E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN

7013

For Town Use Only

79h4yj

Web request key / Verification code

TRANSFERORS (Sellers)

SPELL ADAM C
3027 HINESBURG ROAD
CHARLOTTE, VT 05445-0000

TRANSFEREES (Buyers)

LAMOS JEFFREY M
41 ELM STREET
RICHFORD, VT 05476-0000

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

Date Acquired by Transferor: Jul-15-2008 **Date of this Closing:** Jun-26-2020 **Land Size (acres):** 2.33

Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns	X
246-250 SOUTH MAIN STREET	St. Albans City	549-173-01262	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: Other **If other, description:** Mobile Home Park

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)	$217,500.00
Value paid or transferred for personal property	$0.00
Value paid or transferred for real property	$217,500.00
Tax Due	$3,153.75

Preparer's Name: C. DENNIS HILL, E **Preparer's Phone:** (802) 497-0079
Preparer's Address: SOUTH BURLINGTO, VT 05403-0000 **Preparer's E-mail:** DENNISHILLLAW@GMAIL.COM

Additional Transferor (S) / Transferee (B)

B TINA M LAMOS 41 ELM STREET RICHFORD VT 05476-0000

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Transferee's Name JEFFREY M. LAMOS
Property Location 246-250 SOUTH MAIN STREET
Date of this Closing Jun-26-2020

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 451	Grand List year 2020
City or Town St. Albans City	Parcel ID Number 26079248	Date of Record 8/27/20
Grand List Value 259100.00	Grand List Category 07	SPAN 549-173-01262
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** 8/27/20

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