

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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7229

2-015-094-272
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

BEYERBACH KEVIN W
30 BISHOP LANE
HOLBROOK, NY 11741

TRANSFEREES (Buyers)

MESSECK MEGEAN
50 EDWARD STREET
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Sep-20-2019	Date of this Closing: Jun-30-2021	Land Size (acres): 0.30	
Property Physical Location: 50 EDWARD STREET	City/Town: St. Albans City	SPAN# 549-173-00998	Check if property is located in multiple cities or towns <input type="checkbox"/> 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: Domicile/Primary Residence	If other, description:		
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)	\$240,000.00		
Value paid or transferred for personal property	\$0.00		
Value paid or transferred for real property	\$240,000.00		
Tax Due	\$2,530.00		

Preparer's Name: JOHNSON & FINNIGA
Preparer's Address: SOUTH BURLINGTO, VT 05403-0000

Preparer's Phone: (802) 660-9393
Preparer's E-mail: SHARON@JFLAWVT.COM

Additional Transferor (S) / Transferee (B)

S CHRISTINE BEYERBACH

30 BISHOP LANE HOLBROOK NY 11741-0000

Transferee's Name MEGEAN MESSECK
 Property Location 50 EDWARD STREET
 Date of this Closing Jun-30-2021

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>293</u>	Page Number* <u>1114</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>26029050</u>	Date of Record* <u>6/30/2021</u>
Grand List Value <u>\$ 140,300</u>	Grand List Category* <u>01</u>	SPAN* <u>549-173-00998</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 Galbreath

Clerk DATE 7/6/2021

VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

7228

1-556-276-736
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

SWB LLC
100 NORTH STREET
BURLINGTON, VT 05401

TRANSFEREES (Buyers)

GIBB JOHN R
92 LINCOLN AVENUE
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Jul-23-2019 **Date of this Closing:** Jun-30-2021 **Land Size (acres):** 0.54

Property Physical Location: 92 LINCOLN AVENUE **City/Town:** St. Albans City **SPAN#:** 549-173-10163 **Check if property is located in multiple cities or towns**

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: Commercial **If other, description:** RENTAL PROPERTY

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)	\$369,500.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$369,500.00
Tax Due	\$4,407.75

Preparer's Name: DALY & DALY, P.C.
Preparer's Address: BURLINGTON, VT 05401-0000

Preparer's Phone: (802) 658-6665
Preparer's E-mail: OFFICE@DALYANDDALY.COM

Additional Transferor (S) / Transferee (B)

B MEGAN E ELLIS

92 LINCOLN AVENUE ST. ALBANS VT 05478-0000

Transferee's Name JOHN R. GIBB
 Property Location 92 LINCOLN AVENUE
 Date of this Closing Jun-30-2021

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This section to be completed by Town or City Clerk

Book Number* <u>293</u>	Page Number* <u>1097</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>25052092</u>	Date of Record* <u>6/30/2021</u>
Grand List Value * <u>172,100</u>	Grand List Category* <u>01</u>	SPAN* <u>549-173-10163</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 Galbreath

Clerk DATE 7/2/21

For Town Use Only