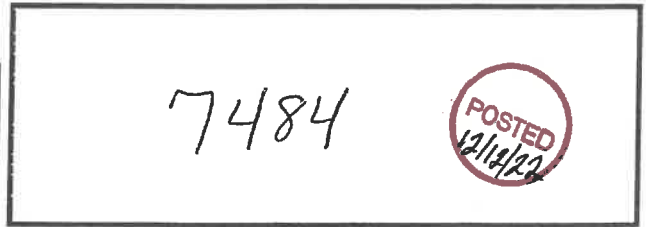


VT Form
PTT-172 VERMONT
PROPERTY TRANSFER TAX RETURN

1-489-493-504
Confirmation number



TRANSFERORS (Sellers)

DOROTHY A. DOWLING IRREVOCABLE TRUST
C/O TRUST COMPANY OF VERMONT 286 COLLEGE
STREET
BURLINGTON, VT 05401

For Town Use Only

TRANSFEREES (Buyers)

LUNEAU TIMOTHY
397 SAN JOSE AVENUE
SAN FRANCISCO, CA 94110

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

Date Acquired by Transferor: Sep-23-2021 **Date of this Closing:** Jun-17-2022 **Land Size (acres):** 1.76

Property Physical Location: 91 BANK STREET **City/Town:** St. Albans City **SPAN#:** 549-173-10731 **Check if property is located in multiple cities or towns:**

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: Single Family Dwelling **If other, description:**

Transferors use of property before transfer: Domicile/Primary Residence **If other, description:**

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

Will the property be rented after transfer? Yes **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)	\$555,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$555,000.00
Tax Due	\$8,047.50

Preparer's Name: DINSE P.C.
Preparer's Address: BURLINGTON, VT 05402-0988

Preparer's Phone: (802) 864-5751
Preparer's E-mail: SMITCHELL@DINSE.COM

Additional Transferor (S) / Transferee (B)

B BRUCE RHOADES

397 SAN JOSE AVENUE SAN FRANCISCO CA 94110-0000

Transferee's Name TIMOTHY LUNEAU
 Property Location 91 BANK STREET
 Date of this Closing Jun-17-2022

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 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* 298	Page Number* 770	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 14005087	Date of Record* 6-17-2022
Grand List Value 417,700	Grand List Category* R1	SPAN* 549-173-10731
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 Bennett

Clerk DATE 6/23/22

