

VERMONT PROPERTY TRANSFER TAX RETURN

Dec-03

4741 KENTON & FRANCES BLAIR TO VERMONT LAND TRUST, INC. OPEN LAND PROTECTION	BOX 1559  8 BAILEY AVE	WARREN, VT 05674  MONTPELIER, VT 05602 \$0
4713 ROBERT & BRYCE BRICKOWSKI TO KATHRYN D. BURN 2322 BROOK ROAD	27 GLENDALE RD  237 WHITEMARSH RD \$343,500	MARBLEHEAD, MA 01945  ARDMORE, PA 19903
4714 G. TYRONE BURKE TO FARAHNAZ DONOVAN FATEMAH KHOSROVSHAHI 17 ROCKY RD DWL & 1.5 AC	PO BOX 92  206 SUMMER ST APT #5 2316 OXFORD RD \$222,500	WARREN VT 05674  NEWTON CTR MA RALEIGH NC
4731 GUY CAPEL TO JAMES AND DAVID QUINN TRUSTEES #39 POWDERHOUND	54 OLD ROXBURY MTN RD  126 CHESTNUT ST \$26,500	WARREN, VT 05674  NO. ATTLEBORO, MA 02760
4733 GUY CAPEL TO JAMES QUINN TRUSTEE #24 POWDERHOUND	54 OLD ROXBURY MTN RD  126 CHESTNUT ST NO ATTLEBORO, MA 02760 \$26,500	WARREN VT 05674
4726 JOHN CONNELL & APRIL SMITH TO JOHN CONNELL & APRIL SMITH 189 BROOK RD	189 BROOK RD  189 BROOK RD \$0	WARREN, VT 05674  WARREN, VT 05674
4716 THE CONSERVATION FUND TO UNITED STATE OF AMERICA 29.81 AC LINCOLN GAP RD	1800 KENT ST SUITE 1120  \$175,000	ARLINGTON VA 22209

4743 HANS H. ESTIN TO ROYAL AND ANCIENT TEE SITE, LLP LOT A ESTIN SUB 2.71 AC GOLF COURSE RD	10 POST OFFICE SQ  151 CENTER RD \$80,500	BOSTON, MA 02109  VENICE FL 34285
4720 JEROME AND JACQUELINE GROSSMAN TO ATSC CONSTRUCTION EQUIPMENT, LLC MOUNTAINSIDE #37	11 BROTHERS COURT  145 SPRING ST \$184,950	DIX HILLS NY 11746  EVERTT, MA 02149
4742 MARTIN AND ROBIN GUBERNICK TO VERMONT LAND TRUST OPEN LAND PROTECTION	PO BOX 548  8 BAILEY AVE \$0	WARREN VT 05674  MONTPELIER, VT 05602
4744 KATHERINE HARTSHORN TO KATHERINE HARTSHORN, TRUSTEE HARTSHORN LIVING TRUST 163.8 ACRES	2630 LINCOLN GAP RD  2630 LINCOLN GAP RD \$0	WARREN VT 05674  WARREN VT 05674
4745 KATHARINE HARTSHORN TO RACHAEL HARTSHORN MCCUIN 7.65 AC	2630 LINCOLN GAP RD  2630 LINCOLN GAP RD \$0	WARREN VT 05674  WARREN VT 05674
4717 TIMOTHY J. HULTGREN TO PORPOISE COLONY REALTY TRUST 43 GLF COURSE RD 3.3 AC	316 HAYDEN HILL RD E  258 S. MAIN ST \$80,000	HINESBURG VT 05461  NORTHFIELD VT 05663
4724 PAUL AND MARY HUNTSMAN TO DANIEL AND MAUGHA KENNY 70 SUGARBUSH WOODS RD	130 BODMAN PLACE #12  24 ETON PL \$265,000	RED BANK, NJ 07701  GLEN ROCK, NJ 07452

4734 INACQ CORP TO ELIZABETH GRESHIN 212 AC WARREN & WAITSFIELD	630 WEST GERMANTOWNPIK PLYMOUTH MEETING PA 19406 RR BOX 67-10 \$350,000	WARREN VT 05674
4735 HUGH AND DEBORH KRISKO TO ROBERT & STEPHANIE REISKIN 1856 WEST HILL RD	55 BRADBOURNE ST \$402,000	LONDON SW6 3TF
4737 HENRY LAMBERT TO ANA M. NELSON 80 FULLER HILL RD	T1, BOX 289-A 80 FULLER HILL RD \$0	WHITWELL, TN 37397 WARREN VT 05674
4738 TERI LAMBERT ESTATE OF TO HENRY LAMBERT 80 FULLER HILL RD	RT 1 BOX 289 A \$0	WHITWELL, TN 37397
4715 JAMES N. LONGLEY JR TO DOUGLAS RICKETTS ALPINE VILLAGE	49 JOHN ST PO BOX 267 \$250	WINDSOR LOCKS, CT 06096 WARREN VT 05674
4721 MIRON AND SUSAN MALBOEUF TO ROBERT & ABIGAIL VIETZE 53 WOODS RD SOUTH	5 BARTLETT AVE \$395,000	WARREN VT MEDFIELD, MA 02052
4722 KENNETH & THERESA MCCRACKEN TO ROBERT DEEB UNIT 4 CHRISTMAS TREE CONDO	29 CHRISTMAS TREE RD 37 CLIFF AVE \$80,000	WARREN VT 05674 WINTHROP MA 02152
4723 KENNETH & THERESA MCCRACKEN TO	29 CHRISTMAS TREE RD	WARREN VT 05674

ROBERT DEEB UNIT 12 CHRISTMAS TREE CONDO	37 CLIFF AVE	WINTHROP MA 02152 \$80,000
4729 DAREN AND PAULA MCKENZIE TO MICHAEL CHECKOFF UNIT 9 BRIARCLIFF	PO BOX 1361 PO BOX 127	WAITSFIELD VT 05673 WAITSFIELD VT 05673 \$165,000
4718 NICHOLAS AND HEATHER MOREHOUSE TO RABEAN, LTD 71 RIVERWATCH LANE	PO BOX 7 PO BOX 297	WARREN VT 05674 WAITSFIELD VT 05673 \$340,000
4739 ANNA M. NELSON TO BRUCE & JANET JOPE WILLIAM & SARAH RICKELMAN 80 FULLER HILL RD	103 HORIZON LANE 6134 NORTH 11TH RD	WARREN GLASTENBURY, CT 06033 ARLINGTON VA 22205 \$115,000
4746 ROBERT NEWBERGER TO ROBERT AND BARBARA NEUBERGER 2184 ROXBURY MTN RD	PO BOX 304 PO BOX 304	WARREN, VT 05674 WARREN, VT 05674 \$0
4732 BARBARA ODELL TO DAVID QUINN 36 POWDER HOUND CONDO	4609 HUFFMAN CT 126 CHESTNUT ST	PLANO TX 75093 N. ATTLEBORO MA 02760 \$21,000
4736 RABEAN, LTD TO DOROTHY & ALBERT RAPHAEL TRUST FARMS LOT 14B	20 POMADER PG05 PO BOX 1149	PAGET BERMUDA WAITSFIELD VT 05673 \$460,000
4728 BURTON AND JUDITH RESNICK TO LONERGAN HARRINGTON	350 POLLY PARK RD 127 HARRISON AVE	RYE NY 10580 NEWPORT RI 0284

CLUB SUGARBUSH M48		\$280,000
4740 MAVIS RICKETTS TO DOUGLAS RICKETTS 5633 E. WARREN RD	5633 E. WARREN RD BOX 267	WARREN VT 05674 WARREN VT 05674 \$1.00
4715 LEANDRO P. RIZZUTO TO JMD-C INC 115 WEST HILL RD	75 RAPID CREEK RD 1201 N.MARKET ST	SHERIDAN WYOMING 82801 WILMINGTON DELAWARE 198 \$0
4727 EDWARD & MARGARET SHANAHAN TO LUCILLE LLC UNIT 10 SUGARBUSH VILLAGER		LONG VALLEY, NJ WARREN VT 05674 \$0
4712 SUSAN SIMMS FAMILY TRUST TO NICHOLAS AND HEATHER MOREHOUSE LOT 9 AIRPORT RD	BRIDGE ST PO BOX 7	WAITSFIELD VT 05673 WARREN VT 05674 \$353,565.00
4730 HARVEY AND EDWARD SIMPSON TO CHARLES AND PATRICIA HAUSER UNIT 10 POWDERHOUND CONDO	35 CLOCK TOWER BDG 78 LASALLE AVE	OLD WESTBURY NY 11568 HAMPTON VA 23661 \$25,000
4719 DIANE T. STORY TO BRIAN AND MOLLIE GERMAN 1654 LINCOLN GAP RD	19 FOREST ST PO BOX 1635	S. BURLINGOTN VT 05403 WAITSFIELD VT 05673 \$138,500
4725 JON AND IRENE VICTOR TO GREEN PEAK DEVELOPMENT LLC UNIT 52 SNOW CREEK	283 MAIN ST PO BOX 1112	NEW CANAAN, CT 06840 MANCHESTER VILLAGE VT (C \$205,000

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
SUSAN H. SIMMS FAMILY TRUST, by		c/o Dana and Eleanor Haskin, Trustees	<del>XXXXXXXXXX</del>
DANA L. HASKIN, TRUSTEE and		Bridge Street, Waitsfield, VT 05673	
ELEANOR G. HASKIN, TRUSTEE			
<b>B</b> BUYER'S (TRANSFEREE'S) NAME(S)		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
NICHOLAS A. AND HEATHER W.		P.O. Box 7	<del>XXXXXXXXXX</del>
MOREHOUSE		Warren, VT 05673	<del>XXXXXXXXXX</del>
<b>C</b> PROPERTY LOCATION (Address in full) Lot 9, Airport Road, Warren, Vermont 05674 <i>970 Old Orchard Way</i>			<b>D</b> DATE OF CLOSING 12/2/03
<b>E</b> INTEREST IN PROPERTY			
1. <input checked="" type="checkbox"/> FEE SIMPLE      3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST      5. <input type="checkbox"/> TIME-SHARE      7. <input type="checkbox"/> EASEMENT/ROW 2. <input type="checkbox"/> LIFE ESTATE      4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST      6. <input type="checkbox"/> LEASE      8. <input type="checkbox"/> OTHER _____			
<b>F</b> LAND SIZE (Acres or fraction thereof) 1.8		<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____	
<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).			
1. <input type="checkbox"/> NONE      5. <input type="checkbox"/> FARM BUILDINGS      9. <input type="checkbox"/> STORE 2. <input type="checkbox"/> FACTORY      6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10. <input type="checkbox"/> OTHER _____ DESCRIBE _____ 3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING      7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____ 4. <input type="checkbox"/> CAMP/VACATION HOME      8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED			
CHECK WHETHER THE BUILDINGS WERE EVER <input checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			
<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE      3. <input type="checkbox"/> CAMP/VACATION      5. <input type="checkbox"/> OPERATING FARM      7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____ 2. <input type="checkbox"/> OPEN LAND      4. <input type="checkbox"/> TIMBERLAND      6. <input type="checkbox"/> GOVERNMENT USE      8. <input type="checkbox"/> OTHER _____ DESCRIBE _____			
<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):			
1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE      3. <input type="checkbox"/> CAMP/VACATION      5. <input type="checkbox"/> OPERATING FARM      7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____ 2. <input type="checkbox"/> OPEN LAND      4. <input type="checkbox"/> TIMBERLAND      6. <input type="checkbox"/> GOVERNMENT USE      8. <input type="checkbox"/> OTHER _____ DESCRIBE _____ WAS PROPERTY PURCHASED BY TENANT <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER OF 124 OF 32 V.S.A. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>L</b> IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.			
<b>M</b> TOTAL PRICE PAID \$353,565.00		<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$0.00	
<b>O</b> PRICE PAID FOR REAL PROPERTY \$353,565.00		STATE TYPE OF PERSONAL PROPERTY _____	
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____			
<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES			
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS			\$4,419.56 <i>3,669.56</i>
<b>Q</b> DATE SELLER ACQUIRED <u>4/6/83</u>			
<b>R</b> IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET <u>1</u>			

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGEMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12/2/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	4712
BOOK NUMBER <u>141</u> PAGE NO. <u>749-750</u>	LISTED VALUE \$ <u>239,700</u> GRAND LIST YEAR OF <u>2003</u>	SIGNED <u>[Signature]</u> CLERK	
PARCEL ID NO. <u>009004</u>	GRAND LIST CATEGORY <u>R1</u>	DATE <u>12/4/03</u>	

**RATE SCHEDULE**

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$ <u>100000.00</u>
b. Value of property enrolled in current use program	b. \$ _____
c. Value of qualified working farm	c. \$ _____
d. Add Lines 1a, b and c	d. \$ _____ 0.00
e. Tax rate	e. _____ 0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$ _____ 0.00
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return	2. a. \$ <u>253565.00</u> <del>353,565.00</del>
b. Enter amount from Line 1d of Rate Schedule above	b. \$ _____ 0.00
c. Subtract Line 2b from Line 2a	c. \$ _____ <u>353,565.00</u>
d. Tax rate	d. \$ _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$ _____ <u>4,419.56</u>
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on Line P on front of return	3. \$ <u>3669.56</u> <del>4,419.56</del>

**FLOOD AND SUBDIVISION REGULATION AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number EC-5-3470
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) a
- E. That this transfer ~~does~~/does not (strike one) result in a partition or subdivision of land. Note: if it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

- Buyer(s) certifies that Vermont Income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from Income tax withholding for the following reasons (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See Instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
SUSAN H. SIMMS FAMILY TRUST	12/2/2003	Nicholas A. Morehouse	12/2/03
<i>Dana L. Haskin</i>	12/2/2003	<i>Heather W. Morehouse</i>	12/2/03
By: Dana L. Haskin, Trustee		Heather W. Morehouse	
Preparer's Signature <i>Richard Fabs</i>		Prepared by Gravel and Shea	
Preparer's Address P. O. Box 369, Burlington, VT 05402-0369		Buyer's Representative _____ Tel. _____	
		(Print or Type)	

Keep a copy of this return for your records.



### RATE SCHEDULE

**1. Tax on Special Rate Property:**

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ 100,000.00
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ 100,000.00
e. Tax rate .....	e. .005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ 500.00

**2. Tax on General Rate Property:**

a. Enter amount from Line O on front of return .....	2. a. \$ 343,500.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ 100,000.00
c. Subtract Line 2b from Line 2a .....	c. \$ 243,500.00
d. Tax rate .....	d. .0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ 3,043.75

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$ 3,543.75
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### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) 6
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>R. Buehler</i>	<i>Nov 22 / 03</i>	<i>Kathryn Jones</i>	<i>12/2/03</i>
<i>Bill Miller</i>	<i>Nov 22 / 03</i>		

Preparer's Signature *[Signature]* Prepared by Olenick & Olenick, P.C.

