

**VERMONT PROPERTY TRANSFER TAX RETURN
2001 JANUARY**

3079 2908310 CANADA INC. TO THOMAS CAGNINA 14.2 ACRES OFF CIDER HILL RD	325 PRINCE ALBERT AVE 200 EAST 62ND ST. APT 16C \$148,000	MONTREAL QUEBEC NY, NY 10021
3072 JOSEPH & JEAN BELLIVEAU TO LINCOLN BROOK OWNERS DEVE. ASSOC. ET AL LOT B LINCOLN BROOK - CORRECTIVE DEED	188 PICNICK ST 560 LINCOLN BROOK RD \$0	BOXBORO MA 01719 WARREN VT 05674
3056 CARYLYLE INTERNATIONAL LTD TO RICHARD JOHNSTON KING TRUSTEE FARMS #12 / 17A	PO BOX 879 PO BOX 879 \$0	WAITSFIELD VT 05673 WAITSFIELD VT 05673
3060 JOHN & DIANE CUNNINGHAM TO BERTHA DUGA ALPINE D 41 LOT 24	167 HAGGETS POND RD 110 FERN RD \$200	ANDOVER MA 01810 WARREN VT 05674
3057 FRANCIS MASON ASSOCIATES, INC. TO LEE ANNE AND ROBERT HOWE SNOW CREEK 79	PO BOX 1500 130 NEWBURY ST \$135,000	SHELTER ISLAND NY 11964 BOSTON MA 02116
3067 WILLIAM AND MARILYN GARVEY TO ELAINE STOKES & PATRICK COFFEY CLUB SUGARBUSH 34	5 SPRINGPIPE LANE 816 BROADWAY \$155,000	SAVANAH GA 31411 HANOVER MA 02339
3058 RICHARD AND DORIS GOLDMAN TO JOSEPH & LILLIAN MCNEILA	1186 DICKINSON DR 70 BISCHOFF AVE	YARDLEY PA 19067 CHAPPAQUA NY 10514

SNOW CREEK 20

\$100,000

3074 RONALD AND SYLVIA GRUNER TO NORTHFIELD SAVINGS BANK PRIVATE ROADWAY - CORRECTIVE TRANSFER	148 W. BERLIN RD 33 SOUTH MAIN ST	BOLTON MA 01740 NORTHFIELD VT 05663 \$0
3059 LONERGAN M. HARRINGTON TO STEVEN M. KREINDLER TRAILSIDE II 36	PO BOX 3135 39 ROYAL CREST DR APT 7	NEWPORT RI 02840 N. ANDOVER, MA, 01845 \$80,500
3066 KEIR HELEN TRUST TO WARREN TOWN OF 4 ACRES AND DAM ON PLUNKTON RD	PO BOX 328 PO BOX 337	WAITSFIELD VT 05673 WARREN VT 05674 \$200,000
3063 KEIR HELEN TRUST TO THE TRUST FOR PUBLIC LAND 367 ACRES ON PLUNKTON RD	PO BOX 328 33 UNION ST 4TH FLOOR	WAITSFIELD VT 05673 BOSTON MA 02108 \$1,100,000
3064 KEIR HELEN TRUST TO THE TRUST FOR PUBLIC LAND 7.5 ACRES AND DWL PLUNKTON RD	PO BOX 328 33 UNION ST 4TH FLOOR	WAITSFIELD, VT 05673 BOSTON MA 02108 \$200,000
3068 PAUL HICKEY TO ANN MARIE HICKEY SOUTH VILLAGE 61	21 GRANDHILL DRIVE 21 GRANDHILL DRIVE	DOVER MA 02030 DOVER MA 02030 \$0
3065 JACK C. KEIR INC TO THE TRUST FOR PUBLIC LAND 139 ACRES BLUE BERRY LAKE	4785 EMERALD WAY 33 UNION ST 4TH FLOOR	MIDDLETOWN OH 05044 BOSTON MA 012108 \$100,000

