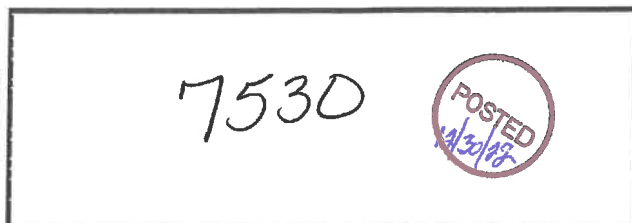


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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0-727-089-408
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

PATRIE MASON
337 CAMBRIDGE GLEN ROAD
CAMBRIDGE, VT 05444

TRANSFEREES (Buyers)

CJL HOLDINGS, LLC
150 OVERLAKE DRIVE
COLCHESTER, VT 05446

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

Date Acquired by Transferor: Jan-13-2020

Date of this Closing: Sep-07-2022 Land Size (acres): 0.14

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

58-60 FAIRFIELD STREET

St. Albans City

549-173-01546

This sale did not involve land

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)

\$232,500.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$232,500.00

Tax Due

\$3,371.25

Preparer's Name: BAUER GRAVEL FARN

Preparer's Phone: (802) 879-6323

Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's E-mail: SBUCHANAN@VTLAWOFFICES.COM

Transferee's Name CJL HOLDINGS, LLC
 Property Location 58-60 FAIRFIELD STREET
 Date of this Closing Sep-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* 299	Page Number* 545	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 14031058	Date of Record* 9-07-22
Grand List Value 120,100	Grand List Category* RI	SPAN* 549-173-01546
Comments, additional information, etc.		

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

SIGNED [Signature]

Clerk DATE 11/20/22