Preparer's Address P. O. Box 25, Waitsfield, VT 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_

(Print or Type)



**RATE SCHEDULE**

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ <u>222,500.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax Rate .....		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ _____
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ <u>2,781.25</u>

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

**A.** That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

**B.** That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.

**C.** That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

- This property is the subject of Permit No. EC-5-0619 and is in compliance with said permit, or
- This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
  - Parcel to be sold: Exemption Number \_\_\_\_\_
  - Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

**D.** That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

- This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
- This property is exempt from Act 250 because: (list exemption number from Line D in instructions) b

**E.** That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

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1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>[Signature]</i>		<i>Neil Donnan</i>	12/2/03
		<i>Fahri Khanou-Shahri by Neil Donnan her attorney in fact</i>	12/2/03

Preparer's Signature \_\_\_\_\_ Prepared by Neal D. Ferenc, Esq.

Preparer's Address P.O. Box 656 Moretown, VT Olenick & Olenick Buyer's Representative (Print or Type) \_\_\_\_\_ Tel. \_\_\_\_\_

Keep a copy of this return for your records.

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A. SELLER'S (TRANSFEROR'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOC. SEC. NO. OR TAX I.D. NO.
James N. Longley, Jr.	49 John Street, Windsor Locks, CT 06096	049-88-7270
<b>B. BUYER'S (TRANSFeree'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOC. SEC. NO. OR TAX I.D. NO.
Douglas D. Ricketts	P.O. Box 267, Warren, VT 05674	
<b>C. PROPERTY LOCATION (Address in full)</b> Lot 28, Block 29, Plat C, Warren Alpine Village, Warren, VT 05674		<b>D. DATE OF CLOSING</b>

**E. INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE ESTATE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER

<b>F. LAND SIZE (Acres or Fraction Thereof)</b> 0.14 +/- acres	<b>G. SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input checked="" type="checkbox"/> OTHER <u>none</u>
---	---

**H. BUILDINGS ON PROPERTY AT TIME OF TRANSFER (CHECK ALL THAT APPLY)**

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SERIAL NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I. PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE

**J. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K. IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland or Working Farmland Tax Abatement Use Value Appraisal Programs)?**  Yes  No

**L. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.**

<b>M. TOTAL PRICE PAID \$</b> <u>250.00</u>	<b>N. PRICE PAID FOR PERSONAL PROPERTY \$</b> _____	<b>O. PRICE PAID FOR REAL PROPERTY \$</b> _____
---	---	---

STATE TYPE OF PERSONAL PROPERTY: \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX:** **MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES**  
**P. TAX DUE:** Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS **\$1.25**

**Q. DATE SELLER ACQUIRED:** September 17, 1963  
**R. IF A VERMONT LAND GAINS TAX IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET:** #1  
(CONTINUE ON REVERSE SIDE)

## THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren  
DATE OF RECORD 7/9/2002  
BOOK NUMBER 161 PAGE NO. 785  
LISTED VALUE \$ 200 GRAND LIST YEAR OF 2003  
PARCEL ID OR MAP NO. 418088  
GRAND LIST CATEGORY h

ACKNOWLEDGMENT

RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.

SIGNED Elaine F. Fuller *assistant*  
DATE 12/3/03

TOWN NUMBER  
4715

## RATE SCHEDULE

1. Tax on Special Rate Property:			
a.	Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions).....	1. a.	\$ 250.00
b.	Value of property enrolled in current use program.....	b.	\$ 0.00
c.	Value of qualified working farm.....	c.	\$ 0.00
d.	Add Lines 1(a), (b), and (c).....	d.	\$ 0.00
e.	Tax rate.....	e.	0.005
f.	Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e).....	f.	\$ 1.25
2. Tax on General Rate Property			
a.	Enter amount from Line O on front of return.....	2. a.	\$ 0.00
b.	Enter amount from Line 1(d) of Rate Schedule above.....	b.	\$ 0.00
c.	Subtract Line 2(b) from Line 2(a).....	c.	\$ 0.00
d.	Tax rate.....	d.	0.0125
e.	Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d).....	e.	\$ 0.00
3. Total tax Due:			
	Add Lines 1(f) and 2(e) and enter here and on Line P on front of return.....	3.	\$ 1.25

## FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the Buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Subdivision Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the subdivision regulations because (see Instructions for exemptions):
 

a. Parcel to be sold:	Exemption Number	#1	Number of acres
b. Parcel retained:	Exemption Number	Not Applicable	Number of acres

Please contact the district office in your area to determine compliance with Act 250 (See map on page 26.)

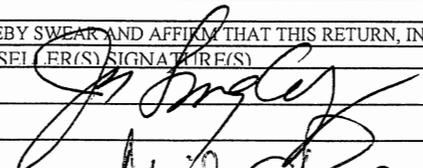
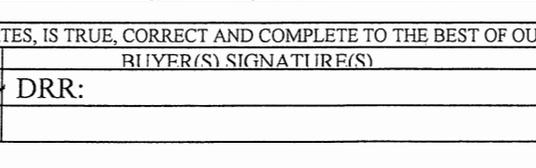
Seller(s) further certifies as follows:

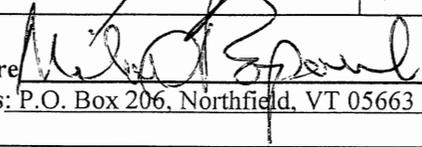
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property is exempt from Act 250 because: (list exemption number from Instructions) b.
- E. That this property DOES NOT (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk.

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that the Vermont Income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer,  
OR that the transfer is exempt from Income tax withholding for the following reason (check one):
1. Seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See Instructions for Form REW-1.)
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
JNL: 	7-7-02	DRR: 	

Preparer's signature:  Prepared by: **Michael Popowski, Esq.**  
 Preparer's Address: P.O. Box 206, Northfield, VT 05663 Buyer's Representative Tel. ( )  
 (Print or Type)

Keep a copy of this return for your records.

# VERMONT PROPERTY TRANSFER TAX RETURN

## VERMONT DEPARTMENT OF TAXES MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Leandro P. Rizzuto	<del>2075</del> Rapid Creek Road Sheridan, Wyoming 82801	[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
JMD-C, Inc. Trustee Leandro P. Rizzuto	1201 N. Market Street Wilmington, Delaware 19899-1347	[REDACTED]
Revocable Trust		

<b>C</b> PROPERTY LOCATION (Address in full) West Hill Road, Warren, Vermont	<b>D</b> DATE OF CLOSING
---	--------------------------

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) 115 acres	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS _____ NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> FACTORY	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) ( UNITS TRANSFERRED )	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.  
5

<b>M</b> TOTAL PRICE PAID \$ <u>0.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>0.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 0.00

**Q** DATE SELLER ACQUIRED 1/22/1979

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 1, 2  
(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	4715
DATE OF RECORD <u>10/24/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>006-007</u>	SIGNED <u>Erin E. Jullen</u> CLERK	
LISTED VALUE \$ <u>193,700</u> GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/8/03</u>	
PARCEL ID NO. <u>016 004-9</u>		
GRAND LIST CATEGORY <u>m</u>		

## RATE SCHEDULE

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ _____
e. Tax rate .....	e. _____ 0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ _____
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return .....	2. a. \$ _____ 0.00
b. Enter amount from Line 1c of Rate Schedule above .....	b. \$ _____
c. Subtract Line 2b from Line 2a .....	c. \$ _____ 0.00
d. Tax rate .....	d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ _____ 0.00
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$ _____ 0.00

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. N/A and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1-402 (a) (1)
    - b. Parcel retained: Exemption Number \_\_\_\_\_

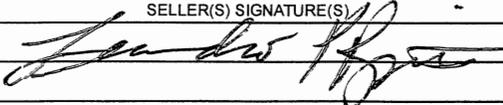
Seller(s) further certifies as follows:

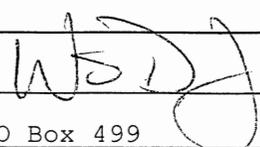
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. N/A and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	10/24/03	By: <u>Tous M. Dard</u>	10/24/03

Preparer's Signature  Prepared by Dakin & Benelli, P.C.

Preparer's Address PO Box 499 Buyer's Representative Dino Halperin Tel. 212 378-3313  
Chester, Vermont 05143 (Print or Type)

Keep a copy of this return for your records.



**RATE SCHEDULE**

**1. Tax on Special Rate Property:**

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) ..... 1. a. \$ \_\_\_\_\_

b. Value of property enrolled in current use program ..... b. \$ \_\_\_\_\_

c. Value of qualified working farm ..... c. \$ \_\_\_\_\_

d. Add Lines 1a, b and c ..... d. \$ \_\_\_\_\_

e. Tax rate ..... e. 0.005

**2. Tax on General Rate Property:**

a. Enter amount from Line O on front of return ..... 2. a. \$ \_\_\_\_\_

b. Enter amount from Line 1d of Rate Schedule above ..... b. \$ \_\_\_\_\_

c. Subtract Line 2b from Line 2a ..... c. \$ \_\_\_\_\_

d. Tax Rate ..... d. 0.0125

e. Tax due on General Rate Property: Multiply Line 2c by Line 2d ..... e. \$ \_\_\_\_\_

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on line P on front of return ..... 3. \$ \_\_\_\_\_

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or

2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):

a. Parcel to be sold: Exemption Number (5)(A)(i)

b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) a

E. That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
The Conservation Fund By <u>Jodi R. O'D</u> <u>Vice Pres. d.</u>	<u>12/02/03</u>	United States of America by <u>[Signature]</u> <u>BY DIRECTOR</u>	<u>12/9/2003</u>

Preparer's Signature \_\_\_\_\_ Prepared by ReiberKenlanSchwiebertFacey

Preparer's Address P.O. Box 578, Rutland, VT 05702 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

Keep a copy of this return for your records.

# VERMONT PROPERTY TRANSFER TAX RETURN

**VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Timothy John Hultgren	316 Hayden Hill Road East, Hinesburg, VT 05461	[REDACTED]

<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Peter J. Monte, as Trustee of Porpoise Colony Realty Trust	258 S. Main Street, Northfield, VT 05663	[REDACTED]
u/t/a dated 9/1/03		

<b>C</b> PROPERTY LOCATION (Address in full) Golf Course Road, Warren, Vermont	<b>D</b> DATE OF CLOSING : 12/8/03
---	---------------------------------------

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ___% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) 3.3 acres +/-	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO \_\_\_\_\_ YES \_\_\_\_\_ DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO \_\_\_\_\_ YES \_\_\_\_\_

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  Yes  No

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW.

<b>M</b> TOTAL PRICE PAID \$ 80,000.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 80,000.00
--	--	--

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 1,000.00
---	-------------

**Q** DATE SELLER ACQUIRED January 16, 2003

**R** IF VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_  
(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>12/8/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>014-015</u>	SIGNED <u>E. Marie F. Fuller</u> CLERK	
LISTED VALUE \$ <u>43,500</u> GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/9/03</u>	4717
PARCEL ID NO. <u>053004-601</u>		
GRAND LIST CATEGORY <u>m</u>		

## RATE SCHEDULE

1. Tax on Special Rate Property:			
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a.\$	_____	
b. Value of property enrolled in current use program .....	b.\$	_____	
c. Value of qualified working farm .....	c.\$	_____	
d. Add Lines 1(a), (b) and (c) .....	d.\$	_____	0.005
e. Tax rate .....	e.	_____	
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e) .....	f.\$	_____	80,000.00
2. Tax on General Rate Property:			
a. Enter amount from Line 0 on front of return .....	2. a.\$	_____	80,000.00
b. Enter amount from Line 1(d) of Rate Schedule above .....	b.\$	_____	80,000.00
c. Subtract Line 2(b) from Line 2(a) .....	c.\$	_____	0.0125
d. Tax rate .....	d.	_____	1,000.00
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e.\$	_____	
3. Total Tax Due:			
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3. \$	_____	1,000.00

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit No. EC-5-0203 and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Please contact the district office in your area to determine compliance with Act 250. (See map on page 34.)

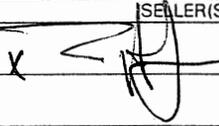
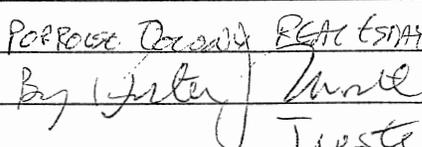
Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or act b
  2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filling with the town clerk (see Line E. instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	12-8-03	 By <u>Walter Monte</u> Trustee	12-8-03

Preparer's Signature James H. Wick Prepared by Wick & Maddocks

Preparer's Address P.O. Box 1336 Burlington, VT 05402 Buyer's Representative P. Monte Tel. 485-5282

(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) <i>Nicholas A. Morehouse Heather W. Morehouse</i>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <i>P.O. Box 7, Warren VT 05674</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>[REDACTED]</i>
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<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) <i>Rabeau, Ltd</i>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <i>c/o Mark J. Grosby P.O. Box 297 Waitsfield, VT 05673</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>[REDACTED]</i>
---	--	---

<b>C</b> PROPERTY LOCATION (Address in full) <i>71 Riverwatch Lane, Warren</i>	<b>D</b> DATE OF CLOSING <i>12-2-03</i>
---	--

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) <i>.20 acres</i>	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input checked="" type="checkbox"/> OTHER <i>None</i>
--	---

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <i>340,000.00</i>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <i>0</i>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <i>\$340,000.00</i>
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ *4,250.00*

**Q** DATE SELLER ACQUIRED *05-03-2001*

**R** IF A VERMONT LAND GAINSTAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET *Primary Residence of Sellers*

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <i>Cher E. Fuller</i> <small>assistant</small> CLERK DATE <i>12/9/03</i>	TOWN NUMBER  <i>4718</i>
TOWN/CITY <i>Warren</i>			
DATE OF RECORD <i>12/2/03</i>			
BOOK NUMBER <i>1102</i> PAGE NO. <i>118-119</i>			
LISTED VALUE \$ <i>258,900</i> GRAND LIST YEAR OF <i>2003</i>			
PARCEL ID NO. <i>100002-934</i>			
GRAND LIST CATEGORY <i>R1</i>			

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____
b. Value of property enrolled in current use program .....	b. \$	_____
c. Value of qualified working farm .....	c. \$	_____
d. Add Lines 1a, b and c .....	d. \$	_____
e. Tax rate .....	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	_____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	340,000 <sup>00</sup>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	_____
c. Subtract Line 2b from Line 2a .....	c. \$	_____
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	4250 <sup>00</sup>
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	4250 <sup>00</sup>

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. EC-5-1683 and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
NM	12/2/03	Richard Duke Kearney, VT	12/2/03
HM	12/2/03		

Preparer's Signature  Prepared by Sheila K. Getzinger, Esc.  
 P. O. Box 515  
 Preparer's Address Waitsfield, Vermont 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
 (Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) Diane T. Story	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 19 Forest Street, South Burlington, Vt. 05403	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. ██████████
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) Brian German Mollie <del>Beime</del> <b>GERMAN</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER P. O. Box 1635, Waitsfield, Vermont 05673 same	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
<b>C</b> PROPERTY LOCATION (Address in full) 1654 Lincoln Gap Road, Warren		<b>D</b> DATE OF CLOSING

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

**F** LAND SIZE (Acres or fraction thereof)

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO  YES  
 WAS SALE BETWEEN FAMILY MEMBERS  NO  YES STATE RELATIONSHIP \_\_\_\_\_  
 FINANCING:  CONVENTIONAL/BANK  OWNER FINANCING  OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <u>138,500.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>138,500.00</u>
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

	\$ 981.25
--	-----------

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS

**Q** DATE SELLER ACQUIRED 9-29-1995

**R** IF A VERMONT LAND GAIN TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1  
 (CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12/4/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	4719
BOOK NUMBER <u>162</u> PAGE NO. <u>020-021</u>	LISTED VALUE \$ <u>95,200</u> GRAND LIST YEAR OF <u>2003</u>	SIGNED <u>Ernie E. Fuller</u> <small>assist</small> CLERK	
PARCEL ID NO. <u>003004-6</u>	GRAND LIST CATEGORY <u>R1</u>	DATE <u>12/8/03</u>	

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	100,000.00
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c .....	d. \$	
e. Tax rate .....	e.	0.005
<b>f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....</b>	<b>f. \$</b>	<b>500.00</b>
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	138,500.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	100,000.00
c. Subtract Line 2b from Line 2a .....	c. \$	38,500.00
d. Tax Rate .....	d.	0.0125
<b>e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....</b>	<b>e. \$</b>	<b>481.25</b>
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	981.25

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
 Diane T. Story		 +	12/4/03  12/4/03

Preparer's Signature  Prepared by Sheila K. Getzinger, Esq.