3061 JOHN AND LYDIA MAKAU TO GINGER L. BECKER VILLAGE GATE 403	8854 S. TAMIAMI TRAIL 719 CARMET RD \$36,000	SARASOTA FL 34238 JENKINTOWN PA 19046
3056 ELI MANCHESTER TO ANNE MANCHESTER SOUTHFACE COND #30	61 NICHOLS RD 61 NICHOLS RD \$285,000	COHASSET MA 02025 COHASSET MA 02025
3073 FISHER AND ANN NESMITH TO THE LINCOLN BROOK DEVE OWNERS ASSN ET AL CORRECTIVE DEED	23 NORTON AVE 560 LINCOLN BROOK RD \$0	POULTNEY VT 05764 WARREN VT 05674
3076 NORTHFIELD SAVINGS BANK TO RONALD AND SYLVIA GRUNER CORRECTIVE TRANSFER	33 SOUTH MAIN ST 148 W. BERLIN RD \$0	NORTHFIELD VT 05673 BOLTON MA 01740
3075 NORTHFIELD SAVINGS BANK TO RONALD AND SYLVIA GRUNER ET AL PRIVATE ROADWAY - CORRECTIVE TRANSFER	33 SOUTH MAIN ST 148 W. BERLIN RD \$0	NORTHFIELD VT 05673 BOLTON MA 01740
3055 THOMAS A. ORTWEIN TO WARD A. SMITH DWL AND 3.2 ACRES	26 BAFIELD LANE 565 WOODS RD S \$250,000	GREENWICH CT 06830 WARREN VT 05674
3062 SHASHIKANT AND PRATIMA PATEL TO JOHN D. ROSTLER SOUTH VILLAGE 16	720 RIVERVIEW RD 15 BARNARD RD \$67,000	REXFORD NY 12148 BELMONT MA 02478

3070 JAMES AND MARTA PHILLIPS
TO
JAMES AND MARTA PHILLIPS
DWL & 10.4 ACRES ON FULLER HILL

92 FIVE VILE RIVER RD DOVER CT 06820
92 FIVE VILE RIVER RD DOVER CT 06820
\$0

3071 NADINE STEINBERGER
TO
ROBERT STEINBERGER
DWL AND LOT 10 SUGARBUSH WOODS

514 E. 83RD ST APT 5E NY NY 10029
514 E. 83RD ST APT 5E NY NY 10029
\$0

3077 SUGARBUSH RESORT HOLDINGS, INC.
TO
TOWN OF WARREN
UTILITY EASEMENT

2405 SUGARBUSH ACCESS WARREN VT 05674
PO BOX 337 WARREN VT 05674
\$0

3078 SUGARBUSH RESORT HOLDINGS, INC.
TO
TOWN OF WARREN
UTILITY EASEMENT

2405 SUGARBUSH ACCESS WARREN VT 05674
P.O. BOX 337 WARREN VT 05674
\$0

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)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Thomas A. Ortwein	26 Byfield Lane, Greenwich, CT 06830	[REDACTED]
B BUYER'S (TRANSFereeE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Ward A. Smyth	565 Woods Road South Warren, VT 05674	[REDACTED]

C PROPERTY LOCATION (Address in full) 965 Woods Road South Warren, VT 05674	D DATE OF CLOSING 12/22/00
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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 _____

F LAND SIZE (Acres or fraction thereof) 3.2 acres ±

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED NO YES

STATE RELATIONSHIP YES NO

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 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"/> OPENLAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER <u>House Constructed</u> (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"/> OPENLAND	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 \$ 250,000

PRICE PAID FOR PERSONAL PROPERTY \$ _____

PRICE PAID FOR REAL PROPERTY \$ 250,000

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 \$ 2,375.00

Q DATE SELLER ACQUIRED 11/21/98

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

<p>TOWNSHIP <u>Warren</u></p> <p>DATE OF RECORD <u>12-22-01</u></p> <p>BOOK NUMBER <u>135</u> PAGE NO. <u>135-136</u></p> <p>LISTED VALUE \$ <u>160,400</u> GRAND LIST YEAR OF <u>2000</u></p> <p>PARCEL ID NO. <u>009,006-1</u></p> <p>GRAND LIST CATEGORY <u>m</u></p>	<p>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>1/3/01</u></p>	<p>TOWN NUMBER</p> <p style="font-size: 2em;">3055</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

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

e. Tax rate e. _____ 0.005

f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e f. \$ 500

2. Tax on General Rate Property:

a. Enter amount from Line 0 on front of return 2. a. \$ 250,000

b. Enter amount from Line 1d of Rate Schedule above b. \$ 100,000

c. Subtract Line 2b from Line 2a c. \$ 150,000

d. Tax Rate d. _____ 0.0125

e. Tax due on General Rate Property: Multiply Line 2c by Line 2d e. \$ 1,875

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on line P on front of return 3. \$ 2,375

