

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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0-791-285-248
Confirmation number

7387	Posted 6/1/22
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For Town Use Only

TRANSFERORS (Sellers)

LINCOLN AVE, LLC
P.O. BOX 1266
WILLISTON, VT 05495

TRANSFEREES (Buyers)

55 FAIRFIELD LLC
96 HARDSCRABBLE ROAD
MILTON, VT 05468

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

Date Acquired by Transferor: Nov-06-2007	Date of this Closing: Jan-26-2022	Land Size (acres): 0.17	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
55 FAIRFIELD STREET	St. Albans City	549-173-00171	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			
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: 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: No			
Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$500,000.00		
Value paid or transferred for personal property	\$0.00		
Value paid or transferred for real property	\$500,000.00		
Tax Due	\$7,250.00		

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

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

Additional Transferor (S) / Transferee (B)

Confirmation number
0-791-285-248

Transferee's Name 55 FAIRFIELD LLC
Property Location 55 FAIRFIELD STREET
Date of this Closing Jan-26-2022

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>296</u>	Page Number* <u>1184</u>	Grand List year* <u>2022</u>
City or Town* St. Albans City	Parcel ID Number <u>14031055</u>	Date of Record* <u>1-26-2022</u>
Grand List Value <u>209,500</u>	Grand List Category* <u>CA</u>	SPAN* 549-173-00171
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 2/4/2022

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