Preparer's Address P. O. Box 515  
Waitsfield, Vermont 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_

(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) Jerome Grossman Jacqueline Grossman	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 11 Brothers Court Dix Hills NY 11746	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) ATSC Construction Equipment, LLC	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 145 Spring Street Everett, MA 02149 <i>205 Mt Side Dr. Unit 37</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

<b>C</b> PROPERTY LOCATION (Address in full) Mountainside # 37 Warren, VT	<b>D</b> DATE OF CLOSING 12/8/2003
--	---------------------------------------

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

**F** LAND SIZE (Acres or fraction thereof) \_\_\_\_\_

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED \_\_\_\_\_ NO \_\_\_\_\_ YES  
 WAS SALE BETWEEN FAMILY MEMBERS  NO \_\_\_\_\_ YES STATE RELATIONSHIP \_\_\_\_\_  
 FINANCING:  CONVENTIONAL/BANK  OWNER FINANCING  OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <u>184,950.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>184,950.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 2,311.88

**Q** DATE SELLER ACQUIRED 2/21/89

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	4720
DATE OF RECORD <u>12/8/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>041-042</u>	SIGNED <u>Elaine P. Fuller</u> <i>assistant</i> CLERK	
LISTED VALUE \$ <u>90,000</u> GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/8/03</u>	
PARCEL ID NO. <u>316037</u>		
GRAND LIST CATEGORY <u>0</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ <u>184,950.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax Rate .....		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ _____
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ <u>2,311.88</u>

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
  - a. Parcel to be sold: Exemption Number 1
  - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. 5W0504 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_

E. That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>James Grossman by [Signature]</i>	<u>12/8/03</u>	<i>ATSC Construction</i>	<u>12/8/03</u>
<i>Attorney in fact</i>		<i>Equip. LLC by</i>	
<i>James Grossman by [Signature]</i>	<u>12/8/03</u>	<i>Julie [Signature] its atty</i>	
<i>Attorney in fact</i>			

Preparer's Signature \_\_\_\_\_ Prepared by Neal D. Ferenc, Esq.

Preparer's Address P.O. Box 656 Buyer's Representative Sheila Getzinger, Esq.

Moretown, VT 05660 (Print or Type) Tel 496-6763

Keep a copy of this return for your records.

# VERMONT PROPERTY TRANSFER TAX RETURN

## VERMONT DEPARTMENT OF TAXES

### MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Miron C. Malboeuf		[REDACTED]
Susan N. Malboeuf		[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Robert Paul Vietze	5 Bartlett Ave., Medfield, MA 02052	
Abigail Towne Vietze	same	

<b>C</b> PROPERTY LOCATION (Address in full) 53 Woods Road South, Warren, VT 05674	<b>D</b> DATE OF CLOSING 12/8/03
---	-------------------------------------

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) -	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <b>395,000.00</b>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <b>395,000.00</b>
--	--	--

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	<b>\$ 4,187.50</b>
---	--------------------

**Q** DATE SELLER ACQUIRED **9-12-78**

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1 \_\_\_\_\_  
(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
DATE OF RECORD <u>12/9/03</u>	SIGNED <u>Cherie E. Fuller assistant</u> CLERK DATE <u>12/9/03</u>	4721
BOOK NUMBER <u>162</u> PAGE NO. <u>164-66</u>		
LISTED VALUE \$ <u>251,900</u> GRAND LIST YEAR OF <u>2003</u>		
PARCEL ID NO. <u>009004-9</u>		
GRAND LIST CATEGORY <u>R2</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ 100,000.00
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ 100,000.00
e. Tax rate .....		e. .005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ 500.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ 395,000.00
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ 100,000.00
c. Subtract Line 2b from Line 2a .....		c. \$ 295,000.00
d. Tax rate .....		d. .0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ 3,687.50
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on Line P on front of return .....		3. \$ 4,187.50

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) **B**
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
			12-8-03
	12/8/03		12-8-03
	12/8/03		

Preparer's Signature  Prepared by Olenick & Olenick, P.C.

Preparer's Address P. O. Box 25, Waitsfield, VT 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

**VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1409**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A SELLER'S (TRANSFEROR'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO.(S) OR FEDERAL IDENTIFICATION NO.
Kenneth J. McCracken	29 Christmas Tree Road	<del>XXXXXXXXXX</del>
Theresa A. McCracken	Warren, VT 05674	<del>XXXXXXXXXX</del>
<b>B BUYER'S (TRANSFeree'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO.(S) OR FEDERAL IDENTIFICATION NO.
Robert Deeb	37 Cliff Avenue	
	Winthrop, MA 02152	
<b>C PROPERTY LOCATION (Address in full)</b> Unit No. 4, Christmas Tree Condominium, Sugarbush Access Road, Warren, VT 05674		<b>D DATE OF CLOSING</b> December 8, 2003

**E INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ___% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F LAND SIZE (Acres or fraction thereof)</b> N/A	<b>G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>WAS SALE BETWEEN FAMILY MEMBERS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ <b>FINANCING:</b> <input checked="" type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER/FINANCING <input type="checkbox"/> OTHER _____
---	---

**H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):**

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. OTHER _____ DESCRIBE _____

**J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.**  YES  NO

**L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.**

<b>M TOTAL PRICE PAID \$</b> 80,000.00	<b>N PRICE PAID FOR PERSONAL PROPERTY \$</b> _____	<b>O PRICE PAID FOR REAL PROPERTY \$</b> _____
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	
<b>P TAX DUE:</b> Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$1,000.00

**Q DATE SELLER ACQUIRED** 12/25/96

**R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET** 1

(CONTINUED ON REVERSE SIDE)

<b>TOWN/CITY</b> Warren	<b>TOWN/NUMBER</b>
<b>DATE OF RECORD</b> 12/15/03	4722
<b>BOOK NUMBER</b> 162 <b>PAGE NO.</b> 92-93	
<b>LIST VALUE \$</b> 46,000 <b>GRAND LIST YEAR OF</b> 2003	
<b>PARCEL ID NO.</b> 327004	
<b>GRAND LIST CATEGORY</b> 6	
<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>	
<b>ACKNOWLEDGMENT</b>	
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
<b>SIGNED</b> Elaine E. Fuller <i>assistant</i>	<b>CLERK</b>
<b>DATE</b> 12/12/03	

**RATE SCHEDULE**

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions)	1. a. \$	_____
b. Value of property enrolled in current use program	b. \$	_____
c. Value of qualified working farm	c. \$	_____
d. Add Lines 1a, b and c	d. \$	_____
e. Tax rate	e. \$	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$	_____

2. Tax on General Rate Property:

a. Enter amount from Line O on front of return	2. a. \$	_____
b. Enter amount from Line 1d of Rate Schedule above	b. \$	_____
c. Subtract Line 2b from Line 2a	c. \$	_____
d. Tax rate	d. \$	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	_____

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on line P on front of return 3. \$ \_\_\_\_\_

**FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
 

a. Parcel to be sold:	Exemption Number _____	Number of acres _____
b. Parcel retained:	Exemption Number _____	Number of acres _____

Please contact the district office in your area to determine compliance with Act 250. (See map on page 34.)

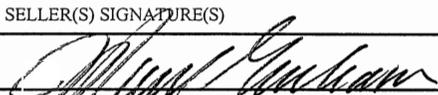
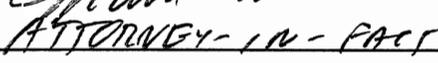
Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from instructions) \_\_\_\_\_ (b) \_\_\_\_\_
- E. That this transfer /does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk.

**WITHHOLDING CERTIFICATION**

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from Income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
KJM 	12/05/03	RD 	12/9/03
TAM 			

Preparer's Signature  Prepared by McKee, Giuliani & Cleveland, P.C.

Preparer's Address 94 Main Street, P.O. Box 1455, Montpelier, VT 05601 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_

(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

**VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1409**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A SELLER'S (TRANSFEROR'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO.(S) OR FEDERAL IDENTIFICATION NO.
Kenneth J. McCracken	29 Christmas Tree Road	<del>176-38-1117</del>
Theresa A. McCracken	Warren, VT 05674	<del>176-38-1118</del>
<b>B BUYER'S (TRANSFeree'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO.(S) OR FEDERAL IDENTIFICATION NO.
Robert Deeb	37 Cliff Avenue	
	Winthrop, MA 02152	
<b>C PROPERTY LOCATION (Address in full)</b> Unit No. 12, Christmas Tree Condominium, Sugarbush Access Road, Warren, VT 05674		<b>DATE OF CLOSING</b> November 8, 2003

**E INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ___% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F LAND SIZE (Acres or fraction thereof)</b> N/A	<b>G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>WAS SALE BETWEEN FAMILY MEMBERS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ <b>FINANCING:</b> <input checked="" type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER/FINANCING <input type="checkbox"/> OTHER _____
---	---

**H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):**

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. OTHER _____ DESCRIBE _____

**J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.**  YES  NO

**L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.**

<b>M TOTAL PRICE PAID \$</b> 80,000.00	<b>N PRICE PAID FOR PERSONAL PROPERTY \$</b> _____	<b>O PRICE PAID FOR REAL PROPERTY \$</b> _____
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P TAX DUE:** Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$1,000.00

**Q DATE SELLER ACQUIRED** 1/22/96

**R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET** 1

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>	<b>TOWN/NUMBER</b>
TOWN/CITY <u>Warren</u>	<b>4723</b>
DATE OF RECORD <u>12/5/03</u>	
BOOK NUMBER <u>162</u> PAGE NO. <u>117-118</u>	
LIST VALUE \$ <u>44,000</u> GRAND LIST YEAR OF <u>2003</u>	
PARCEL ID NO. <u>327012</u>	
GRAND LIST CATEGORY <u>8</u>	
ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>Phineas P. Fuller</u> CLERK DATE <u>12/12/03</u>	

**RATE SCHEDULE**

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions) ..... 1. a. \$ \_\_\_\_\_

b. Value of property enrolled in current use program ..... b. \$ \_\_\_\_\_

c. Value of qualified working farm ..... c. \$ \_\_\_\_\_

d. Add Lines 1a, b and c ..... d. \$ \_\_\_\_\_

e. Tax rate ..... e. \$ 0.005

f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e ..... f. \$ \_\_\_\_\_

2. Tax on General Rate Property:

a. Enter amount from Line O on front of return ..... 2. a. \$ \_\_\_\_\_

b. Enter amount from Line 1d of Rate Schedule above ..... b. \$ \_\_\_\_\_

c. Subtract Line 2b from Line 2a ..... c. \$ \_\_\_\_\_

d. Tax rate ..... d. \$ .0125

e. Tax due on General Rate Property: Multiply Line 2c by Line 2d ..... e. \$ \_\_\_\_\_

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on line P on front of return ..... 3. \$ \_\_\_\_\_

**FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
- a. Parcel to be sold: Exemption Number \_\_\_\_\_ Number of acres \_\_\_\_\_
- b. Parcel retained: Exemption Number \_\_\_\_\_ Number of acres \_\_\_\_\_

Please contact the district office in your area to determine compliance with Act 250. (See map on page 34.)

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) \_\_\_\_\_ (b) \_\_\_\_\_
- E. That this transfer /does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk.

**WITHHOLDING CERTIFICATION**

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from Income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
KJM	12/5/03	RD	
TAM			12/9/03

Preparer's Signature Prepared by McKee, Giuliani & Cleveland, P.C.

Preparer's Address 94 Main Street, P.O. Box 1455, Montpelier, VT 05601 Buyer's Representative Tel. \_\_\_\_\_

(Print or Type)

**VERMONT PROPERTY TRANSFER TAX RETURN**  
**VERMONT DEPARTMENT OF TAXES**  
**MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Paul A. Huntsman	130 Bodman Place #12, Red Bank, NJ 07701	[REDACTED]
Mary W. Huntsman	same	

<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Daniel P. Kenny	24 Eton Place	
Maugha Kenny	Glen Rock, NJ 07452	

<b>C</b> PROPERTY LOCATION (Address in full)	<b>D</b> DATE OF CLOSING
70 Sugarbush Woods Circle, Warren, VT	12/9/03

**E** INTEREST IN PROPERTY

1.  FEE SIMPLE      3.  UNDIVIDED 1/2 INTEREST      5.  TIME-SHARE      7.  EASEMENT/ROW

2.  LIFE ESTATE      4.  UNDIVIDED \_\_\_\_\_ % INTEREST      6.  LEASE      8.  OTHER \_\_\_\_\_

**F** LAND SIZE (Acres or fraction thereof) \_\_\_\_\_

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED \_\_\_\_\_ NO \_\_\_\_\_ YES

WAS SALE BETWEEN FAMILY MEMBERS  NO \_\_\_\_\_ YES STATE RELATIONSHIP \_\_\_\_\_

FINANCING:  CONVENTIONAL/BANK     OWNER FINANCING     OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1.  NONE      5.  FARM BUILDINGS      9.  STORE

2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

3.  SINGLE FAMILY DWELLING      7.  MOBILE HOME YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ SER. NO. \_\_\_\_\_

4.  CAMP/VACATION HOME      8.  CONDOMINIUM WITH \_\_\_\_\_ (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED     RENTED     WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.