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 4 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-1
- E. That this transfer ~~and~~ 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 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. 22559 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>	12/22/00	<i>[Signature]</i>	12/20/00

Preparer's Signature [Signature] Prepared by Steven H. Atterbury

Preparer's Address P.O. Box 90, Mt. Hells Falls, VT 05664 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)

A SELLER'S (TRANSFEROR'S) NAME(S) Carlyle International Ltd.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER P.O. Box 879 Waitsfield, VT 05673	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S) Richard Johnston King, as Trustee to Reconvey	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER P.O. Box 879 Waitsfield, VT 05673	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full) Farms #12 Warren 17A	D DATE OF CLOSING 12/29/00
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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 _____

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 _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____ DESCRIBE _____	
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.
straw transfer exemption #5

M TOTAL PRICE PAID \$ <u>0.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>0.00</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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 0.00
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Q DATE SELLER ACQUIRED 12/3/93

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 RETURN RECEIVED INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
DATE OF RECORD <u>12-29-00</u>	SIGNED <u>[Signature]</u> CLERK	<u>3056</u>
BOOK NUMBER <u>135</u> PAGE NO. <u>148-149</u>	DATE <u>1-4-01</u>	
LISTED VALUE \$ <u>398,000</u> GRAND LIST OF 20 <u>00</u>		
PARCEL 10 OR MAP NO. <u>335171</u>		
GRAND LIST CATEGORY <u>0</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. _____ .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. \$ _____ 0.00
b. Enter amount from Line 1d of Rate Schedule above	b. \$ _____ 0.00
c. Subtract Line 2b from Line 2a	c. \$ _____ 0.00
d. Tax rate	d. _____ .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
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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 <u>1</u>	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~~ / 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
<i>Carlisle Johnson</i>	12/29/2000	<i>[Signature]</i> as Trustee to Reunify	12/29/2000

Preparer's Signature _____

Prepared by **King & King**

Preparer's Address **P.O. Box 879 Waltsfield, VT 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)

[A] SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Eli Manchester	61 Nichols Road, Cohasset, MA 02025	[REDACTED]
[B] BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Anne W. Manchester	61 Nichols Road, Cohasset, MA 02025	[REDACTED]
[C] PROPERTY LOCATION (Address in Full)	Southface Condominium, Unit #30, Warren, VT	
		[D] DATE OF CLOSING 01/02/2001

[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) N/A	[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <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 - husband & wife 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 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 checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> 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. EXEMPTION #5 - Transfer between husband and wife without consideration

[M] TOTAL PRICE PAID \$ 285,000.00	[N] PRICE PAID FOR PERSONAL PROPERTY \$	[O] PRICE PAID FOR REAL PROPERTY \$ 285,000.00
---	--	---

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

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	\$ 3,562.50
---	--------------------

[Q] DATE SELLER ACQUIRED March 10, 1997

[R] IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTIONS FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET _____
(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>1-2-01</u></p> <p>BOOK NUMBER <u>135</u> PAGE NO. <u>145-147</u></p> <p>LISTED VALUE \$ <u>190,000</u> GRAND LIST YEAR <u>2000</u></p> <p>PARCEL ID NO. <u>326030</u></p> <p>GRAND LIST CATEGORY <u>0</u></p>	<p>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>1-3-01</u></p>	<p>TOWN NUMBER</p> <p style="font-size: 2em;"><u>3054</u></p>
--	--	---

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions)	1. a.	\$0.00
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.	\$.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e)	f.	\$0.00
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a.	\$285,000.00
b. Enter amount from Line 1(d) of Rate Schedule above	b.	\$0.00
c. Subtract Line 2(b) from Line 2(a)	c.	\$285,000.00
d. Tax rate	d.	\$.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e.	\$3,562.50
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3.	\$3,562.50

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 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 to be 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/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
<i>Eli Manchester, Jr.</i> Eli Manchester, Jr.	01/ 2 /2001	<i>Ann W. Manchester</i> Ann W. Manchester	01/02/2001

