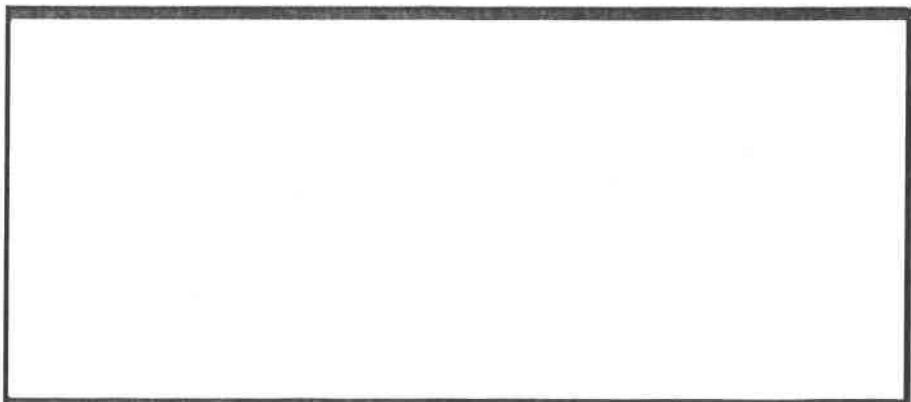
This section to be completed by Town or City Clerk

Book Number* <u>295</u>	Page Number* <u>269</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>25034016</u>	Date of Record* <u>9.27.2021</u>
Grand List Value <u>189,600</u>	Grand List Category* <u>R1</u>	SPAN* <u>549-173-10257</u>
Comments, additional information, etc.		

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

SIGNED Gara Galbreath

Clerk DATE 10/9/2021



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