**M** TOTAL PRICE PAID \$ 265,000.00      **N** PRICE PAID FOR PERSONAL PROPERTY \$ \_\_\_\_\_      **O** PRICE PAID FOR REAL PROPERTY \$ 265,000.00

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS **\$ 3,312.50**

**Q** DATE SELLER ACQUIRED 4-8-82

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1

(CONTINUED ON REVERSE SIDE)

**THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK**

TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	TOWN NUMBER
DATE OF RECORD <u>12/7/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>142</u> PAGE NO. <u>161-163</u>		
LISTED VALUE \$ <u>152,400</u> GRAND LIST YEAR OF <u>2003</u>		
PARCEL ID NO. <u>006001-3</u>	SIGNED <u>Clare E. Sullivan</u> CLERK	<u>4724</u>
GRAND LIST CATEGORY <u>R1</u>	DATE <u>12/12/03</u>	

## RATE SCHEDULE

**1. Tax on Special Rate Property:**

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ <u>0.00</u>
e. Tax rate .....	e. <u>.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ _____

**2. Tax on General Rate Property:**

a. Enter amount from Line O on front of return .....	2. a. \$ <u>265,000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a .....	c. \$ <u>265,000.00</u>
d. Tax rate .....	d. <u>.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ <u>3,312.50</u>

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$ <u>3,312.50</u>
---	-----------------------

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. b and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Sellers(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Mary Whiston Tomau		[Signature]	12/9/03
Paul [Signature]	12/15/03	[Signature]	12/9/03
Preparer's Signature _____		Prepared by <u>Olenick &amp; Olenick, P.C.</u>	
Preparer's Address <u>P. O. Box 25, Waitsfield, VT 05673</u>		Buyer's Representative _____	Tel. _____

# VERMONT PROPERTY TRANSFER TAX RETURN

## VERMONT DEPARTMENT OF TAXES

### MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Jon B. Victor Irene W. Victor	283 MAIN STREET 8119 Avalon Drive East, New Canaan, CT 06840 same	<del>XXXXXXXXXX</del> <del>XXXXXXXXXX</del>
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Green Peak Deveopment, LLC	PO BOX 7112 MANCHESTER VILLAGE VT	

<b>C</b> PROPERTY LOCATION (Address in full) #52 Snow Creek Condominium, Warren, VT 116 Snow Creek Rd Unit 52	<b>D</b> DATE OF CLOSING 05254 12/8/03
--	---

<b>E</b> INTEREST IN PROPERTY			
1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) -	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):			
1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE	
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____	
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____		
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> (INSERT NUMBER) UNITS TRANSFERRED		
CHECK WHETHER THE BUILDINGS WERE EVER <input type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			

<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____
WAS PROPERTY PURCHASED BY TENANT _____ NO _____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY _____ NO _____ YES			

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <u>205,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>205,000.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	<b>\$ 2,562.50</b>
---	--------------------

**Q** DATE SELLER ACQUIRED 2-2-94

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_  
(CONTINUED ON REVERSE SIDE)

#### THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
DATE OF RECORD <u>12/15/03</u>	SIGNED <u>Erin P. Fuller</u> CLERK DATE <u>7/2/03</u>	4725
BOOK NUMBER <u>162</u> PAGE NO. <u>183-184</u>		
LISTED VALUE \$ <u>90,000</u> GRAND LIST YEAR OF <u>2003</u>		
PARCEL ID NO. <u>324 052</u>		
GRAND LIST CATEGORY <u>0</u>		

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____
b. Value of property enrolled in current use program .....	b. \$	_____
c. Value of qualified working farm .....	c. \$	_____
d. Add Lines 1a, b and c .....	d. \$	0.00
e. Tax rate .....	e.	.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	_____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	205,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	205,000.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	2,562.50
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	2,562.50

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit No. 5W0666 and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

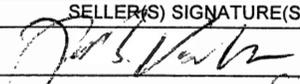
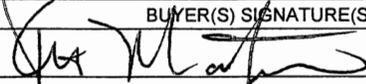
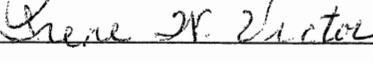
Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit No. 5W0666 and is in compliance with said permit, or
  2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Sellers(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	12/1/03		12/8/03
	12/1/03		

Preparer's Signature  Prepared by Olenick & Olenick, P.C.

Preparer's Address P. O. Box 25, Waitsfield, VT 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

## VERMONT DEPARTMENT OF TAXES MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John B. Connell	189 Brook Road, Warren, VT	
April A. Smith	same	
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John B. Connell	189 Brook Road, Warren, VT	
April A. Smith	same	

<b>C</b> PROPERTY LOCATION (Address in full) 189 Brook Road, Warren, VT	<b>D</b> DATE OF CLOSING 12/9/03
--	-------------------------------------

**E** INTEREST IN PROPERTY

1.  FEE SIMPLE      3.  UNDIVIDED 1/2 INTEREST      5.  TIME-SHARE      7.  EASEMENT/ROW

2.  LIFE ESTATE      4.  UNDIVIDED \_\_\_\_\_ % INTEREST      6.  LEASE      8.  OTHER \_\_\_\_\_

<b>F</b> LAND SIZE (Acres or fraction thereof) -	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS _____ NO <input checked="" type="checkbox"/> YES STATE RELATIONSHIP <u>husband+wife</u> FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1.  NONE      5.  FARM BUILDINGS      9.  STORE

2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

3.  SINGLE FAMILY DWELLING      7.  MOBILE HOME YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ SER. NO. \_\_\_\_\_

4.  CAMP/VACATION HOME      8.  CONDOMINIUM WITH \_\_\_\_\_ (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER     OCCUPIED     RENTED     WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES    DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.     YES     NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.  
**#5 Transfer between husband and wife**

<b>M</b> TOTAL PRICE PAID \$ <u>0.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>0.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

**P** PROPERTY TRANSFER TAX      MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES      \$ 0.00

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS

**Q** DATE SELLER ACQUIRED \_\_\_\_\_

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_  
(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		TOWN NUMBER  ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  SIGNED <u>[Signature]</u> CLERK DATE <u>12/15/03</u>
TOWN/CITY <u>Warren</u>		
DATE OF RECORD <u>12/7/03</u>		
BOOK NUMBER <u>103</u> PAGE NO. <u>192-193</u>		
LISTED VALUE \$ <u>172000</u> GRAND LIST YEAR OF <u>2003</u>		
PARCEL ID NO. <u>001000-801</u>		
GRAND LIST CATEGORY <u>R1</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ <u>0.00</u>
e. Tax rate .....	e. <u>.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ _____
<b>2. Tax on General Rate Property:</b>	
a. Enter amount from Line O on front of return .....	2. a. \$ <u>0.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a .....	c. \$ <u>0.00</u>
d. Tax rate .....	d. <u>.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ <u>0.00</u>
<b>3. Total Tax Due:</b>	
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$ <u>0.00</u>

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	12-9-03		12-09-03
	12-9-03		12-09-03

Preparer's Signature \_\_\_\_\_

Prepared by Olenick & Olenick, P.C.

Preparer's Address P. O. Box 25, Waitsfield, VT 05673

Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

Keep a copy of this return for your records.

**STATE**

**VERMONT PROPERTY TRANSFER TAX RETURN**  
**VERMONT DEPARTMENT OF TAXES**  
**MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Edward R. Shanahan, Jr.		<del>XXXXXXXXXX</del>
Margaret L. Shanahan	Long Valley, NJ	<del>XXXXXXXXXX</del>

<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Lucille LLC	Warren, VT	<del>XXXXXXXXXX</del>

<b>C</b> PROPERTY LOCATION (Address in full) Sugarbush Villager Unit 10, Warren, VT	<b>D</b> DATE OF CLOSING
--	--------------------------

**E** INTEREST IN PROPERTY

1.  FEE SIMPLE      3.  UNDIVIDED 1/2 INTEREST      5.  TIME-SHARE      7.  EASEMENT/ROW

2.  LIFE ESTATE      4.  UNDIVIDED \_\_\_\_\_ % INTEREST      6.  LEASE      8.  OTHER \_\_\_\_\_

**F** LAND SIZE (Acres or fraction thereof)

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO \_\_\_\_\_ YES

WAS SALE BETWEEN FAMILY MEMBERS  NO \_\_\_\_\_ YES      STATE RELATIONSHIP \_\_\_\_\_

FINANCING:  CONVENTIONAL/BANK       OWNER FINANCING       OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1.  NONE      5.  FARM BUILDINGS      9.  STORE

2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

3.  SINGLE FAMILY DWELLING      7.  MOBILE HOME YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ SER. NO. \_\_\_\_\_

4.  CAMP/VACATION HOME      8.  CONDOMINIUM WITH 1 (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED       RENTED       WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE      3.  CAMP/VACATION      5.  OPERATING FARM      7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND      4.  TIMBERLAND      6.  GOVERNMENT USE      8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE      3.  CAMP/VACATION      5.  OPERATING FARM      7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND      4.  TIMBERLAND      6.  GOVERNMENT USE      8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

WAS PROPERTY PURCHASED BY TENANT  NO \_\_\_\_\_ YES      DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.       YES       NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.

**13 - Transfer without consideration to Limited Liability Company at time of formation**

**M** TOTAL PRICE PAID \$ 0.00      **N** PRICE PAID FOR PERSONAL PROPERTY \$ 0.00      **O** PRICE PAID FOR REAL PROPERTY \$ 0.00

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX**      MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS      \$ 0.00

**Q** DATE SELLER ACQUIRED 8/18/1986

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 3

(CONTINUED ON REVERSE SIDE)

**THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK**

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>11/20/03</u> BOOK NUMBER <u>1102</u> PAGE NO. <u>212-213</u> LISTED VALUE \$ <u>39,500</u> GRAND LIST YEAR OF <u>2003</u> PARCEL ID NO. <u>309010</u> GRAND LIST CATEGORY <u>0</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  SIGNED <u>Elaine P. Fuller</u> <small>assistant</small> CLERK DATE <u>12/12/03</u>	TOWN NUMBER      <u>4701</u>
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### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ <u>0.00</u>
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ <u>0.00</u>
e. Tax rate .....	e. <u>.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ <u>0.00</u>
<b>2. Tax on General Rate Property:</b>	
a. Enter amount from Line O on front of return .....	2. a. \$ <u>0.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a .....	c. \$ <u>0.00</u>
d. Tax rate .....	d. <u>.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ <u>0.00</u>
<b>3. Total Tax Due:</b>	
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$ <u>0.00</u>

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

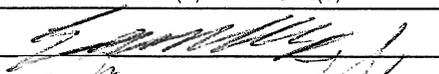
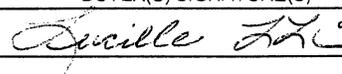
Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
  - 4. Sellers(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	11-20-03		11-20-03
	11-20-03		

Preparer's Signature \_\_\_\_\_ Prepared by Law Office of David M. Sunshine PC

Preparer's Address PO Box 900, Richmond, VT 05477 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Burton P. Resnick Judith B. Resnick	350 Polly Park Road, Rye, NY 10580 same	 

<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Loneragan Harrington	127 Harrison Avenue, Newport, RI <del>02840</del> 02840	 

<b>C</b> PROPERTY LOCATION (Address in full) Unit M-48, Club Sugarbush, Warren	<b>D</b> DATE OF CLOSING 12-15-03
---	--------------------------------------

<b>E</b> INTEREST IN PROPERTY			
1. <input checked="" type="checkbox"/> JOINT TENANTS	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) n/a	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____		
--	--	--	--

<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):			
1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE	
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____	
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____		
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> (INSERT NUMBER) UNITS TRANSFERRED		
CHECK WHETHER THE BUILDINGS WERE EVER <input type="checkbox"/> OCCUPIED <input checked="" type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			

<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):			
1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
---

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ 280,000.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ 0	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 280,000.00
STATE TYPE OF PERSONAL PROPERTY _____ IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	\$ 3,500.00
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	

<b>Q</b> DATE SELLER ACQUIRED March 4, 1982
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<b>R</b> IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1
---

(CONTINUED ON REVERSE SIDE)

## THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>11/17/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>225-226</u>	assistant	
LISTED VALUE \$ <u>155,000</u> GRAND LIST YEAR OF <u>2003</u>	SIGNED <u>Eraine E. Fuller</u> CLERK	<u>4728</u>
PARCEL ID NO. <u>012000-3</u>	DATE <u>12/17/03</u>	
GRAND LIST CATEGORY <u>V2</u>		

**RATE SCHEDULE**

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ <u>200,000.00</u>
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return .....		2. a. \$ <u>130,000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ <u>280,000.00</u>
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax Rate .....		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ <u>3,500.00</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return .....	<u>2750.00</u>	3. \$ <u>3,500.00</u>

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

- This property is the subject of Permit No. 5W0449 as amended and is in compliance with said permit, or
- This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
  - Parcel to be sold: Exemption Number \_\_\_\_\_
  - Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

- This property is the subject of Act 250 Permit No. 5W0449 as amended and is in compliance with said permit, or
- This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_

E. That this transfer ~~does~~ (does not (strike one)) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
 OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. 29643 from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<u>Burton P. Resnick</u> Burton P. Resnick	<u>11-7-03</u>	<u>Lonegan Harrington</u> Lonegan Harrington	
<u>Judith B. Resnick</u> Judith B. Resnick	<u>11-7-03</u>	<u>Sheila M. Getzinger</u> Sheila M. Getzinger	
Preparer's Signature <u>Sheila M. Getzinger</u>		Prepared by <u>Sheila M. Getzinger, Esq.</u>	
Preparer's Address <u>Waitsfield, Vermont 05673</u>		Buyer's Representative (Print or Type) _____ Tel. _____	

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Daren R. McKenzie		
Paula L. McKenzie	P. O. Box 1361, Waitsfield, VT 05673	[REDACTED]
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Michael Checkoff	P. O. Box 127, Waitsfield, VT 05673	
	29 Lower Briar Cliff Rd Unit 9	
<b>C</b> PROPERTY LOCATION (Address in full)	#9 Briarcliff Unit 9, Warren, Vermont	<b>D</b> DATE OF CLOSING 12/18/03
<b>E</b> INTEREST IN PROPERTY		
1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ___% INTEREST	6. <input type="checkbox"/> LEASE
		7. <input type="checkbox"/> EASEMENT/ROW
		8. <input type="checkbox"/> OTHER
<b>F</b> LAND SIZE (Acres or fraction thereof)	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____	
	FINANCING: <input checked="" type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____	
<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).		
1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH 1 (INSERT NUMBER) UNITS TRANSFERRED	
CHECK WHETHER THE BUILDINGS WERE EVER <input checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE		
<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):		
1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE
		7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
		8. <input type="checkbox"/> OTHER _____ DESCRIBE _____
<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):		
1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE
		7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
		8. <input type="checkbox"/> OTHER _____ DESCRIBE _____
WAS PROPERTY PURCHASED BY TENANT <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>L</b> IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW.		
<b>M</b> TOTAL PRICE PAID \$ 165,000.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 165,000.00
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		
<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES		<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 1,312.50
<b>Q</b> DATE SELLER ACQUIRED 8/23/01		
<b>R</b> IF VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 3		
(CONTINUE ON REVERSE SIDE)		

## THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>12/16/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>302-303</u>	SIGNED <u>Elaine E. Fuller</u> CLERK	4729
LISTED VALUE \$ <u>100,000</u> GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/18/03</u> <u>assist.</u>	
PARCEL ID NO. <u>328 009</u>		
GRAND LIST CATEGORY <u>0</u>		

## RATE SCHEDULE

1. Tax on Special Rate Property:		100,000.00
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	100,000.00
d. Add Lines 1(a), (b) and(c) .....	d. \$	0.005
e. Tax rate .....	e.	500.00
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e) .....	f. \$	
2. Tax on General Rate Property:		165,000.00
a. Enter amount from Line O on front of return .....	2. a. \$	100,000.00
b. Enter amount from Line 1(d) of Rate Schedule above .....	b. \$	65,000.00
c. Subtract Line 2(b) from Line 2(a) .....	c. \$	0.0125
d. Tax rate .....	d.	812.50
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e. \$	
3. Total Tax Due:		1,312.50
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3. \$	

### FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Subdivision Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
  - a. Parcel to be sold: Exemption Number 1-403a1 Number of acres \_\_\_\_\_
  - b. Parcel retained: Exemption Number \_\_\_\_\_ Number of acres \_\_\_\_\_

Please contact the district office in your area to determine compliance with Act 250. (See map on page 34.)

