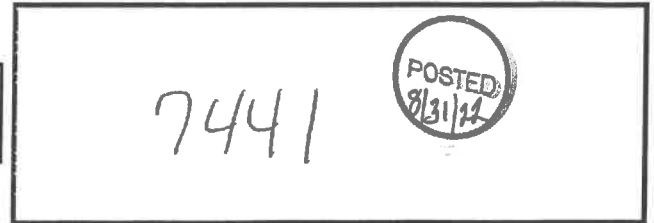


E-Filed

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

0-706-289-152
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

CHRISTOLINI JR CHARLES
1759 MOREY ROAD
SHELDON, VT 05483

TRANSFEREES (Buyers)

12-104 CHECKERBERRY SQUARE, LLC
59 VILLAGE VIEW ROAD
FAIRFAX, VT 05454

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

| | | | | | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------|--|
| Date Acquired by Transferor: Dec-22-2006 | | Date of this Closing: Apr-07-2022 | | Land Size (acres): 0.03 | |
| Property Physical Location: | City/Town: | SPAN# | Check if property is located in multiple cities or towns <input checked="" type="checkbox"/> | | |
| 4 YANKEE DRIVE | St. Albans City | 549-173-10965 | This sale did not involve land <input type="checkbox"/> | | |
| Buyer Seller relationship type: | If other, description: | | | | |
| If transfer is exempt from Property Transfer Tax: 04 - 32 V.S.A. § 9603 (4) | If other, description: | | | | |
| Interest in property: Fee Simple | If other, description: | | | | |
| If "undivided" percent of interest: | If other, description: | | | | |
| Type of building construction: Condominium | If other, description: | | | | |
| Transferors use of property before transfer: Other | If other, description: investment | | | | |
| Transferees use of property after transfer: Other | 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: Yes | | | | | |
| Value paid or transferred as defined in 32 V.S.A. § 9601(6) | \$0.00 | | | | |
| Value paid or transferred for personal property | \$0.00 | | | | |
| Value paid or transferred for real property | \$0.00 | | | | |
| Tax Due | \$0.00 | | | | |

Preparer's Name: TIMOTHY G. HURLBU
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone: (802) 527-7200
Preparer's E-mail: SUEZIE@VTLAW.US

Additional Transferor (S) / Transferee (B)

S DARLENE CHRISTOLINI

1759 MOREY ROAD SHELDON VT 05483-0000

Transferee's Name 12-104 CHECKERBERRY SQUARE, LLC
 Property Location 4 YANKEE DRIVE
 Date of this Closing Apr-07-2022

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.

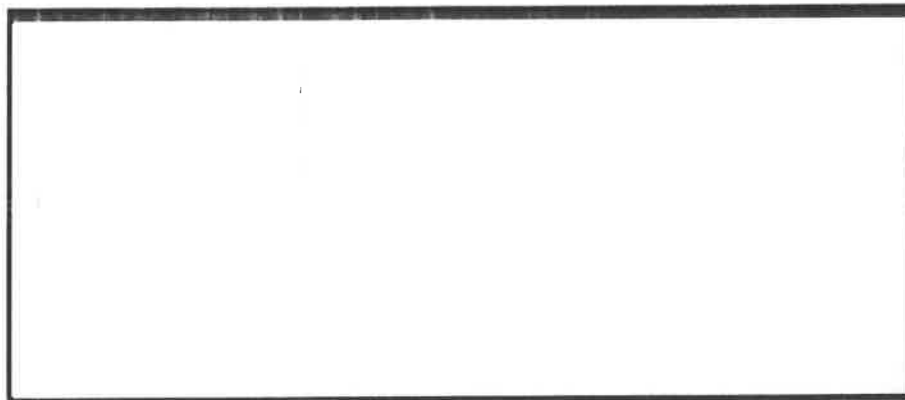
This section to be completed by Town or City Clerk

| | | |
|---------------------------------------------------------------------------------|-------------------------------------|------------------------------------|
| Book Number* <u>297</u> | Page Number* <u>1039</u> | Grand List year* <u>2022</u> |
| City or Town* <u>St. Albans City</u> | Parcel ID Number <u>26060079</u> | Date of Record* <u>4.7.2022</u> |
| Grand List Value <u>9,300</u> | Grand List Category <u>M</u> | SPAN* 549-173-10965 |
| Comments, additional information, etc. <u>Property known as 79 Nason St.</u> | | |

- Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
 Deed Acknowledgment and Return Received