Preparer's Signature *Shula AllWare* Prepared By Darby Laundon Stearns Thorndike & Koller, LLP
 Preparer's Address 89 South Main Street, Waterbury, Vermont 05676 Buyer's Representative _____ Tele _____

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)

A SELLER'S (TRANSFEROR'S) NAME(S) Francis Mason Associates, Inc.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER P. O. Box 1500, Shelter Island, NY 11964	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S) Lee Anne Hawke Robert Howe	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 130 Newbury Street, Boston, MA 02116 same	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED] [REDACTED]
C PROPERTY LOCATION (Address in full) Unit #79, Snow Creek Condo, Inferno Road, Warren		D DATE OF CLOSING 01-03-2001

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 \$ 135,000.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ 0 **O** PRICE PAID FOR REAL PROPERTY \$ 135,000.00

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 \$ 1,687.50

Q DATE SELLER ACQUIRED 7-22-92

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> DATE OF RECORD <u>1-3-01</u> BOOK NUMBER <u>135</u> PAGE NO. <u>153-154</u> LISTED VALUE \$ <u>100,000</u> GRAND LIST YEAR OF <u>2000</u> PARCEL ID NO. <u>324079</u> GRAND LIST CATEGORY <u>0</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-4-01</u>	TOWN NUMBER <u>3057</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 0 on front of return	2. a. \$	135,000.00
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. \$	1,687.50
3. Total Tax Due:	3. \$	1,687.50
Add Lines 1f and 2e and enter here and on line P on front of return		

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. 5W0630 and 5W0666 as amended 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 _____ 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: 5W0630 and 5W0666 as amended
 - 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~~ 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 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
Francis Mason Associates, Inc. BY: <i>Sheila K. Getzinger</i>	1-3-2001	<i>See Anne Meyers and Robert Howe & Anne Oles their attorney in fact</i>	1/3/01
Its Duly Authorized Agent			

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

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Richard H. Goldman Doris M. Goldman	1186 Dickinson Dr., Yardley, PA 19067 same	[REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Joseph McNeila Lillian McNeila	70 Bischoff Ave., Chappaqua, NY 10514 same	[REDACTED]

C PROPERTY LOCATION (Address in full) #20 Snow Creek Condominium, Warren, VT 05674	D DATE OF CLOSING 1/3/01
--	------------------------------------

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: <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 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 LEN 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 \$ <u>100,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ _____
--	--	--

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 \$ 1,250.00

Q DATE SELLER ACQUIRED 9-30-85

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		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>		RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
DATE OF RECORD <u>12-26-01</u>		SIGNED <u>[Signature]</u> CLERK	
BOOK NUMBER <u>135</u> PAGE NO. <u>179-180</u>		DATE <u>1-5-01</u>	3058
LISTED VALUE \$ <u>86,000</u> GRAND LIST YEAR OF <u>2000</u>			
PARCEL ID NO. <u>324020</u>			
GRAND LIST CATEGORY <u>0</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. \$	100,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. \$	-0-
c. Subtract Line 2b from Line 2a	c. \$	100,000.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	1,250.00
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,250.00

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. 1 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. 5W0630 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) 5W0666

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.

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>Richard H. Goldman POA</i>	26 DEC 00	<i>[Signature]</i>	1/3/01
<i>Doris H. Goldman</i>	12/26/00	<i>[Signature]</i>	1/3/01
Preparer's Signature		Prepared by Olenick & Olenick, P.C.	
Preparer's Address POB 25, Waitsfield, VT 05673		Buyer's Representative (Print or Type) _____ Tel: _____	

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 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:			80,500.00
a. Enter amount from Line 0 on front of return	2. a.\$	_____	0.00
b. Enter amount from Line 1(d) of Rate Schedule above	b.\$	_____	80,500.00
c. Subtract Line 2(b) from Line 2(a)	c.\$	_____	0.0125
d. Tax rate	d.	_____	1,006.25
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e.\$	_____	
3. Total Tax Due:			1,006.25
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. EC155 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. 500018/5W0071 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) _____

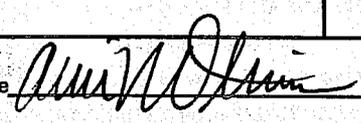
E. That this transfer ~~does~~ does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filling with the town clerk.