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) a

E. That this transfer ~~does~~/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk.

### WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	12/16/03		12/16/03
	12/16/03		

Preparer's Signature Prepared by Valsangiaco, Detora & McQuesten, P.C.

Preparer's Address P.O. Box 625 Barre, VT 05641

Buyer's Representative Mark Crosby Tel. 746-6647  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Harvey Simpson Edward Simpson	35 Clock Tower Bldg, Old Westbury, NY 11568	<del>XXXXXXXXXX</del> <del>XXXXXXXXXX</del>

<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Charles R. Hauser Patricia A. Hauser	78 LaSalle Avenue Hampton VA 23661 65 Mulleberry Ln - Unit 10	

<b>C</b> PROPERTY LOCATION (Address in full) Unit 10, Powderhand Condo, Warren	<b>D</b> DATE OF CLOSING
---	--------------------------

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) N/A	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input checked="" type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	---

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL <u>Rental</u> DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <u>25,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>25,000.00</u>
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>31250</u>
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**Q** DATE SELLER ACQUIRED 11-3-83

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>11/20/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u>	PAGE NO. <u>358-360</u>	SIGNED <u>Ernie F. Fuller</u> <i>assist</i> CLERK DATE <u>12/22/03</u>	4730
LISTED VALUE \$ <u>18,000</u>	GRAND LIST YEAR OF <u>2003</u>		
PARCEL ID NO. <u>325010</u>	GRAND LIST CATEGORY <u>0</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ _____
e. Tax rate .....	e. _____ 0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ _____
<b>2. Tax On General Rate Property:</b>	
a. Enter amount from Line O on front of return .....	2. a. \$ <u>25 000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ _____
c. Subtract Line 2b from Line 2a .....	c. \$ _____
d. Tax Rate .....	d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ <u>312.50</u>
<b>3. Total Tax Due:</b>	
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$ <u>312.50</u>

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	✓ 3/20/03		12/15/03
	3/20/03		

Preparer's Signature Prepared by Sheila K. Getzinger, Escr.

Preparer's Address Waitsfield, Vermont 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_

(Print or Type)

**VERMONT PROPERTY TRANSFER TAX RETURN**  
**VERMONT DEPARTMENT OF TAXES**  
**MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Guy B. Capel	54 Old Roxbury Mountain Road, Warren, VT	[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
James Quinn, Trustee David Quinn, Trustee	126 Chestnut St., No. Attleboro, MA 02760  166 Quakerberry Ln Unit 39	

<b>C</b> PROPERTY LOCATION (Address in full) #39 Powderhound Condominium, Warren, VT 0567344	<b>D</b> DATE OF CLOSING 12/19/03
---	--------------------------------------

**E** INTEREST IN PROPERTY

1.  FEE SIMPLE      3.  UNDIVIDED 1/2 INTEREST      5.  TIME-SHARE      7.  EASEMENT/ROW

2.  LIFE ESTATE      4.  UNDIVIDED \_\_\_\_\_ % INTEREST      6.  LEASE      8.  OTHER \_\_\_\_\_

**F** LAND SIZE (Acres or fraction thereof)      **G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO  YES

WAS SALE BETWEEN FAMILY MEMBERS  NO  YES STATE RELATIONSHIP \_\_\_\_\_

FINANCING:  CONVENTIONAL/BANK     OWNER FINANCING     OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1.  NONE      5.  FARM BUILDINGS      9.  STORE

2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

3.  SINGLE FAMILY DWELLING      7.  MOBILE HOME YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ SER. NO. \_\_\_\_\_

4.  CAMP/VACATION HOME      8.  CONDOMINIUM WITH 1 (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED     RENTED     WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.     YES     NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.

**M** TOTAL PRICE PAID \$ 26,500.00      **N** PRICE PAID FOR PERSONAL PROPERTY \$ \_\_\_\_\_      **O** PRICE PAID FOR REAL PROPERTY \$ 0.00

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS      \$ 331.25

**Q** DATE SELLER ACQUIRED 6-7-82

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1

(CONTINUED ON REVERSE SIDE)

**THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK**

TOWN/CITY Warren

DATE OF RECORD 12/17/03

BOOK NUMBER 162 PAGE NO. 384-385

LISTED VALUE \$ 15000 GRAND LIST YEAR OF 2003

PARCEL ID NO. 325103

GRAND LIST CATEGORY 0

ACKNOWLEDGEMENT  
 RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.

SIGNED Elaine E. Fuller *assistant* CLERK

DATE 12/22/03

TOWN NUMBER  
  
4731

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____
b. Value of property enrolled in current use program .....	b. \$	_____
c. Value of qualified working farm .....	c. \$	_____
d. Add Lines 1a, b and c .....	d. \$	0.00
e. Tax rate .....	e.	.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	_____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	26,500.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	26,500.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	331.25
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	331.25

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit No. 5W0649 and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

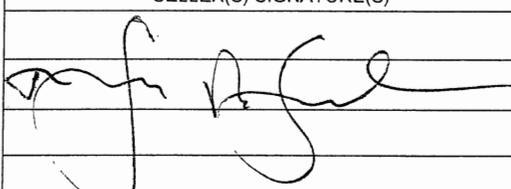
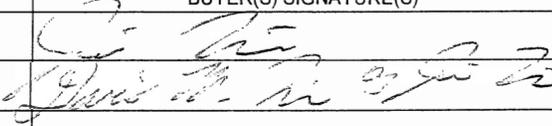
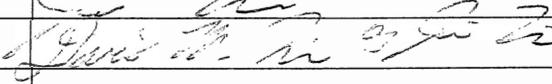
Seller(s) further certifies as follows:

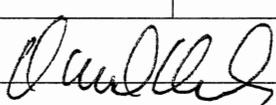
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit No. 5W0649 and is in compliance with said permit, or
  2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Sellers(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
			12/19/03
			12/19/03

Preparer's Signature  Prepared by Olenick & Olenick, P.C.

Preparer's Address P. O. Box 25, Waitsfield, VT 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)



## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
<b>d. Add Lines 1a, b, and c</b> .....	d. \$ <u>0.00</u>
e. Tax rate .....	e. <u>.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ _____
<b>2. Tax on General Rate Property:</b>	
a. Enter amount from Line O on front of return .....	2. a. \$ <u>21,000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a .....	c. \$ <u>21,000.00</u>
d. Tax rate .....	d. <u>.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ <u>262.50</u>
<b>3. Total Tax Due:</b>	
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$ <u>262.50</u>

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. SW0649 and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. SW0649 and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Sue Brown Olenick</i>	<i>12/12/03</i>	<i>John P. Olenick</i>	<i>12/19/03</i>

Preparer's Signature \_\_\_\_\_ Prepared by Olenick & Olenick, P.C.

Preparer's Address P. O. Box 25, Waitsfield, VT 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

**VERMONT PROPERTY TRANSFER TAX RETURN**  
**VERMONT DEPARTMENT OF TAXES**  
**MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
--	---	--

Guy B. Capel	54 Old Roxbury Mountain Road, Warren, VT	<del>XXXXXXXXXX</del>
--------------	--	-----------------------

<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
---	---	--

James Quinn, Trustee	126 Chestnut St., No. Attleboro, MA 02760	
	<i>79 Buckleberry Ln - Unit 24</i>	

<b>C</b> PROPERTY LOCATION (Address in full) #24 Powderhound Condominium, Warren, VT 05674	<b>D</b> DATE OF CLOSING <i>12/19/03</i>
---	---

<b>E</b> INTEREST IN PROPERTY			
1. <input type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) -	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):			
1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE	
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____	
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____		
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> (INSERT NUMBER) UNITS TRANSFERRED		

<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ <u>26,500.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>0.00</u>
---	--	--

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	<b>\$ 331.25</b>
--	------------------

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS

**Q** DATE SELLER ACQUIRED 11-17-83

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1  
 (CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
DATE OF RECORD <u>12/17/03</u>		
BOOK NUMBER <u>162</u> PAGE NO. <u>388-389</u>		
LISTED VALUE \$ <u>15,000</u> GRAND LIST YEAR OF <u>2003</u>		
PARCEL ID NO. <u>325024</u>	SIGNED <u>Plaine E. Fuller</u> <i>assistant</i> CLERK	<u>4733</u>
GRAND LIST CATEGORY <u>0</u>	DATE <u>12/22/03</u>	

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____
b. Value of property enrolled in current use program .....	b. \$	_____
c. Value of qualified working farm .....	c. \$	_____
d. Add Lines 1a, b and c .....	d. \$	0.00
e. Tax rate .....	e.	.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	_____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	26,500.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	26,500.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	331.25
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	331.25

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. 5W0649 and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. 5W0649 and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Sellers(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
			12/19/23
Preparer's Signature _____		Prepared by <u>Olenick &amp; Olenick, P.C.</u>	
Preparer's Address <u>P. O. Box 25, Waitsfield, VT 05673</u>		Buyer's Representative _____	Tel. _____
		(Print or Type)	

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>[A] SELLER'S (TRANSFEROR'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Innacq Corporation, f/k/a Sugarbush Inn Corporation	630 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462	[REDACTED]
<b>[B] BUYER'S (TRANSFeree'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Elizabeth A. Greshin	Rt 1, Box 67-10, Warren, VT 05674	[REDACTED]
<b>[C] PROPERTY LOCATION (Address in Full)</b>	Warren VT 05674 and Waitsfield, VT 05673	<b>[D] DATE OF CLOSING</b> 12/31/03

**[E] INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER

<b>[F] LAND SIZE (Acres or fraction thereof)</b> 212 acres ±	<b>[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>WAS SALE BETWEEN FAMILY MEMBERS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input checked="" type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER
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**[H] BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):**

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH ____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ Describe
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR ____ MAKE _____	SERIAL NO. _____
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH ____ UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**[I] PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

**[J] PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):**

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**[K] CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.**  YES  NO

**[L] IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.**

<b>[M] TOTAL PRICE PAID \$</b> 350,000.00	<b>[N] PRICE PAID FOR PERSONAL PROPERTY \$</b> N/A	<b>[O] PRICE PAID FOR REAL PROPERTY \$</b> 350,000.00
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STATE TYPE OF PERSONAL PROPERTY N/A

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: N/A

MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

<b>[P] TAX DUE:</b> Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 3,625.00
<b>[Q] DATE SELLER ACQUIRED</b> 4/30/90 - 5/16/95; 11/13/02 - reacquired by deed in lieu of foreclosure	

**[R] IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTIONS FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET** 1  
(CONTINUED ON REVERSE SIDE)

<p style="text-align: center;">THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</p> <p>TOWN/CITY <u>Warren</u></p> <p>DATE OF RECORD <u>12-30-03</u></p> <p>BOOK NUMBER <u>1162</u> PAGE NO. <u>446-450</u></p> <p>LISTED VALUE <u>\$434,600</u> GRAND LIST YEAR <u>2003</u></p> <p>PARCEL ID NO. <u>0050021</u></p> <p>GRAND LIST CATEGORY <u>m</u></p> <p style="text-align: center;">ACKNOWLEDGMENT</p> <p>RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>[Signature]</u>, CLERK</p> <p>DATE <u>12-30-03</u></p>	<p>TOWN NUMBER</p> <p><u>4734</u></p>
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**RATE SCHEDULE**

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions) .....	1. a.	\$ 100,000.00
b. Value of property enrolled in current use program .....	b.	\$ 0.00
c. Value of qualified working farm .....	c.	\$ 0.00
d. Add Lines 1(a), (b) and (c) .....	d.	\$ 100,000.00
e. Tax Rate .....	e.	\$ .005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e) .....	f.	\$ 500.00
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return .....	2. a.	\$ 350,000.00
b. Enter amount from Line 1(d) of Rate Schedule above .....	b.	\$ 100,000.00
c. Subtract Line 2(b) from Line 2(a) .....	c.	\$ 250,000.00
d. Tax rate .....	d.	\$.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e.	\$ 3,125.00
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3.	\$ 3,625.00

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations, and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1 Number of Acres 212
    - b. Parcel to be retained: Exemption Number \_\_\_\_\_

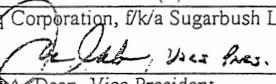
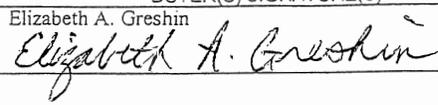
Seller(s) further certifies as follows:

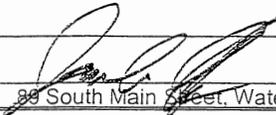
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. 5W0703-7 and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D instructions) \_\_\_\_\_
- E. That this transfer xxx/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, Seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Innaca Corporation, f/k/a Sugarbush Land Holdings, Inc. By:  John A. Dean, Vice President	12/ 31/ 03	Elizabeth A. Greshin 	12/ 31 /03

Preparer's Signature  Prepared By Darby Stearns Thorndike Kolter & Ware, LLP  
 Preparer's Address 88 South Main Street, Waterbury, Vermont 05676 Buyer's Representative \_\_\_\_\_ Tele \_\_\_\_\_

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Hugh Krisko		[REDACTED]
Deborah Krisko		[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Robert J. Reiskin	55 Bradbourne Street	[REDACTED]
<del>Susan M. Reiskin</del>	London SW6 3TF, United Kingdom	[REDACTED]
Stephanie		
<b>C</b> PROPERTY LOCATION (Address in full)	<b>D</b> DATE OF CLOSING	
1856 West Hill Road, Warren	12-30-2003	

**E** INTEREST IN PROPERTY

1.  FEE SIMPLE      3.  UNDIVIDED 1/2 INTEREST      5.  TIME-SHARE      7.  EASEMENT/ROW

2.  LIFE ESTATE      4.  UNDIVIDED \_\_\_\_\_% INTEREST      6.  LEASE      8.  OTHER \_\_\_\_\_

**F** LAND SIZE (Acres or fraction thereof)      **G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO \_\_\_\_\_ YES \_\_\_\_\_

2 acres ±      WAS SALE BETWEEN FAMILY MEMBERS  NO \_\_\_\_\_ YES \_\_\_\_\_ STATE RELATIONSHIP \_\_\_\_\_

FINANCING:  CONVENTIONAL/BANK       OWNER FINANCING       OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1.  NONE      5.  FARM BUILDINGS      9.  STORE

2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

3.  SINGLE FAMILY DWELLING      7.  MOBILE HOME YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ SER. NO. \_\_\_\_\_

4.  CAMP/VACATION HOME      8.  CONDOMINIUM WITH \_\_\_\_\_ (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED       RENTED       WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE      3.  CAMP/VACATION      5.  OPERATING FARM      7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND      4.  TIMBERLAND      6.  GOVERNMENT USE      8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE      3.  CAMP/VACATION      5.  OPERATING FARM      7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND      4.  TIMBERLAND      6.  GOVERNMENT USE      8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

WAS PROPERTY PURCHASED BY TENANT  NO \_\_\_\_\_ YES \_\_\_\_\_ DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO \_\_\_\_\_ YES \_\_\_\_\_

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.       YES       NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

<b>M</b> TOTAL PRICE PAID \$ 402,000.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ 0	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 402,000.00
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX**      MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES      \$ 5,025.00

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS

**Q** DATE SELLER ACQUIRED 10-24-86

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>162</u> <u>12/30/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>452-453</u>	PAGE NO. <u>452-453</u>	SIGNED <u>Clare E. Feehan</u> <u>assistant</u> CLERK	4735
LISTED VALUE \$ <u>195,300</u>	GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/31/03</u>	
PARCEL ID NO. <u>011004</u>	GRAND LIST CATEGORY <u>R1</u>		

### RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. _____ 0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return .....		2. a. \$ <u>402,000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax Rate .....		d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ <u>5,025.00</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ <u>5,025.00</u>

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

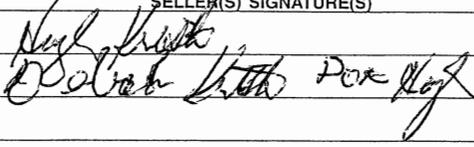
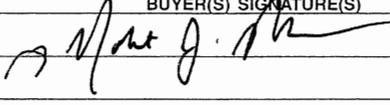
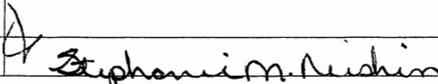
Seller(s) further certifies as follows:

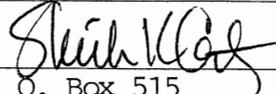
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
			12/30/03
			12/30/03

Preparer's Signature  Prepared by Sheila K. Getzinger, Escr.

