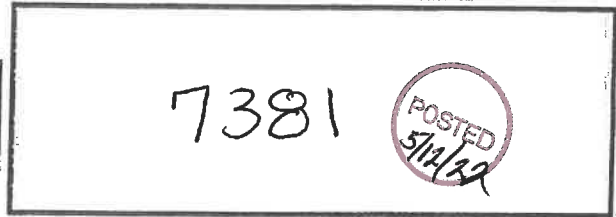


E-Filed

VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

1-599-993-344
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

CITY OF ST. ALBANS
100 N MAIN ST
SAINT ALBANS, VT 05478-1667

TRANSFEREES (Buyers)

THE COURT HOUSE, LLC
9534 VERMONT ROUTE 36
EAST FAIRFIELD, VT 05448

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

Date Acquired by Transferor: May-14-2021 Date of this Closing: Nov-24-2021 Land Size (acres): 0.32

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

45 KINGMAN STREET St. Albans City 549-173-01692 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:

Type of building construction: Office Buildings If other, description:

Transferors use of property before transfer: Government Use If other, description:

Transferees use of property after transfer: Commercial 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) \$50,000.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$50,000.00

Tax Due \$725.00

Preparer's Name: PAUL FRANK + COLL
Preparer's Address: BURLINGTON, VT 05402-1307

Preparer's Phone: (802) 658-2311
Preparer's E-mail: BGOULD@PFCLAW.COM

Additional Transferor (S) / Transferee (B)

Confirmation number
1-599-993-344

Transferee's Name THE COURT HOUSE, LLC
Property Location 45 KINGMAN STREET
Date of this Closing Nov-24-2021

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>1089</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>23048035</u>	Date of Record* <u>11.24.2021</u>
Grand List Value <u>81,500</u>	Grand List Category* <u>C</u>	SPAR* <u>549-173-01692</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 Gndree

Clerk DATE 1/28/22



For Town Use Only