

E-Filed

VT Form
PTT-172

**VERMONT
PROPERTY TRANSFER TAX RETURN**

7019

9yq69v

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

YANDOW ANTHONY
12 QUARRY COURT
ST ALBANS, VT 05478-0000

TRANSFEREES (Buyers)

PHC HOLDINGS LLC
594 MAQUAM SHORE ROAD
SWANTON, VT 05488-0000

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

Date Acquired by Transferor: Jul-09-2015

Date of this Closing: Aug-26-2020 Land Size (acres): 0.25

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

27 UPPER WELDEN STREET

St. Albans City

549-173-00927

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

If other, description:

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

If other, description: investment

Type of building construction: Multi Family

If other, description: investment

Transferors use of property before transfer: Other

Enrolled in the Current Use Program? No

Transferees use of property after transfer: Other

New owner elects to continue current use enrollment? No

Will the property be rented after transfer? Yes

Have development rights been conveyed separately? No

Does the transferee hold title to any adjoining property: No

Value paid or transferred as defined in 32 V.S.A. § 9601(6)

\$248,950.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$248,950.00

Tax Due

\$3,609.78

Preparer's Name: TIMOTHY S HAWKINS

Preparer's Phone: (802) 524-1434

Preparer's Address: ST ALBANS, VT 05478-0000

Preparer's E-mail: TIMOTHYSHAWKINS@COMCAST.NET

Additional Transferor (S) / Transferee (B)

S TRACY YANDOW

12 QUARRY COURT ST ALBANS VT 05478-0000

Transferee's Name PHC HOLDINGS LLC
 Property Location 27 UPPER WELDEN STREET
 Date of this Closing Aug-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 <u>289</u>	Page Number <u>536</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>25087027</u>	Date of Record <u>8/31/20</u>
Grand List Value <u>249300.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-00927</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 *Courtney Anthony*, Clerk DATE 8/31/20