Preparer's Address Waitsfield, Vermont 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A. SELLER'S (TRANSFEROR'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.</b>
Rabeau, Ltd	20 POMANDER P605 PAGET BERMUDA	<del>XXXXXXXXXX</del>
<b>B. BUYER'S (TRANSFeree'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.</b>
Dorothy B. Raphael, Trustee of the Dorothy B. Raphael	P.O. Box 1149 Waitsfield, VT 05673	<del>XXXXXXXXXX</del>
Albert A. Raphael, Jr., Trustee of the Albert A. Raphael, Jr.		<del>XXXXXXXXXX</del>

<b>C. PROPERTY LOCATION (Address in full)</b> Lot 14B, The Farms Condominium, Warren, VT	<b>D. DATE OF CLOSING</b> 12/15/03
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**E. INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F. LAND SIZE (Acres or fraction thereof)</b> NA	<b>G. SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
	<b>WAS SALE BETWEEN FAMILY MEMBERS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>STATE RELATIONSHIP</b> _____		
	<b>FINANCING:</b> <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____		

**H. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):**

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I. PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):**

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K. CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.**  YES  NO

**L. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.**

<b>M. TOTAL PRICE PAID \$</b> 460000.00	<b>N. PRICE PAID FOR PERSONAL PROPERTY \$</b> -0-	<b>O. PRICE PAID FOR REAL PROPERTY \$</b> 460,000.00
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

<b>P. TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS</b>	\$ 5,000.00
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**Q. DATE SELLER ACQUIRED** 04/04/2001

**R. IF A VERMONT LAND GAIN TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET** 3  
(CONTINUED ON REVERSE SIDE)

**THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK**

<p>TOWN/CITY <u>Warren</u></p> <p>DATE OF RECORD <u>12/17/03</u></p> <p>BOOK NUMBER <u>1102</u> PAGE NO. <u>480-481</u></p> <p>LISTED VALUE \$ <u>380,000</u> GRAND LIST YEAR OF <u>2003</u></p> <p>PARCEL ID NO. <u>335142</u></p> <p>GRAND LIST CATEGORY <u>0</u></p>	<p style="text-align: center;"><b>ACKNOWLEDGMENT</b></p> <p>RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>Erin E. Fuller</u> CLERK</p> <p>DATE <u>12/30/03</u></p>	<p>TOWN NUMBER</p> <p><u>4736</u></p>
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### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	100,000.00
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c .....	d. \$	100,000.00
e. Tax rate .....	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	500.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line 1 on front of return .....	2. a. \$	460,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	100,000.00
c. Subtract Line 2b from Line 2a .....	c. \$	360,000.00
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	4,500.00
<b>3. Total Tax Due:</b>		
Enter amount from Line 2e and Line 1f on front of return .....	3. \$	5,000.00

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. 300634 and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S) 	DATE <u>12/17/2003</u>	BUYER(S) SIGNATURE(S)  	DATE <u>12-30-03</u> <u>12-30-03</u>
Preparer's Signature		Prepared by <u>Mark J. Grosby, Esq.</u>	
Preparer's Address <u>P.O. Box 297, Waitsfield, VT 05673</u>		Buyer's Representative (Print or Type) _____ Tel. _____	

Keep a copy of this return for your records.

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) <i>Henry L. Lambert</i>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <i>Rt 1, Box 289-a, Whitwell, TN 37397</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>[Redacted]</i>
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) <i>Clara M. Nelson</i>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <i>80 Fuller Hill Rd Warren VT 05674</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>[Redacted]</i>

**C** PROPERTY LOCATION (Address in full) *80 Fuller Hill Rd Warren* **D** DATE OF CLOSING *12-17-03*

**E** INTEREST IN PROPERTY

1. <input type="checkbox"/> FEE SIMPLE	3. <input checked="" type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

**F** LAND SIZE (Acres or fraction thereof) *1.0-acre ±* **G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO  YES  
 WAS SALE BETWEEN FAMILY MEMBERS  NO  YES STATE RELATIONSHIP \_\_\_\_\_  
 FINANCING:  CONVENTIONAL/BANK  OWNER FINANCING  OTHER *None*

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

**M** TOTAL PRICE PAID \$ *0* **N** PRICE PAID FOR PERSONAL PROPERTY \$ *0* **O** PRICE PAID FOR REAL PROPERTY \$ *0*

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: *Town Assessment is \$3500.00 - 1/2 int = 4750.00*

**P** PROPERTY TRANSFER TAX MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES \$ *208.75*

**Q** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS

**R** DATE SELLER ACQUIRED *12/16/03 by decree from probate of daughter's estate. Daughter acquired 1998*

**S** IF A VERMONT LAND GAIN TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET *Primary use of business*

### THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <i>Warren</i>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <i>12/17/03</i>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <i>162</i> PAGE NO. <i>528</i>	SIGNED <i>Clara P. Fuller</i> CLERK <i>assistant</i>	<i>4737</i>
LISTED VALUE \$ <i>83,500</i> GRAND LIST YEAR OF <i>2003</i>	DATE <i>12/30/03</i>	
PARCEL ID NO. <i>023000-61</i>		
GRAND LIST CATEGORY <i>MHC</i>		

**RATE SCHEDULE**

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) *Y200 assessed value = 417500* 1. a. \$ 417500

b. Value of property enrolled in current use program ..... b. \$ \_\_\_\_\_

c. Value of qualified working farm ..... c. \$ \_\_\_\_\_

d. Add Lines 1a, b and c ..... d. \$ \_\_\_\_\_

e. Tax rate ..... e. 0.005

f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e ..... f. \$ 208.75

2. Tax on General Rate Property:

a. Enter amount from Line 0 on front of return ..... 2. a. \$ \_\_\_\_\_

b. Enter amount from Line 1d of Rate Schedule above ..... b. \$ \_\_\_\_\_

c. Subtract Line 2b from Line 2a ..... c. \$ \_\_\_\_\_

d. Tax Rate ..... d. 0.0125

e. Tax due on General Rate Property: Multiply Line 2c by Line 2d ..... e. \$ \_\_\_\_\_

3. Total Tax Due: Add Lines 1f and 2e and enter here and on line 9 on front of return ..... 3. \$ 208.75

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or

2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see Instructions for exemptions):

a. Parcel to be sold: Exemption Number \_\_\_\_\_

b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from Line D in Instructions) \_\_\_\_\_

E. That this transfer ~~is~~ does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E Instructions).

**WITHHOLDING CERTIFICATION**

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See Instructions for Form RW-171).

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Henry P Lambert</i> <i>Henry Lambert</i>	<i>12-17</i>	<i>Anna M. Nelson</i>	
		<i>Anna M. Nelson</i>	<i>12-30-03</i>

Preparer's Signature \_\_\_\_\_ Prepared by Sheila K. Getzinger, Esc.

Preparer's Address P. O. Box 515  
Waitsfield, Vermont 05673

Buyer's Representative (Print or Type) \_\_\_\_\_ Tel. \_\_\_\_\_

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) Washington District Probate Court Decree of Distribution in the Estate of Teri Lambert	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 10 Elm Street, #2 Montpelier, Vt. 05602	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
--	---	---

<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S) Henry L. Lambert	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER Rt 1 Box 289a, Whitwell, TN 37397	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <del>XXXXXXXXXX</del>
--	--	--

<b>C</b> PROPERTY LOCATION (Address in full) 80 Fuller Hill Road, Warren, Vermont	<b>D</b> DATE OF CLOSING 12- -2003
--	---------------------------------------

**E** INTEREST IN PROPERTY

1.  FEE SIMPLE      3.  UNDIVIDED 1/2 INTEREST      5.  TIME SHARE      7.  EASEMENT/ROW

2.  LIFE ESTATE      4.  UNDIVIDED \_\_\_\_\_ % INTEREST      6.  LEASE      8.  OTHER \_\_\_\_\_

**F** LAND SIZE (Acres or fraction thereof) 1 ±

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO  YES

WAS SALE BETWEEN FAMILY MEMBERS  NO  YES STATE RELATIONSHIP Father/Daughter Estate

FINANCING:  CONVENTIONAL/BANK     OWNER FINANCING     OTHER None

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1.  NONE      6.  FARM BUILDINGS      9.  STORE

2.  FACTORY      7.  MULTI-FAMILY WITH \_\_\_\_\_ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

3.  SINGLE FAMILY DWELLING      8.  MOBILE HOME YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ SER. NO. \_\_\_\_\_

4.  CAMP/VACATION HOME      8.  CONDOMINIUM WITH \_\_\_\_\_ (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED     RENTED     WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1.  PRIMARY RESIDENCE    3.  CAMP/VACATION    5.  OPERATING FARM    7.  COMMERCIAL/INDUSTRIAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

2.  OPEN LAND    4.  TIMBERLAND    6.  GOVERNMENT USE    8.  OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

WAS PROPERTY decreed to  TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.

#5 - Decree to father in daughter's estate

**M** TOTAL PRICE PAID FOR PERSONAL PROPERTY \$ 0    **N** PRICE PAID FOR REAL PROPERTY \$ 0

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 0

**Q** DATE SELLER ACQUIRED 1998

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_

(CONTINUED ON REVERSE SIDE)

### THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren

DATE OF RECORD Dec. 17, 2003

BOOK NUMBER 162 PAGE NO. 528

LISTED VALUE \$ 83500 GRAND LIST YEAR OF 2003

PARCEL ID NO. 023000-61

GRAND LIST CATEGORY MHL

ACKNOWLEDGMENT

RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.

SIGNED Elaine E. Fuller assistant CLERK

DATE 12/30/03

TOWN NUMBER

4738

**RATE SCHEDULE**

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions) .....	1. a. \$	
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c .....	d. \$	
e. Tax rate .....	e. 0.006	
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	
c. Subtract Line 2b from Line 2a .....	c. \$	
d. Tax Rate .....	d. 0.0125	
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
  - a. Parcel to be sold: Exemption Number \_\_\_\_\_
  - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_

E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Decree of Distribution of Washington District Probate Court <i>Decree</i>		<i>Decree</i>	

Preparer's Signature \_\_\_\_\_ Prepared by Sheila K. Getzinger, Esq.

Preparer's Address P. O. Box 515  
Waitsfield, Vermont 05673 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) Anna M. Nelson	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) Bruce T. Jope & Janet Jope	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 103 Horizon Lane Glastonbury, CT. 06033	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full) 80 Fuller Hill Road, Warren		<b>D</b> DATE OF CLOSING 12-30-2003

<b>E</b> INTEREST IN PROPERTY 1. <input checked="" type="checkbox"/> FEE SIMPLE 2. <input type="checkbox"/> LIFE ESTATE 3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST 4. <input type="checkbox"/> UNDIVIDED _____% INTEREST 5. <input type="checkbox"/> TIME-SHARE 6. <input type="checkbox"/> LEASE 7. <input type="checkbox"/> EASEMENT/ROW 8. <input type="checkbox"/> OTHER _____	<b>F</b> LAND SIZE (Acres or fraction thereof) 1 acre ±	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input checked="" type="checkbox"/> OTHER None
--	--	--

<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY): 1. <input type="checkbox"/> NONE 2. <input type="checkbox"/> FACTORY 3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 4. <input type="checkbox"/> CAMP/VACATION HOME 5. <input type="checkbox"/> FARM BUILDINGS 6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED 7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____ 8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED 9. <input type="checkbox"/> STORE 10. <input type="checkbox"/> OTHER _____ DESCRIBE _____	CHECK WHETHER THE BUILDINGS WERE EVER <input checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE
--	--

<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE): 1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE 2. <input type="checkbox"/> OPEN LAND 3. <input type="checkbox"/> CAMP/VACATION 4. <input type="checkbox"/> TIMBERLAND 5. <input type="checkbox"/> OPERATING FARM 6. <input type="checkbox"/> GOVERNMENT USE 7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____ 8. <input type="checkbox"/> OTHER _____ DESCRIBE _____
---

<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE): 1. <input type="checkbox"/> PRIMARY RESIDENCE 2. <input type="checkbox"/> OPEN LAND 3. <input type="checkbox"/> CAMP/VACATION 4. <input type="checkbox"/> TIMBERLAND 5. <input type="checkbox"/> OPERATING FARM 6. <input type="checkbox"/> GOVERNMENT USE 7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____ 8. <input type="checkbox"/> OTHER _____ DESCRIBE _____
---

WAS PROPERTY PURCHASED BY TENANT <input checked="" type="checkbox"/> NO _____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY _____ NO _____ YES	<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
---	--

<b>L</b> IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.
--

<b>M</b> TOTAL PRICE PAID \$ 115,000.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 115,000.00
STATE TYPE OF PERSONAL PROPERTY _____ IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

<b>PROPERTY TRANSFER TAX</b>	MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	\$ 1,437.50
------------------------------	---	-------------

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS
---

<b>Q</b> DATE SELLER ACQUIRED 1998 and 2003
---

<b>R</b> IF A VERMONT LAND GAIN TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET <u>Primary Residence of Seller</u> (CONTINUED ON REVERSE SIDE)
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<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	
DATE OF RECORD <u>12/30/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>529-530</u>	SIGNED <u>Oliver E. Fuller assist.</u> CLERK	<u>4739</u>
LISTED VALUE \$ <u>83,500</u> GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/30/03</u>	
PARCEL ID NO. <u>023000-61</u>		
GRAND LIST CATEGORY <u>mhl</u>		

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. _____ 0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ <u>115,000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax rate .....		d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ <u>1,437.50</u>
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ <u>1,437.50</u>

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number Pre-existing
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Anna M. Nelson		Bruce T. Jope	
<i>Anna M. Nelson</i>	<u>12-30-03</u>	<i>Bruce T. Jope</i>	<u>12/30/03</u>
Preparer's Signature <u><i>Sheila K. Getzinger</i></u>		Prepared by <u>Sheila K. Getzinger, Esq.</u>	
Preparer's Address <u>Waitsfield, Vermont 05673</u>		Buyer's Representative _____ Tel. _____	

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) MAVIS RICKETTS	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 5633 E. WARREN RD., WARREN VT	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) DOUGLAS D. RICKETTS	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER BOX 267 WARREN, VT 05674	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

<b>C</b> PROPERTY LOCATION (Address in full) 5633 E. WARREN RD., WARREN, VT 05674	<b>D</b> DATE OF CLOSING DEC. 30, 2003
--	---

**E** INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

**F** LAND SIZE (Acres or fraction thereof)  
4.0

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO  YES  
WAS SALE BETWEEN FAMILY MEMBERS  NO  YES STATE RELATIONSHIP SON  
FINANCING:  CONVENTIONAL/BANK  OWNER FINANCING  OTHER N/A

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input checked="" type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.  
TRANSFER FROM PARENT TO CHILD.