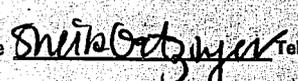
WITHHOLDING CERTIFICATION

- 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
	<u>Dec 15, 2000</u>		<u>1/5/01</u>

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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John W. Cunningham	167 Haggetts Pond Rd., Andover, MA 01810	[REDACTED]
Diane M. Cunningham	same	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Bertha Duga	110 Fern Road, Warren, VT 05674	
C PROPERTY LOCATION (Address in full) Lot 24 Block 41 Plat D, Alpine Village, Warren, VT 05674		D DATE OF CLOSING 1-10-01

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) _____

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 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.

M TOTAL PRICE PAID \$ 200.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY _____

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 \$ 2.50

Q DATE SELLER ACQUIRED 10-20-71

R IF VERMONT LAND GAINS TAX RETURN 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 NUMBER <u>3060</u>
TOWN/CITY <u>Warren</u> DATE OF RECORD <u>12-20-01</u> BOOK NUMBER <u>135</u> PAGE NO. <u>230-231</u> LISTED VALUE \$ <u>400</u> GRAND LIST YEAR OF <u>2000</u> PARCEL ID NO. <u>417774</u> GRAND LIST CATEGORY <u>m</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID: SIGNED <u>Bertha Duga</u> CLERK DATE <u>1-12-01</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.\$	200.00
b. Enter amount from Line 1(d) of Rate Schedule above	b.\$	0.00
c. Subtract Line 2(b) from Line 2(a)	c.\$	200.00
d. Tax rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e.\$	2.50
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3. \$	2.50

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. 1 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. B and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from instructions) _____

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
<i>Alvin M. Olenick</i>	12/20/00	<i>Alvin M. Olenick</i>	12-28-00
<i>Kyane M. Cunningham</i>	12/20/00	<i>[Signature]</i>	

Preparer's Signature *Alvin M. Olenick for Days* 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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John Makau Lydia C. Makau	8854 South Tamiami Trail Sarasota, FL 34238	
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Ginger L. Becker	719 Carmet Road Jenkintown, PA 19046	

C PROPERTY LOCATION (Address in full) Village Gate #403, Warren	D DATE OF CLOSING January 12, 2001
---	--

E INTEREST IN PROPERTY	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST			5. <input type="checkbox"/> TIME-SHARE		7. <input type="checkbox"/> EASEMENT/ROW	
1. <input checked="" type="checkbox"/> FEE SIMPLE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST			6. <input type="checkbox"/> LEASE		8. <input type="checkbox"/> OTHER _____	
2. <input type="checkbox"/> LIFE ESTATE							
F LAND SIZE (Acres or fraction thereof)	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 _____ (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 checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> 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.

M TOTAL PRICE PAID \$ <u>36,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ _____
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	\$ 450.00
P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	

Q DATE SELLER ACQUIRED September 15, 1994

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>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>1-9-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>233-234</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>33,000</u> GRAND LIST YEAR OF <u>2000</u>	DATE <u>1-15-01</u>	<u>3061</u>
PARCEL ID NO. <u>320403</u>		
GRAND LIST CATEGORY <u>0</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. 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 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 _____ 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~~ (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 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. 22649 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
JM <i>J. Paul Giuliani</i>	1/12/01	GLB	01/12/01
LCM <i>ATTORNEY-IN-FACT</i>		<i>Benjamin L. Becker</i>	

Preparer's Signature

J. Paul Giuliani

Prepared by

J. Paul Giuliani, Esq.

Preparer's Address

P.O. Box 1455, Montpelier, VT
05601-1455

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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Shashikant D. Patel Pratima S. Patel	720 Riverview Road Rexford, NY 12148	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John D. Rostler	15 Barnard Road Belmont, MA 02478	[REDACTED]

C PROPERTY LOCATION (Address in full) South Village #16, Sugarbush Village, Warren	D DATE OF CLOSING 1/15/01
--	-------------------------------------

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) N/A	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 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. 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 \$ <u>67,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ _____
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 \$ 825.00

\$ 837.50

Q DATE SELLER ACQUIRED 2/24/81

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 NUMBER <u>3062</u>
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	
DATE OF RECORD <u>1-15-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>266-267</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>321016</u> GRAND LIST YEAR OF <u>2000</u>	DATE <u>1-17-01</u>	
PARCEL ID NO. <u>880,000</u>		
GRAND LIST CATEGORY <u>0</u>		

**VERMONT DEPARTMENT OF TAXES
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. \$ 66,000.00

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 825.00

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 _____ 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 10V.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) _____ (h)

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.

