

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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6941

nsdjv5

Web request key / Verification code

For Town Use Only

**TRANSFERORS (Sellers)**

JP MORGAN CHASE  
3415 VISION DRIVE  
COLUMBUS, OH 43219-6009

**TRANSFEREES (Buyers)**

PHC HOLDINGS LLC  
594 MAQUAM SHORE ROAD  
SWANTON, VT 05488-0000

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

**Date Acquired by Transferor:** Oct-21-2019

**Date of this Closing:** Apr-22-2020

**Land Size (acres):** 0.18

**Property Physical Location:**

**City/Town:**

**SPAN#**

Check if property is located in multiple cities or towns

89 NORTH ELM STREET

St. Albans City

549-173-10297

This sale did not involve land

**Buyer Seller relationship type:**

**If other, description:**

**If transfer is exempt from Property Transfer Tax:** 00 None

**If other, description:**

**Interest in property:** Fee Simple

**If other, description:**

**If "undivided" percent of interest:**

**Type of building construction:** Single Family Dwelling

**If other, description:** re-sale

**Transferors use of property before transfer:** Other

**If other, description:** investment

**Transferees use of property after transfer:** Other

**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)**

\$78,000.00

**Value paid or transferred for personal property**

\$0.00

**Value paid or transferred for real property**

\$78,000.00

**Tax Due**

\$1,131.00

**Preparer's Name:** TRG CONSULTING LL

**Preparer's Phone:** (802) 793-5209

**Preparer's Address:** MONTPELIER, VT 05601-0804

**Preparer's E-mail:** TRGCONSULTING@OUTLOOK.COM

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

Transferee's Name PHC HOLDINGS LLC

Property Location 89 NORTH ELM STREET

Date of this Closing Apr-22-2020

**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>287</u>	Page Number <u>1129</u>	Grand List year <u>2020</u>
City or Town <u>St. Albans City</u>	Parcel ID Number <u>22062089</u>	Date of Record <u>4/28/20</u>
Grand List Value <u>134300.00</u>	Grand List Category <u>01</u>	SPAN <u>549-173-10297</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 *[Signature]*, Clerk    DATE 4/28/20



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