

7248

VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

0-795-825-664
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

TRANSFEREES (Buyers)

HEMOND ROBERT
12 LAURIE DRIVE
ST. ALBANS, VT 05478

6S PROPERTIES, LLC
40 RICE HILL ROAD
FRANKLIN, VT 05457

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

Date Acquired by Transferor: Nov-01-2016 Date of this Closing: Jul-28-2021 Land Size (acres): 0.25

Property Physical Location: City/Town: SPAN# Check if property is located in multiple cities or towns

1 BROWN AVENUE St. Albans City 549-173-00282 This sale did not involve land

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: Single Family Dwelling If other, description:

Transferors use of property before transfer: Domicile/Primary Residence If other, description:

Transferees use of property after transfer: Other If other, description: Private school

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)	\$470,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$470,000.00
Tax Due	\$6,815.00

Preparer's Name: STEVEN J WATSON
Preparer's Address: ST. ALBANS, VT 05478-2207

Preparer's Phone: (802) 524-9722
Preparer's E-mail: STEVE@BROOKSWATSONPLC.COM

Additional Transferor (S) / Transferee (B)

Transferee's Name 6S PROPERTIES, LLC
 Property Location 1 BROWN AVENUE
 Date of this Closing Jul-28-2021

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.

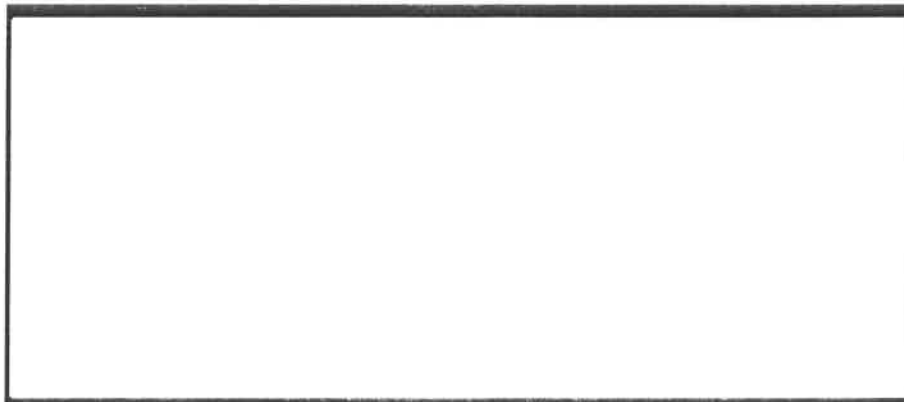
This section to be completed by Town or City Clerk

Book Number* 294	Page Number* 241	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 14014001	Date of Record* 7/28/2021
Grand List Value \$303,800	Grand List Category* 01	SPAN* 549-173-00282
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 Ahee

Clerk DATE 7/29/21



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