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>J. Paul Giuliani</i>	1/15/01	<i>J. Kelly</i>	1/15/01
ATTORNEY - IN - FACT			

Preparer's Signature: *J. Paul Giuliani* Prepared by: J. Paul Giuliani

Preparer's Address: P.O. Box 1455, Montpelier, VT 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)

A SELLER'S (TRANSFEROR'S) NAME(S) Jack C. Keir, Inc. Robert Holden Trustee of the Helen Keir Trust established under Will of Helen L. Keir dated May 18, 1988	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 4785 Emerald Way Middletown OH 05044 PO 328 WAITSFIELD VT 05673	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFEREE'S) NAME(S) The Trust For Public Land, d/b/a The Trust For Public Land, Inc.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 33 Union Street, Fourth Floor Boston, MA 02108	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full) Plunkton Road, Warren, Vermont

D DATE OF CLOSING 1/16/01

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 FOR _____ YEARS 8. OTHER _____

F LAND SIZE (Acres or fraction thereof) 367 A

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED NO YES (State relationship)

WAS SALE BETWEEN FAMILY MEMBERS: YES NO

FINANCING: CONVENTIONAL BANK OWNER FINANCING OTHER None

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 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. #12

TOTAL PRICE PAID FOR PERSONAL PROPERTY \$ 0

PRICE PAID \$ 1,100,000.00 PRICE PAID FOR REAL PROPERTY \$ 1,100,000.00

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 \$ 0

Q DATE SELLER ACQUIRED 2/24/88 and 7/20/94

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

TOWN/CITY Warren ACKNOWLEDGMENT

DATE OF RECORD 1-11-01 RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.

BOOK NUMBER 135 PAGE NO. 311-317 TOWN NUMBER 3063

LISTED VALUE \$ Sub GRAND LIST YEAR OF _____

PARCEL ID NO. 028-002-800 + 028-002-900 SIGNED [Signature] CLERK

GRAND LIST CATEGORY M + 028-003-800 DATE 1-17-01

VERMONT PROPERTY TAX RATE SCHEDULE RETURN

VERMONT DEPARTMENT OF TAXES

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. Tax rate 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 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: 3. \$

Add Lines 1f and 2e and enter here and on line P on front of return

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:

- This property is the subject of Subdivision Permit No. _____ and is in compliance with said permit, or
- This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
 - Parcel to be sold: Exemption Number _____ Number of acres 3675
 - 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 10V.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. 5410551-7 and is in compliance with said permit, or
- This property is exempt from Act 250 because: (list exemption number from 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.

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
Jack C. Keir, Inc. <i>Henrietta S. Nye</i>	1/11/01	The Trust For Public Land, Inc.	1/16/01
Duly Authorized Agent	1/16/01	By: <i>[Signature]</i>	1/16/01
Robert Holden Trustee of the Helen Keir Trust established under will of Helen L. Keir dated May 18, 1988		Duly Authorized Agent	
Preparer's Signature <i>[Signature]</i>		Prepared by <i>[Signature]</i>	
Preparer's Address P. O. Drawer 569 Middlebury, VT 05753		Buyer's Representative (Print or Type) Deppman & Foley, P.C.	

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)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
ROBERT HOLDEN Trustee of the Helen Keir Trust established under Will of Helen L. Keir dated May 18, 1988	40 PO BOX 328 WAITSFIELD VT 05673	[REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
The Trust For Public Land, d/b/a The Trust For Public Land, Inc.	33 Union Street, Fourth Floor Boston, MA 02108	[REDACTED]

C PROPERTY LOCATION (Address in full) Plunkton Road, Warren, Vermont	D DATE OF CLOSING 1/16/01
--	-------------------------------------

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) 7.5 +/- Acres	G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input checked="" type="checkbox"/> 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 YES NO DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY YES NO

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.
#12

M TOTAL PRICE PAID \$ 200,000.00	N PRICE PAID FOR PERSONAL PROPERTY \$ 0	O PRICE PAID FOR REAL PROPERTY \$ 200,000.00
---	--	---

