

E-Filed

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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1-991-753-984  
Confirmation number

7586

POSTED  
2/28/23

For Town Use Only

**TRANSFERORS (Sellers)**

PARENT FAMILY TRUST  
854 PATTE HILL ROAD  
GEORGIA, VT 05468

**TRANSFEREES (Buyers)**

CAX, LLC  
PO BOX 34  
COLCHESTER, VT 05446

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

Date Acquired by Transferor: Nov-05-2022    Date of this Closing: Dec-19-2022    Land Size (acres): 0.00

Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
61 HEFFLON LANE	St. Albans City	549-173- <del>78999</del> 11542	This sale did not involve land <input checked="" 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:    If other, description:

Type of building construction: None    If other, description:

Transferors use of property before transfer: Other    If other, description: condominium unit site

Transferees use of property after transfer: Other    If other, description: condominium unit site

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)	\$57,500.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$57,500.00
Tax Due	\$833.75

Preparer's Name: DANIEL S. TRIGGS  
Preparer's Address: MILTON, VT 05468-0000

Preparer's Phone: (802) 893-4511  
Preparer's E-mail: DANTRIGGSLAWFIRM@COMCAST.NET

Confirmation number  
1-991-753-984

Transferee's Name CAX, LLC  
Property Location 61 HEFFLON LANE  
Date of this Closing Dec-19-2022

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 subdivisions 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>300</u>	Page Number* <u>417</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>11131061</u>	Date of Record* <u>12-19-22</u>
Grand List Value	Grand List Category* <u>R1</u>	SPAN* <u>549-173-78999</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 *Paul Rittley* Clerk DATE 1/5/23

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