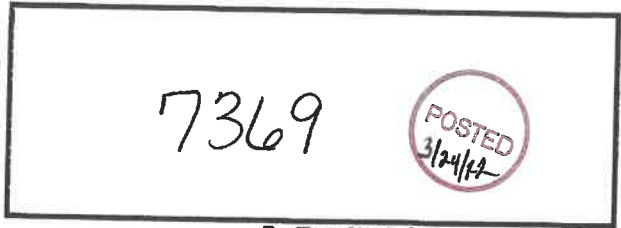


E-Filed

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

1-376-128-512  
Confirmation number



**TRANSFERORS (Sellers)**

HOLY ANGELS, LLC  
7 TOZER ROAD  
BEVERLY, MA 01915

For Town Use Only

**TRANSFEREES (Buyers)**

STEELE CHAMPLAIN LLC  
6875 E. EVANS AVENUE  
DENVER, CO 80224

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

Date Acquired by Transferor: Oct-27-2011 Date of this Closing: Dec-22-2021 Land Size (acres): 0.73

Property Physical Location: 251 LAKE STREET City/Town: St. Albans City SPAN#: 549-173-00333 Check if property is located in multiple cities or towns

Buyer Seller relationship type: If transfer is exempt from Property Transfer Tax: 00 None If other, description: This sale did not involve land

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: Commercial If other, description: rental

Transferees use of property after transfer: Commercial 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) \$3,015,000.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$3,015,000.00

Tax Due \$43,717.50

Preparer's Name: JUDY

Preparer's Phone: (802) 864-5756

Preparer's Address: BURLINGTON, VT 05402-0728

Preparer's E-mail: JTHOMPSON@LISMAN.COM

Additional Transferor (S) / Transferee (B)

Confirmation number  
1-376-128-512

Transferee's Name STEELE CHAMPLAIN LLC  
Property Location 251 LAKE STREET  
Date of this Closing Dec-22-2021

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.

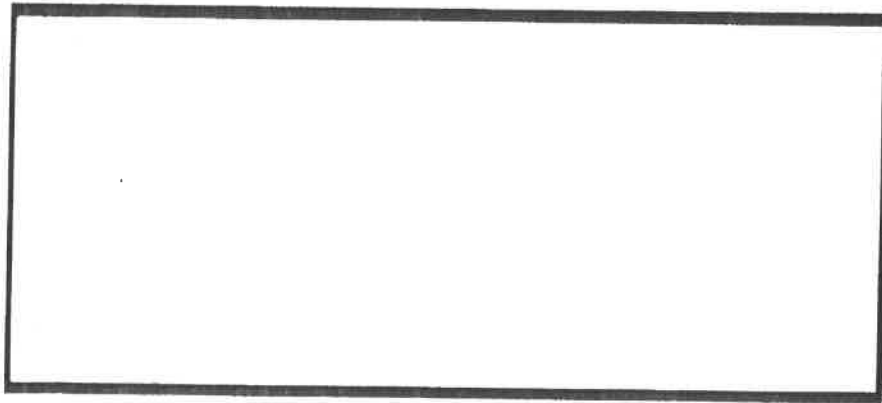
**This section to be completed by Town or City Clerk**

Book Number* <u>296</u>	Page Number* <u>624</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>23049251</u>	Date of Record* <u>12-22-2021</u>
Grand List Value <u>1,705,900.00</u>	Grand List Category* <u>CA C</u>	SPAR* <u>549-173-00333</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 Sara Ondree

Clerk DATE 1/12/20



For Town Use Only