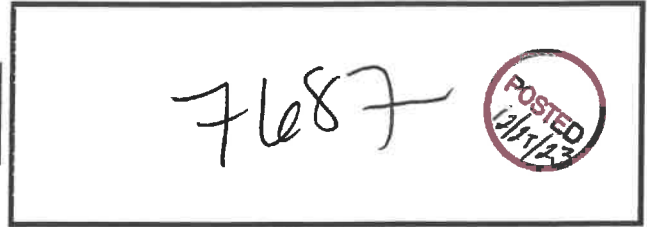


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
---------------------------	---

1-884-465-408
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

CHRISTOPHER LEAH A
PO BOX 78
ROCHESTER, VT 05767

TRANSFEREES (Buyers)

FINCHER BENJAMIN H
91 MESSENGER STREET
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Jul-03-2018	Date of this Closing: Aug-11-2023	Land Size (acres): 0.15	
Property Physical Location: 91 MESSENGER STREET	City/Town: St. Albans City	SPAN# 549-173-10264	Check if property is located in multiple cities or towns <input type="checkbox"/>
Buyer Seller relationship type: If transfer is exempt from Property Transfer Tax: 00 None		If other, description:	This sale did not involve land <input type="checkbox"/>
Interest in property: Fee Simple		If other, description:	
If "undivided" percent of interest:		If other, description: Townhouse	
Type of building construction: Other		If other, description:	
Transferors use of property before transfer: Domicile/Primary Residence		If other, description:	
Transferees use of property after transfer: Domicile/Primary Residence		If other, description:	
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)		\$370,000.00	
Value paid or transferred for personal property		\$0.00	
Value paid or transferred for real property		\$370,000.00	
Tax Due		\$4,415.00	

Preparer's Name: TALLMAN LAW ASSOC
Preparer's Address: RANDOLPH, VT 05060-0000

Preparer's Phone: (802) 728-9103
Preparer's E-mail: OFFICE@TALLMANLAWVT.COM

Additional Transferor (S) / Transferee (B)

S DIANE R PROCKISH
B ELIZABETH A FINCHER

PO BOX 78 ROCHESTER VT 05767-0000
91 MESSENGER STREET ST. ALBANS VT 05478-0000

Transferee's Name BENJAMIN H. FINCHER
 Property Location 91 MESSENGER STREET
 Date of this Closing Aug-11-2023

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* 302	Page Number* 267	Grand List year* 2023
City or Town* St. Albans City	Parcel ID Number 11059091	Date of Record* 8-11-2023
Grand List Value 243,000	Grand List Category* R1	SPAN* 549-173-10264
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 8/31/23



For Town Use Only