E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN

6979

For Town Use Only

q7hw36

Web request key / Verification code

TRANSFERORS (Sellers)

FLETCHER MARTIN
1084 RESERVOIR ROAD
ENOSBURG FALLS, VT 05450-0000

TRANSFEREES (Buyers)

GRATTON RAYMOND
9 HODGES COURT
ST. ALBANS, VT 05478-0000

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

Date Acquired by Transferor: Dec-05-2003 **Date of this Closing:** Jul-15-2020 **Land Size (acres):** 0.31

Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns ☐
9 HODGES COURT	St. Albans City	549-173-10053	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: Single Family Dwelling **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)	$290,000.00
Value paid or transferred for personal property	$0.00
Value paid or transferred for real property	$290,000.00
Tax Due	$3,255.00

Preparer's Name: VAUGHN COMEAU, ES **Preparer's Phone:** (802) 933-2115
Preparer's Address: ENOSBURG FALLS, VT 05450-0000 **Preparer's E-mail:** ATTORNEY@COMEAULAW.COM

Additional Transferor (S) / Transferee (B)

S	RHONDA SOMERS-FLETCHER	1084 RESERVOIR ROAD ENOSBURG FALLS VT 05450-0000
B	MEGAN GRATTON	9 HODGES COURT ST. ALBANS VT 05478-0000

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Transferee's Name RAYMOND GRATTON
Property Location 9 HODGES COURT
Date of this Closing Jul-15-2020

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 288	Page Number 1085	Grand List year 2020
City or Town St. Albans City	Parcel ID Number 25041009	Date of Record 7/20/20
Grand List Value 209100.00	Grand List Category 01	SPAN 549-173-10053
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 7/20/2020

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