

<b>VT Form</b> <b>PTT-172</b>	<b>VERMONT</b> <b>PROPERTY TRANSFER TAX RETURN</b>
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7286

2-076-325-376

Confirmation number

For Town Use Only

**TRANSFERORS (Sellers)**

SIMON JONATHON B  
 4 COLLEEN LANE  
 WALLKILL, NY 12589

**TRANSFEREES (Buyers)**

SIMONDS WILLIAM  
 104 OLD ORCHARD ROAD  
 ST. ALBANS, VT 05478

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

<b>Date Acquired by Transferor:</b> Oct-24-2019	<b>Date of this Closing:</b> Sep-27-2021	<b>Land Size (acres):</b> 0.28	
<b>Property Physical Location:</b>	<b>City/Town:</b>	<b>SPAN#</b>	<b>Check if property is located in multiple cities or towns</b> <input type="checkbox"/>
7 HODGES COURT	St. Albans City	549-173-00591	<b>This sale did not involve land</b> <input type="checkbox"/>
<b>Buyer Seller relationship type:</b>	<b>If other, description:</b>		
<b>If transfer is exempt from Property Transfer Tax:</b> 00 None	<b>If other, description:</b>		
<b>Interest in property:</b> Fee Simple	<b>If other, description:</b>		
<b>If "undivided" percent of interest:</b>	<b>If other, description:</b>		
<b>Type of building construction:</b> Single Family Dwelling	<b>If other, description:</b>		
<b>Transferors use of property before transfer:</b> Domicile/Primary Residence	<b>If other, description:</b>		
<b>Transferees use of property after transfer:</b> Domicile/Primary Residence	<b>If other, description:</b>		
<b>Will the property be rented after transfer?</b> No	<b>Enrolled in the Current Use Program?</b> No		
<b>Have development rights been conveyed separately?</b> No	<b>New owner elects to continue current use enrollment?</b> No		
<b>Does the transferee hold title to any adjoining property:</b> No			
<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>	\$250,000.00		
<b>Value paid or transferred for personal property</b>	\$0.00		
<b>Value paid or transferred for real property</b>	\$250,000.00		
<b>Tax Due</b>	\$2,675.00		

**Preparer's Name:** CAROL DAVIS  
**Preparer's Address:** SOUTH BURLINGTO, VT 05403-0000

**Preparer's Phone:** (802) 860-4767  
**Preparer's E-mail:** carol@peetlaw.com

**Additional Transferor (S) / Transferee (B)**

5 CELINA GROOT-SIMON  
 3 CORINNE SIMONDS

4 COLLEEN LANE WALLKILL NY 12589-0000  
 104 OLD ORCHARD ROAD ST. ALBANS VT 05478-0000

Transferee's Name WILLIAM SIMONDS  
Property Location 7 HODGES COURT  
Date of this Closing Sep-27-2021

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.

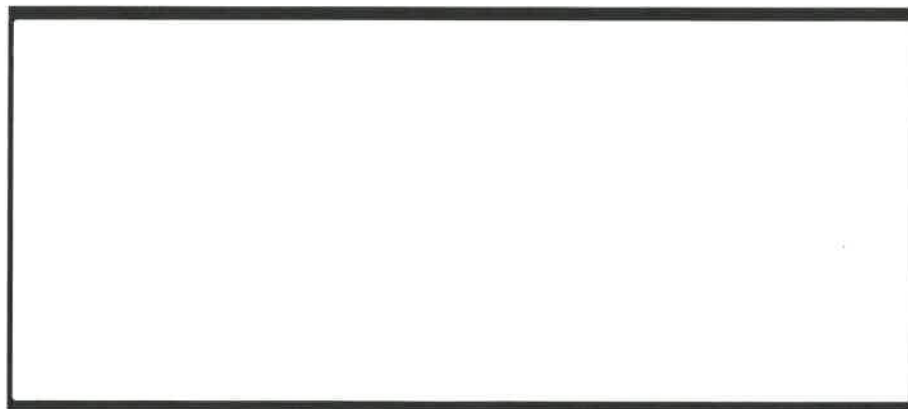
**This section to be completed by Town or City Clerk**

Book Number* <u>295</u>	Page Number* <u>64-65</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>25041007</u>	Date of Record* <u>9/27/2021</u>
Grand List Value <u># 136,500</u>	Grand List Category* <u>01</u>	SPAN* <u>549-173-00591</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 Galbraith

Clerk DATE 9/29/2021



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