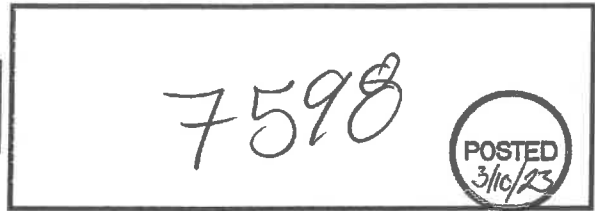


E-Filed

VT Form
PIT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

1-525-309-696
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

TRANSFEREES (Buyers)

PLANNED PARENTHOOD OF NORTHERN NEW ENGLA
784 HERCULES DRIVE
COLCHESTER, VT 05446

6S PROPERTIES LLC
1 BROWN AVENUE
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Feb-27-1995

Date of this Closing: Jan-26-2023

Land Size (acres): 0.33

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

80 FAIRFIELD STREET

St. Albans City

549-173-01071

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: Office Buildings

If other, description:

Transferors use of property before transfer: Commercial

If other, description: Office

Transferees use of property after transfer: Commercial

If other, description: Office

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)

\$360,000.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$360,000.00

Tax Due

\$5,220.00

Preparer's Name: MEGAN NOONAN

Preparer's Phone: (802) 860-1003

Preparer's Address: BURLINGTON, VT 05401-0000

Preparer's E-mail: MNOONAN@DUNKIELSAUNDERS.COM

Confirmation number
1-525-309-696

Transferee's Name 6S PROPERTIES LLC
Property Location 80 FAIRFIELD STREET
Date of this Closing Jan-26-2023

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>300</u>	Page Number* <u>686</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>14031680</u>	Date of Record* <u>1-26-23</u>
Grand List Value <u>232,300</u>	Grand List Category* <u>C</u>	SPAN* <u>549-173-01071</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



Clerk

DATE

1-27-23

For Town Use Only