E-Filed

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

9v82pz
Web request key / Verification code

6985 6986
For Town Use Only

**TRANSFERORS (Sellers)**

MCDONALD JUSTIN
17 CONGRESS STREET
ST. ALBANS, VT 05478-0000

**TRANSFEREES (Buyers)**

JA 17 CONGRESS LLC
17 CONGRESS STREET
ST. ALBANS, VT 05478-0000

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

**Date Acquired by Transferor:** Aug-09-2019 **Date of this Closing:** Jul-19-2020 **Land Size (acres):** 0.17

| Property Physical Location: | City/Town: | SPAN# | Check if property is located in multiple cities or towns ☐ |
|---|---|---|---|
| 17 CONGRESS STREET | St. Albans City | 549-173-00917 | This sale did not involve land ☐ |

**Buyer Seller relationship type:** **If other, description:**

**If transfer is exempt from Property Transfer Tax:** 14 - 32 V.S.A. § 9603 (14)(A) & (22)

**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

**Transferees use of property after transfer:** Other **If other, description:** Rental

**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:** TIMOTHY G. HURLBU **Preparer's Phone:** (802) 527-7200
**Preparer's Address:** ST. ALBANS, VT 05478-0000 **Preparer's E-mail:** SUEZIE@VTLAW.US

**Additional Transferor (S) / Transferee (B)**

| | |
|---|---|
| S ALICIA MCDONALD | 17 CONGRESS STREET ST. ALBANS VT 05478-0000 |

Verification code
9v82pz

**Transferee's Name** JA 17 CONGRESS LLC
**Property Location** 17 CONGRESS STREET
**Date of this Closing** Jul-19-2020

**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 regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

**Town Clerk** - Sign into your myVtax account 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 289 | Page Number 90 | Grand List year 2020 |
| City or Town St. Albans City | Parcel ID Number 1102017 | Date of Record 7/27/20 |
| Grand List Value 261600.00 | Grand List Category 01 | SPAN 549-173-00917 |
| Comments, additional information, etc. | | |

☐ Duplicate Return Suspected ☐ Portion of the property sold/subdivision ☐ Original Return Waiting on Deed

Deed Acknowledgment and Return Received

**SIGNED** _____, **Clerk** **DATE** 7/27/2020

**For Town Use Only**