**M** TOTAL PRICE PAID \$ 1.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ 0 **O** PRICE PAID FOR REAL PROPERTY \$ 0

STATE TYPE OF PERSONAL PROPERTY NONE  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: GIFT TO SON

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ \_\_\_\_\_

**Q** DATE SELLER ACQUIRED DEC. 30, 2003

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_  
(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>Elmer E. Fuller</u> assistant CLERK DATE <u>12/30/03</u>	TOWN NUMBER <u>4740</u>
TOWN/CITY <u>Warren</u>			
DATE OF RECORD <u>12/30/03</u>			
BOOK NUMBER <u>162</u> PAGE NO. <u>536</u>			
LISTED VALUE \$ <u>184,300</u> GRAND LIST YEAR OF <u>2003</u>			
PARCEL ID NO. <u>002000-2</u>			
GRAND LIST CATEGORY <u>R1</u>			

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ _____
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax rate .....		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ _____
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ _____

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

### WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Maria J. Bache</i>	12-30-03	<i>[Signature]</i>	12-30-03
Preparer's Signature <i>Dennis A. Bache</i>		Prepared by <u>DENNIS A. BACHE</u>	
Preparer's Address <u>P.O. BOX 785, WATTSFIELD VT 05673</u>		Buyer's Representative <i>[Signature]</i> Tel. <u>12-30-03</u>	

# VERMONT PROPERTY TRANSFER TAX RETURN

**VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Kenton S. Blair	Box 1559 Prickly Mountain Road, Warren, VT	[REDACTED]
Frances M. Blair	same	[REDACTED]
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Vermont Land Trust, Inc.	8 Bailey Ave. Montpelier, VT 05602	[REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full)	<b>D</b> DATE OF CLOSING 12/29/03	
<b>E</b> INTEREST IN PROPERTY		
1. <input type="checkbox"/> FEE SIMPLE    3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST    5. <input type="checkbox"/> TIME-SHARE    7. <input checked="" type="checkbox"/> EASEMENT/ROW		
2. <input type="checkbox"/> LIFE ESTATE    4. <input type="checkbox"/> UNDIVIDED ___% INTEREST    6. <input type="checkbox"/> LEASE    8. <input checked="" type="checkbox"/> OTHER <u>conservation restrictions</u>		
<b>F</b> LAND SIZE (Acres or fraction thereof)	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO <input checked="" type="checkbox"/> YES	
115 +/-	WAS SALE BETWEEN FAMILY MEMBERS _____ NO _____ YES STATE RELATIONSHIP _____	
	FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____	
<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).		
1. <input checked="" type="checkbox"/> NONE    5. <input type="checkbox"/> FARM BUILDINGS    9. <input type="checkbox"/> STORE		
2. <input type="checkbox"/> FACTORY    6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS    10. <input type="checkbox"/> OTHER _____ DESCRIBE _____		
3. <input type="checkbox"/> SINGLE FAMILY DWELLING    7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____		
4. <input type="checkbox"/> CAMP/VACATION HOME    8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED		
CHECK WHETHER THE BUILDINGS WERE EVER <input type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE		
<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):		
1. <input type="checkbox"/> PRIMARY RESIDENCE    3. <input type="checkbox"/> CAMP/VACATION    5. <input type="checkbox"/> OPERATING FARM    7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____		
2. <input type="checkbox"/> OPEN LAND    4. <input type="checkbox"/> TIMBERLAND    6. <input type="checkbox"/> GOVERNMENT USE    8. <input type="checkbox"/> OTHER _____ DESCRIBE _____		
<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):		
1. <input type="checkbox"/> PRIMARY RESIDENCE    3. <input type="checkbox"/> CAMP/VACATION    5. <input type="checkbox"/> OPERATING FARM    7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____		
2. <input type="checkbox"/> OPEN LAND    4. <input checked="" type="checkbox"/> TIMBERLAND    6. <input type="checkbox"/> GOVERNMENT USE    8. <input type="checkbox"/> OTHER _____ DESCRIBE _____		
WAS PROPERTY PURCHASED BY TENANT _____ NO _____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY _____ NO _____ YES		
<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A. <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>L</b> IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. #12; transfer to an IRC 501(c)(3) to protect open space land		
<b>M</b> TOTAL PRICE PAID \$ 0.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 0.00
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: <u>donation</u>		
<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES		\$ 0.00
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS		
<b>Q</b> DATE SELLER ACQUIRED <u>1990</u>		
<b>R</b> IF VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #2 (CONTINUE ON REVERSE SIDE)		

## THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>12/29/03</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>162</u> PAGE NO. <u>537-544</u>	SIGNED <u>Clara P. Fuller</u> <sup>assistant</sup> CLERK	4741
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2003</u>	DATE <u>12/29/03</u>	
PARCEL ID NO. <u>023005-8</u>		
GRAND LIST CATEGORY <u>F</u>		

## RATE SCHEDULE

1. Tax on Special Rate Property:			
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____	
b. Value of property enrolled in current use program .....	b. \$	_____	
c. Value of qualified working farm .....	c. \$	_____	
d. Add Lines 1(a), (b) and (c) .....	d. \$	_____	0.005
e. Tax rate .....	e.	_____	
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e) .....	f. \$	_____	
2. Tax on General Rate Property:			
a. Enter amount from Line O on front of return .....	2. a. \$	_____	
b. Enter amount from Line 1(d) of Rate Schedule above .....	b. \$	_____	
c. Subtract Line 2(b) from Line 2(a) .....	c. \$	_____	0.0125
d. Tax rate .....	d.	_____	
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e. \$	_____	
3. Total Tax Due:			
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3. \$	_____	

## FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows: NA

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Subdivision Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
  - a. Parcel to be sold: Exemption Number \_\_\_\_\_ Number of acres \_\_\_\_\_
  - b. Parcel retained: Exemption Number conservation easement Number of acres \_\_\_\_\_

Please contact the district office in your area to determine compliance with Act 250. (See map on page 34.)

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) conservation easement

E. That this transfer ~~will~~/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filling with the town clerk.

## WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Kenton S. Blair <i>Kenton S. Blair</i>		Vermont Land Trust, Inc.	
Frances M. Blair <i>Frances M. Blair</i>	12-29-03	By: <i>W. J. [Signature]</i>	12/29/03
Preparer's Signature <i>W. J. [Signature]</i>		Prepared by Vermont Land Trust, Inc.	
Preparer's Address 8 Bailey Ave. Montpelier, VT 05602		Buyer's Representative _____ Tel. _____	

(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

**VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) Robin Gubernick (aka Robin J. Ashley) Martin Gubernick		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER PO Box 548, Warren, VT 056674 <i>112 490945</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>[REDACTED]</i>
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S) Vermont Land Trust, Inc.		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 8 Bailey Ave. Montpelier, VT 05602	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>[REDACTED]</i>
<b>C</b> PROPERTY LOCATION (Address in full) westerly of TH#27 and northerly of TH#23, Warren			<b>D</b> DATE OF CLOSING 12/27/03
<b>E</b> INTEREST IN PROPERTY 1. <input type="checkbox"/> FEE SIMPLE    3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST    5. <input type="checkbox"/> TIME-SHARE    7. <input checked="" type="checkbox"/> EASEMENT/ROW 2. <input type="checkbox"/> LIFE ESTATE    4. <input type="checkbox"/> UNDIVIDED ___% INTEREST    6. <input type="checkbox"/> LEASE    8. <input checked="" type="checkbox"/> OTHER Conservation Restrictions			
<b>F</b> LAND SIZE (Acres or fraction thereof) 131.5 +/-	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO <input checked="" type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS _____ NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____		
<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY). 1. <input checked="" type="checkbox"/> NONE    5. <input type="checkbox"/> FARM BUILDINGS    9. <input type="checkbox"/> STORE 2. <input type="checkbox"/> FACTORY    6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS    10. <input type="checkbox"/> OTHER _____ DESCRIBE 3. <input type="checkbox"/> SINGLE FAMILY DWELLING    7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____ 4. <input type="checkbox"/> CAMP/VACATION HOME    8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED CHECK WHETHER THE BUILDINGS WERE EVER <input type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			
<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE): 1. <input type="checkbox"/> PRIMARY RESIDENCE    3. <input type="checkbox"/> CAMP/VACATION    5. <input type="checkbox"/> OPERATING FARM    7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE 2. <input checked="" type="checkbox"/> OPEN LAND    4. <input type="checkbox"/> TIMBERLAND    6. <input type="checkbox"/> GOVERNMENT USE    8. <input type="checkbox"/> OTHER _____ DESCRIBE			
<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE): 1. <input type="checkbox"/> PRIMARY RESIDENCE    3. <input type="checkbox"/> CAMP/VACATION    5. <input type="checkbox"/> OPERATING FARM    7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE 2. <input checked="" type="checkbox"/> OPEN LAND    4. <input type="checkbox"/> TIMBERLAND    6. <input type="checkbox"/> GOVERNMENT USE    8. <input type="checkbox"/> OTHER _____ DESCRIBE WAS PROPERTY PURCHASED BY TENANT _____ NO _____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY _____ NO _____ YES			
<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>L</b> IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. #12; transfer to an IRC 501(c)(3) to protect land.			
<b>M</b> TOTAL PRICE PAID \$ 0.00		<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 0.00
STATE TYPE OF PERSONAL PROPERTY _____ IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: donation			
<b>PROPERTY TRANSFER TAX</b>		MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS			\$ 0.00
<b>Q</b> DATE SELLER ACQUIRED 2003			
<b>R</b> IF VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #2 (CONTINUE ON REVERSE SIDE)			

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK			ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12/29/03</u>		RETURN RECEIVED (INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	<u>4742</u>
BOOK NUMBER <u>162</u> PAGE NO. <u>545-553</u>	LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2003</u>		SIGNED <u>Ellen E. Tiller</u> CLERK	
PARCEL ID NO. <u>023005-4</u>	GRAND LIST CATEGORY <u>F</u>		DATE <u>12/30/03</u>	

## RATE SCHEDULE

1. Tax on Special Rate Property:			
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____	
b. Value of property enrolled in current use program .....	b. \$	_____	
c. Value of qualified working farm .....	c. \$	_____	
d. Add Lines 1(a), (b) and(c) .....	d. \$	_____	
e. Tax rate .....	e.	_____	0.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e) .....	f. \$	_____	
2. Tax on General Rate Property:			
a. Enter amount from Line O on front of return .....	2. a. \$	_____	
b. Enter amount from Line 1(d) of Rate Schedule above .....	b. \$	_____	
c. Subtract Line 2(b) from Line 2(a) .....	c. \$	_____	0.0125
d. Tax rate .....	d.	_____	
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e. \$	_____	
3. Total Tax Due:			
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3. \$	_____	

## FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows: NA

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Subdivision Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
  - a. Parcel to be sold: Exemption Number conservation easement Number of acres \_\_\_\_\_
  - b. Parcel retained: Exemption Number \_\_\_\_\_ Number of acres \_\_\_\_\_

Please contact the district office in your area to determine compliance with Act 250. (See map on page 34.)

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) conservation easement

E. That this transfer ~~does~~/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filling with the town clerk.

## WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Robin Gubernick (aka Robin J. Ashley)	12/29/03	Vermont Land Trust, Inc.	
Martin Gubernick		By: <i>[Signature]</i>	12/29/03
		Its Duly Authorized Agent	

Preparer's Signature \_\_\_\_\_ Prepared by Vermont Land Trust, Inc.

