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| VT Form PTT-172 | VERMONT PROPERTY TRANSFER TAX RETURN |
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6953

b9zxjm

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

WRS INVESTMENT, INC.
 349 ROUTE 7 SOUTH
 MILTON, VT 05468-0000

TRANSFEREES (Buyers)

FARMER ANTHONY
 4 OAK STREET
 ST. ALBANS, VT 05478-0000

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

| | | | | | |
|---|--|--|--|--------------------------------|--|
| Date Acquired by Transferor: Sep-07-2018 | | Date of this Closing: May-20-2020 | | Land Size (acres): 0.22 | |
| Property Physical Location: | City/Town: | SPAN# | Check if property is located in multiple cities or towns <input type="checkbox"/> | | |
| 4 OAK STREET | St. Albans City | 549-173-10023 | This sale did not involve land <input type="checkbox"/> | | |
| 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: Single Family Dwelling | If other, description: | | | | |
| Transferors use of property before transfer: Other | If other, description: Investment | | | | |
| Transferees use of property after transfer: Domicile/Primary Residence | If other, description: | | | | |
| Will the property be rented after transfer? No | 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) | \$244,500.00 | | | | |
| Value paid or transferred for personal property | \$0.00 | | | | |
| Value paid or transferred for real property | \$244,500.00 | | | | |
| Tax Due | \$2,595.25 | | | | |

Preparer's Name: BAUER GRAVEL FARN
Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's Phone: (802) 879-6323
Preparer's E-mail: KDENNIS@VTLAWOFFICES.COM

Additional Transferor (S) / Transferee (B)

B BRIANA CHAMBERS

4 OAK STREET ST. ALBANS VT 05478-0000

Transferee's Name ANTHONY FARMER

Property Location 4 OAK STREET

Date of this Closing May-20-2020

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>288</u> | Page Number <u>362</u> | Grand List year <u>2020</u> |
| City or Town <u>St. Albans City</u> | Parcel ID Number <u>23064009</u> | Date of Record <u>5/22/20</u> |
| Grand List Value <u>112,000.00</u> | Grand List Category <u>01</u> | SPAN <u>549-173-10023</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

[Handwritten Signature]

, Clerk

DATE

5/22/20

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