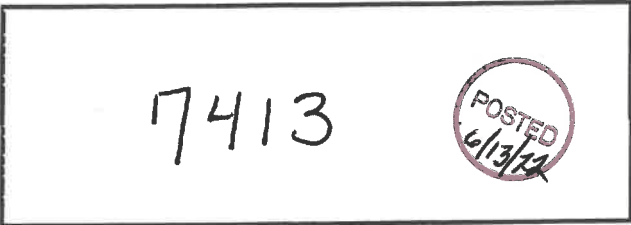


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-213-738-496
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

WINWARD RICHARD
184 CANTERBURY PLACE ROAD
MOORESVILLE, NC 28115

TRANSFEREES (Buyers)

LUCIA RYAN J
47 BANK STREET
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Feb-19-2015 **Date of this Closing:** Mar-10-2022 **Land Size (acres):** 0.21

Property Physical Location: 47 BANK STREET **City/Town:** St. Albans City **SPAN#:** 549-173-01333

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: Multi Family **If other, description:**

Transferors use of property before transfer: Other **If other, description:** RENTAL

Transferees use of property after transfer: Domicile/Primary Residence **If other, description:**

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)	\$310,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$310,000.00
Tax Due	\$3,545.00

Preparer's Name: DEB NERBER
Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's Phone: (802) 876-7478
Preparer's E-mail: DEB@GMLAWVT.COM

Additional Transferor (S) / Transferee (B)

B PAMELA NAVARRO OCHOA

47 BANK STREET ST. ALBANS VT 05478-0000

Transferee's Name RYAN J. LUCIA
 Property Location 47 BANK STREET
 Date of this Closing Mar-10-2022

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>297</u>	Page Number* <u>543</u>	Grand List year* <u>2022</u>
City or Town* St. Albans City	Parcel ID Number <u>14005047</u>	Date of Record* <u>3.10.2022</u>
Grand List Value 137,900 <u>269,000</u>	Grand List Category* <u>B</u>	SPAN* 549-173-01333
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 Colucci

Clerk DATE 3/14/2022



For Town Use Only