Preparer's Address 8 Bailey Ave. Montpelier, VT 05602 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_

(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

**VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401**

(PLEASE TYPE OR PRINT CLEARLY)

<b>[A] SELLER'S (TRANSFEROR'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.</b>
Hans H. Estin	North American Management Corp. 10 Post Office Sq., Boston, MA 02109	[REDACTED]
<b>[B] BUYER'S (TRANSFeree'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.</b>
Royal and Ancient Tee Site, LLP	151 Center Road Venice, FL 34285	

<b>[C] PROPERTY LOCATION (Address in Full)</b> Lot <u>6</u> of the 2001 Estin Subdivision, Golf Course Rd., Warren, VT	<b>[D] DATE OF CLOSING</b> 6/20/03
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**[E] INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER

<b>[F] LAND SIZE (Acres or fraction thereof)</b> 2.71 +/- acres	<b>[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>WAS SALE BETWEEN FAMILY MEMBERS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>STATE RELATIONSHIP FINANCING:</b> <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input checked="" type="checkbox"/> OTHER
--	--

**[H] BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):**

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH ____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ Describe
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR ____ MAKE _____	SERIAL NO. _____
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH ____ UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**[I] PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

**[J] PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

**[K] CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO**

**[L] IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.**

<b>[M] TOTAL PRICE PAID \$80,500.00</b>	<b>[N] PRICE PAID FOR PERSONAL PROPERTY \$</b>	<b>[O] PRICE PAID FOR REAL PROPERTY \$80,500.00</b>
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

<b>[P] TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS</b>	<b>\$ 1006.25</b>
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**[Q] DATE SELLER ACQUIRED** 8/1/1959

**[R] IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTIONS FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET** 1  
(CONTINUED ON REVERSE SIDE)

<p style="text-align: center;"><b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b></p> <p>TOWN/CITY <u>Warren</u>          DATE OF RECORD <u>12/22/03</u>          BOOK NUMBER <u>162</u> PAGE NO. <u>559-561</u>          LISTED VALUE \$ <u>62,700</u> GRAND LIST YEAR <u>2003</u>          PARCEL ID NO. <u>053003-6</u>          GRAND LIST CATEGORY <u>M</u></p>	<p style="text-align: center;"><b>ACKNOWLEDGMENT</b></p> <p>RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>Cherie E. Fuller</u> assistant CLERK          DATE <u>12/24/03</u></p>
TOWN NUMBER <u>4743</u>	

**RATE SCHEDULE**

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions) .....	1. a.	\$
<del>b. Value of property enrolled in current use program .....</del>	<del>b.</del>	<del>\$</del>
c. Value of qualified working farm .....	c.	\$
d. Add Lines 1(a), (b) and (c) .....	d.	\$
e. Tax Rate .....	e.	\$ .005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e) .....	f.	\$
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return .....	2. a.	\$80,500.00
b. Enter amount from Line 1(d) of Rate Schedule above .....	b.	\$
c. Subtract Line 2(b) from Line 2(a) .....	c.	\$
d. Tax rate .....	d.	\$ .0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e.	\$ 1006.25
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3.	\$ 1006.25

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations, and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel to be retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D instructions) \_\_\_\_\_ b \_\_\_\_\_
- E. That this transfer does not result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, Seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>[Handwritten Signature]</i>	12/22/03	<i>[Handwritten Signature]</i>	12/22/03
PREPARED BY		Royal and Ancient Fee Site, LLP, by:	
<i>[Handwritten Signature]</i>		<i>[Handwritten Signature]</i>	

Preparer's Signature \_\_\_\_\_ Prepared By \_\_\_\_\_ Darby Stearns Thorndike Kolter & Ware, LLP  
 Preparer's Address \_\_\_\_\_ Buyer's Representative \_\_\_\_\_ Tele \_\_\_\_\_

**VERMONT PROPERTY TRANSFER TAX RETURN**  
**VERMONT DEPARTMENT OF TAXES**  
**MONTPELIER, VT 05609-1401**

[PLEASE TYPE OR PRINT CLEARLY]

<b>A. SELLER'S (TRANSFEROR'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SS# OR TAXPAYER ID#</b>
Katharine Hartshorn	2630 Lincoln Gap Road	[REDACTED]
	Warren, Vermont 05674	
<b>B. BUYER'S NAMES</b>	<b>ADDRESS AFTER TRANSFER</b>	<b>SS# OR TAXPAYER ID#</b>
Kartharine Hartshorn, trustee of the Hartshorn Living Trust dated	2630 Lincoln Gap Road Warren, Vermont 05674	[REDACTED]

<b>C. PROPERTY LOCATION (Address in full)</b> Warren, Vermont	<b>D. DATE OF CLOSING</b> 12-19-03
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**E. INTEREST IN PROPERTY**

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	4. <input type="checkbox"/> TIME SHARE ESTATE	7. <input type="checkbox"/> EASEMENT
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED % INTEREST	5. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER

<b>F. LAND SIZE (Acres or fraction thereof)</b> 163.8 acres + or -	<b>G. SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
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**H. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY)**

1. <input type="checkbox"/> NONE	5. <input checked="" type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER:  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I. PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE)**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/ INDUSTRIAL
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input checked="" type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER <b>CURRENT USE</b>

**J. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE)**

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/ INDUSTRIAL
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input checked="" type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER <b>CURRENT USE</b>

WAS PROPERTY PURCHASED BY TENANT:  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY:  NO  YES

**K. CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE PROGRAM CHAPTER 124 OF 32 V.S.A.**  YES  NO

**L. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.**  
*TRANSFER TO REVOCABLE LIVING TRUST*

<b>M. TOTAL PRICE PAID \$</b> _____	<b>N. PRICE PAID FOR PERSONAL PROPERTY \$</b> _____	<b>O. PRICE PAID FOR REAL PROPERTY \$</b> _____
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR PERSONAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: _____		

**PROPERTY TRANSFER TAX:** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES \$ 0

**P. TAX DUE:** Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS

**Q. DATE SELLER ACQUIRED** \_\_\_\_\_ *TRANSFER TO REVOCABLE LIVING TRUST*

**R. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET** *LIVING TRUST*

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>	<b>ACKNOWLEDGMENT</b>
TOWN/CITY <i>Warren</i>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
DATE OF RECORD <i>12/19/03</i>	SIGNED <i>Clair P. Fullin</i> CLERK
BOOK NUMBER <i>1102</i> PAGE NO. <i>598-599</i>	DATE <i>1/6/04</i> <i>assistant</i>
LISTED VALUE \$ <i>Sub</i> GRAND LIST YEAR OF <i>2003</i>	TOWN NUMBER <i>4744</i>
PARCEL ID OR MAP NO. <i>003006-2</i>	
GRAND LIST CATEGORY <i>R2</i>	

**RATE SCHEDULE**

1. **Tax on Special Rate Property:**
  - a. Value of Purchaser's principal residence (not to exceed \$100,000) (See Instruction) .....1. a. \$
  - b. Value of property enrolled in current use program ..... b. \$
  - c. Value of qualified working farm ..... c. \$
  - d. Add Lines 1(a), (b) and (c) ..... d. \$
  - e. Tax Rate ..... e. .005
  - f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e) ..... f. \$
2. **Tax on General Rate Property**
  - a. Enter amount from Line O on front of return .....2. a. \$
  - b. Enter amount from Line 1(d) of Rate Schedule above ..... b. \$
  - c. Subtract Line 2(b) from Line 2(a) ..... c. \$
  - d. Tax Rate ..... d. .0125
  - e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) ..... e. \$
3. **Total Tax Due:**  
 Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....3. **\$0**

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  1. This property is the subject of Subdivision Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certify as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reasons:
  1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer does/does not (**strike one**) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E. instructions).

**WITHHOLDING CERTIFICATION**

- Buyer(s) certify that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
 OR that the transfer is exempt from income tax withholding for the following reasons (check one):
1. Under penalties of perjury, seller(s) certify that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certify that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certify that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Katharine C Hartshorn</i>	12-19-03	<i>Katharine C Hartshorn, trustee</i>	12-19-03

PREPARER'S SIGNATURE *Bret P Powell* PREPARED BY: Unsworth Powell Barra Orr & Bredice, PLC  
 PREPARER'S ADDRESS: 26 Railroad Ave, Essex Jct., VT 05452 BUYER'S REPRESENTATIVE \_\_\_\_\_ Tel. \_\_\_\_\_

**VERMONT PROPERTY TRANSFER TAX RETURN**  
**VERMONT DEPARTMENT OF TAXES**  
**MONTPELIER, VT 05609-1401**

[PLEASE TYPE OR PRINT CLEARLY]

<b>A. SELLER'S (TRANSFEROR'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SS# OR TAXPAYER ID#</b>
Katharine Hartshorn	2630 Lincoln Gap Road	[REDACTED]
	Warren, Vermont 05674	
<b>B. BUYER'S NAMES</b>	<b>ADDRESS AFTER TRANSFER</b>	<b>SS# OR TAXPAYER ID#</b>
Rachel Hartshorn McCuin	c/o Katharine Hartshorn	[REDACTED]
	2630 Lincoln Gap Road	
	Warren, Vermont 05674	

<b>C. PROPERTY LOCATION (Address in full)</b> Warren, Vermont	<b>D. DATE OF CLOSING</b> 12-19-03
--	---------------------------------------

**E. INTEREST IN PROPERTY**

1. <input type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	4. <input type="checkbox"/> TIME SHARE ESTATE	7. <input type="checkbox"/> EASEMENT
2. <input checked="" type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED % INTEREST	5. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER

<b>F. LAND SIZE (Acres or fraction thereof)</b> 7.65 acres + or -	<b>G. SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	WAS SALE BETWEEN FAMILY MEMBERS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES STATE RELATIONSHIP _____
	FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____

**H. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY)**

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I. PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE)**

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL / INDUSTRIAL
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER

**J. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE)**

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL / INDUSTRIAL
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER

WAS PROPERTY PURCHASED BY TENANT:  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY:  NO  YES

**K. CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE PROGRAM CHAPTER 124 OF 32 V.S.A.**  YES  NO

**L. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW.**  
*Renewed life estate - TRANSFER TO REDEVELOP LAND.*

<b>M. TOTAL PRICE PAID \$</b>	<b>N. PRICE PAID FOR PERSONAL PROPERTY \$</b>	<b>O. PRICE PAID FOR REAL PROPERTY \$</b>
		<i>Family member</i>

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR PERSONAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX:** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P. TAX DUE:** Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS **\$ 0**

**Q. DATE SELLER ACQUIRED**  
**R. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET**

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>	<b>ACKNOWLEDGMENT</b>	<b>TOWN NUMBER</b>
TOWN/CITY <i>Warren</i>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	4745
DATE OF RECORD <i>12/19/03</i>	SIGNED <i>Elaine E. Fuller</i> <small>assist</small> CLERK	
BOOK NUMBER <i>162</i> PAGE NO. <i>600-602</i>	DATE <i>1/6/04</i>	
LISTED VALUE \$ <i>Sub</i> GRAND LIST YEAR OF <i>2003</i>		
PARCEL ID OR MAP NO. <i>003006-2</i>		
GRAND LIST CATEGORY <i>R2</i>		

**RATE SCHEDULE**

1. **Tax on Special Rate Property:**
  - a. Value of Purchaser's principal residence (not to exceed \$100,000) (See Instruction) ..... 1. a. \$
  - b. Value of property enrolled in current use program ..... b. \$
  - c. Value of qualified working farm ..... c. \$
  - d. Add Lines 1(a), (b) and (c) ..... d. \$
  - e. Tax Rate ..... e. .005
  - f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e) ..... f. \$
2. **Tax on General Rate Property**
  - a. Enter amount from Line O on front of return ..... 2. a. \$
  - b. Enter amount from Line 1(d) of Rate Schedule above ..... b. \$
  - c. Subtract Line 2(b) from Line 2(a) ..... c. \$
  - d. Tax Rate ..... d. .0125
  - e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) ..... e. \$
3. **Total Tax Due:**
  - Add Lines 1(f) and 2(e) and enter here and on Line P on front of return ..... 3. **\$0**

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  1. This property is the subject of Subdivision Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certify as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reasons:
  1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer does/does not (**strike one**) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E. instructions).

**WITHHOLDING CERTIFICATION**

- Buyer(s) certify that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,  
OR that the transfer is exempt from income tax withholding for the following reasons (check one):
1. Under penalties of perjury, seller(s) certify that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certify that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certify that this is a transfer without consideration. (See instructions for Form RW-171.)
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Natharine C Hartzhorn</i>	12-19-03	<i>Rachel H McCuin</i>	12-19-03

PREPARER'S SIGNATURE *Bret P Powell* PREPARED BY: Unsworth Powell Barra Orr & Bredice, PLC  
 PREPARER'S ADDRESS: 26 Railroad Ave, Essex Jct., VT 05452 BUYER'S REPRESENTATIVE \_\_\_\_\_ Tel. \_\_\_\_\_

# VERMONT PROPERTY TRANSFER TAX RETURN

## VERMONT DEPARTMENT OF TAXES

MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

[A] SELLER'S (TRANSFEROR'S) NAME(S) Robert J. Neuberger.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 2184 Roxbury Mountain Road PO Box 304 Warren, VT 05674	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
[B] BUYER'S (TRANSFeree'S) NAME(S) Robert J. Neuberger & Barbara A. Neuberger	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 2184 Roxbury Mountain Road PO Box 304 Warren, VT 05674	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.

[C] PROPERTY LOCATION (Address in Full) 2184 Roxbury Gap Road, Warren, Vermont	[D] DATE OF CLOSING 12/31/03
--	---------------------------------

[E] INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER

[F] LAND SIZE (Acres or fraction thereof) 1.1 +/- acres	[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER
--	--

[H] BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH ____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ Describe
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR ____ MAKE _____	SERIAL NO. _____
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH ____ UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

[I] PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

[J] PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

WAS PROPERTY PURCHASED BY TENANT  NO  YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY  NO  YES

[K] CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

[L] IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW. Exemption 5 (transfer between husband and wife without consideration)

[M] TOTAL PRICE PAID \$-0-	[N] PRICE PAID FOR PERSONAL PROPERTY \$	[O] PRICE PAID FOR REAL PROPERTY \$-0-
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

[P] TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ -0-

[Q] DATE SELLER ACQUIRED 7/23/76

[R] IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTIONS FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 4  
(CONTINUED ON REVERSE SIDE)

### THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren  
DATE OF RECORD 12/31/03  
BOOK NUMBER 162 PAGE NO. 605-606  
LISTED VALUE \$ 114,900 GRAND LIST YEAR 2003  
PARCEL ID NO. 001013-7  
GRAND LIST CATEGORY VI

ACKNOWLEDGMENT  
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  
SIGNED Blair E. Fuller <sup>assistant</sup> CLERK  
DATE 1/6/04

TOWN NUMBER

4746

**RATE SCHEDULE**

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions) .....	1. a. \$-0-
b. Value of property enrolled in current use program .....	b. \$
c. Value of qualified working farm .....	c. \$
d. Add Lines 1(a), (b) and (c) .....	d. \$
e. Tax Rate .....	e. \$.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e) .....	f. \$-0-
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return .....	2. a. \$-0-
b. Enter amount from Line 1(d) of Rate Schedule above .....	b. \$-0-
c. Subtract Line 2(b) from Line 2(a) .....	c. \$
d. Tax rate .....	d. \$.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) .....	e. \$-0-
3. Total Tax Due:	
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return .....	3. \$-0-

**LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES**

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations, and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number 1-403(a)(1)
    - b. Parcel to be retained: Exemption Number \_\_\_\_\_

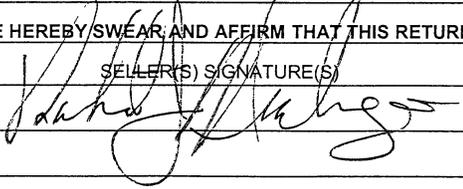
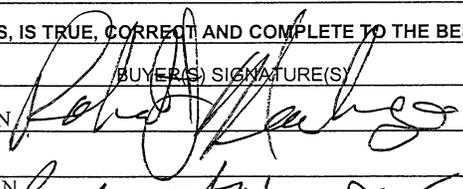
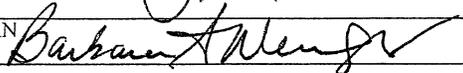
Seller(s) further certifies as follows:

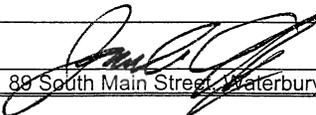
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D instructions) 1
- E. That this transfer does not result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

**WITHHOLDING CERTIFICATION**

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, Seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

**WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.**

SELLER(S) SIGNATURE(S)		DATE		BUYER(S) SIGNATURE(S)		DATE	
RJN			31 DEC 03	RJN			31 DEC 03
				BAN			01 Dec 03

Preparer's Signature  Prepared By Darby Stearns Thorndike Kolter & Ware, LLP  
 Preparer's Address 89 South Main Street, Waterbury, Vermont 05676 Buyer's Representative \_\_\_\_\_ Tele \_\_\_\_\_

Keep a copy of this return for your records