SIGNED Sara G. Wheeler

Clerk DATE 4/18/2022



For Town Use Only

380 398

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS

THAT We, **Charles Christolini Jr. and Darlene Christolini**, of Sheldon, County of Franklin, State of Vermont, Grantors, in consideration of the sum of Ten and More Dollars paid to our full satisfaction by **12-104 Checkerberry Square, LLC**, a Vermont limited liability company, with its principal location located in Fairfax, County of Franklin, State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **12-104 Checkerberry Square, LLC**, and its successors and assigns forever, a certain piece of land in the Town of St. Albans, County of Franklin, State of Vermont (hereinafter the "Premises") described as follows, viz:

Being all and the same lands and premises conveyed to Charles Christolini, Jr and Darlene Christolini by Vermont Quit Claim Deed of Mountain Brook Realty, Inc., dated December 22, 2006 and recorded in Volume 204, Page 457 of the Town of St. Albans Land Records and Volume 213, Page 192 of the City of St. Albans Land Records.

Being Unit B of Lot 3 as shown and depicted on a plan entitled "Mountain Brook Realty, Inc. 75-95 Nason Street, St. Albans, Vermont" McCracken Homestead Site Plan, Drawing Number 2001067-56, by Trudell Consulting Engineers, dated July 1, 2005, last revised September 19, 2005 and recorded at Map Slide 411 of the Town of St. Albans Land Records and recorded at Maps Volume 3 Page 75 of the City of St. Albans Land Records.

Also being Unit 3B as described in the Declaration of Condominium for Lot 3, McCracken Homestead, St. Albans, Vermont dated February 2, 2006 and recorded in Volume 203 at Pages 452-503 of the Land Records of the Town of St. Albans.

Being a portion of Lot 3 as shown on a plan entitled "Maurice McCracken, Jr., 79 Nason Street, St. Albans, Vermont, Lot 3 Subdivision Plat", Drawing Number 2001067-56, by Trudell Consulting Engineers, dated June 21, 2005 and last revised September 19, 2005, and recorded at Map Slide 410 of the Town of St. Albans Land Records and at Map Slide 3 Page 75-77 of the City of St. Albans Land Records (the "Subdivision Plat").

Also included is a fifty percent interest in the Common Areas and Facilities of the Lot 3 McCracken Homestead Condominium Association, Inc..

Also included is one of six membership interests in the McCracken Homestead Master Association, Inc..

The property is subject to the Declaration of Covenants, Conditions, Obligations, Regulations and Restrictions of "McCracken Homestead, St. Albans, VT" dated October 3, 2005 and recorded in Volume 188 at Page 542 of the Land Records of the Town of St. Albans and recorded in Volume 198 at Page 1 of the Land Records of the City of St. Albans.

The property is subject to the terms and conditions of wastewater permit WW-6-0616 dated September 21, 2005 and recorded at Vol. 188, Page 6-9 of the Town of St. Albans Land Records and at Vol. 197, Page 430-433 of the City of St. Albans Land Records.

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

April 18 A.D. 2022
at 12 o'clock 00 minutes P.M.
and recorded in Book 297 Pages 1039-1041
Attest: Anna B. [Signature] City Clerk

380 400

until the ensealing of these presents, that we are the sole owners of the Premises, and have good right and title to convey the same in manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**; except for existing easements, restrictions and rights of way of record and as aforesaid; provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.; if any; and we do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 7 day of ^{April} ~~May~~, 2022.

IN PRESENCE OF

Vicki Lynn Combs
Witness as to both

Charles Christolini Jr.

By: Mindy S. Gagne
Mindy S. Gagne, attorney-in-fact

Darlene Christolini
By: Mindy S. Gagne
Mindy S. Gagne, attorney-in-fact

STATE OF VERMONT
FRANKLIN COUNTY, SS.

At St. Albans, in said County and State, this 7 day of April, 2022, Mindy S. Gagne, personally appeared as attorney-in-fact for **Charles Christolini Jr. and Darlene Christolini**, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of **Charles Christolini Jr. and Darlene Christolini**.

Before me: Vicki Lynn Combs
Notary Public
My Commission Expires: January 31, 2023

VICKI LYNN COMBS
NOTARY PUBLIC, STATE OF VERMONT
Commission No. 0006256
My Commission Expires Jan. 31, 2023

ST. ALBANS RECORDS OFFICE
RECEIVED
APR 11 11:30 minutes P.M.
398 400 Pages
Attest: [Signature] Asst. Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Signed: [Signature] Clerk
Date: April 11, 2022