

VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

7038

c6r22q

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

TRANSFEREES (Buyers)

ABELL CORY
75 ALDIS STREET
SAINT ALBANS, VT 05478-0000

WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715-0000

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

Date Acquired by Transferor: May-17-2020 Date of this Closing: May-17-2020 Land Size (acres): 0.11

Property Physical Location: 75 ALDIS STREET City/Town: St. Albans City SPAN#: 549-173-00769
Check if property is located in multiple cities or towns
This sale did not involve land

Buyer Seller relationship type: If other, description:

If transfer is exempt from Property Transfer Tax: 18 - 32 V.S.A. § 9603 (18)

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: Other If other, description: Unknown

Transferees use of property after transfer: Other If other, description: Unknown

Will the property be rented after transfer? No Enrolled in the Current Use Program? No

Have development rights been conveyed separately? Yes 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)	\$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: BENDETT & MCHUGH,
Preparer's Address: FARMINGTON, CT 06032-0000

Preparer's Phone: (860) 255-5051
Preparer's E-mail: ALIAPPES@BMPC-LAW.COM

Additional Transferor (S) / Transferee (B)

Transferee's Name WELLS FARGO BANK, N.A.
Property Location 75 ALDIS STREET
Date of this Closing May-17-2020

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 regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account 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>289</u>	Page Number <u>958</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>22002075</u>	Date of Record <u>9/17/20</u>
Grand List Value <u>129100.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-00769</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 *Cathy Conway*, Clerk DATE 9/17/20

[Empty box for Town Use Only]

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