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 \$ 0

Q DATE SELLER ACQUIRED 2/24/88 and 7/20/94

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

TOWN/CITY Warren
DATE OF RECORD 1-16-01
BOOK NUMBER 135 PAGE NO. 319-321
LISTED VALUE \$ Sub GRAND LIST YEAR OF 2000
PARCEL ID NO. 028-002-800
GRAND LIST CATEGORY 12

ACKNOWLEDGMENT

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

SIGNED [Signature] CLERK
DATE 1-17-01

TOWN NUMBER
3064

VERMONT RATE SCHEDULE PROPERTY TAX RETURN

VERMONT DEPARTMENT OF TAXES

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions) \$ 0.00

b. Value of property enrolled in current use program \$ 0.00

c. Value of qualified working farm \$ 0.00

d. Add Lines 1a, b and c \$ 0.00

e. Tax rate 0.005

f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e \$ 0.00

2. Tax on General Rate Property:

a. Enter amount from Line 0 on front of return \$ 2.00

b. Enter amount from Line 1d of Rate Schedule above \$ 0.00

c. Subtract Line 2b from Line 2a \$ 2.00

d. Tax Rate 0.0125

e. Tax due on General Rate Property: Multiply Line 2c by Line 2d \$ 0.00

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on line P on front of return \$ 0.00

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. 9 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 HE-5-0490 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. 5W0551-7 and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from 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.

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>Robert Keir</i> ROBERT KEIR Trustee of the Helen Keir Trust established under Will of Helen L. Keir dated May 18, 1988	1/16/01	The Trust for Public Land, Inc. By: <i>[Signature]</i> Duly Authorized Agent	1/16/01

Preparer's Signature: _____ Prepared by: Deppman & Foley, P.C.

Preparer's Address: P. O. Drawer 569 Middlebury, VT 05753 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)

A SELLER'S (TRANSFEROR'S) NAME(S) Jack C. Keir, Inc.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 4785 Emerald Way Middletown OH 05044	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S) The Trust For Public Land, d/b/a The Trust For Public Land, Inc.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 33 Union Street, Fourth Floor Boston, MA 012108	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full)
Blueberry Lake, Warren, Vermont

D DATE OF CLOSING
1/7/01

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)
139 +/- Acres

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 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.
#1?

M TOTAL PRICE PAID \$100,000.00 **N PRICE PAID FOR PERSONAL PROPERTY \$ 0** **O PRICE PAID FOR REAL PROPERTY \$100,000.00**

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 \$ 0

Q DATE SELLER ACQUIRED 12/9/92

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>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>1-11-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>322-323</u>	SIGNED <u>[Signature]</u> CLERK	<u>3065</u>
LISTED VALUE \$ <u>153,500</u> GRAND LIST YEAR OF <u>2000</u>	DATE <u>1-17-01</u>	
PARCEL ID NO. <u>481001</u>		
GRAND LIST CATEGORY <u>M</u>		

VERMONT PROPERTY TAX RETURN 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 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 139 +/-

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/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 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
Jack C. Keir, Inc. <i>Henrietta Z. Tye</i>	1/10/01	The Trust For Public Land, Inc. <i>[Signature]</i>	1/16/01
Duly Authorized Agent		Duly Authorized Agent	

Preparer's Signature: _____
Prepared by: **Deppman & Foley, P.C.**
Preparer's Address: P. O. Drawer 569
Middlebury, VT 05753

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)

A SELLER'S (TRANSFEROR'S) NAME(S) <u>ROBERT HOLDEN</u> Trustee of the Helen Keir Trust established under will of Helen L. Keir dated May 18, 1988	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <u>PO 328</u> <u>WARFIELD 05673</u>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
B BUYER'S (TRANSFEEE'S) NAME(S) <u>Town of Warren</u>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <u>PO 337</u> <u>WARREN VT</u> <u>05674</u>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
C PROPERTY LOCATION (Address in full) <u>Plunkton Road, Warren, Vermont</u>		D DATE OF CLOSING <u>1/16/01</u>

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 +/- Acres

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 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 type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER <u>DM</u> _____ 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 checked="" type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER <u>DM</u> _____ 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.
#2

M TOTAL PRICE PAID \$ <u>200,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>200,000.00</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

Q DATE SELLER ACQUIRED 2/24/88 and 7/20/94

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

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>1-16-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>326-328</u>	SIGNED <u>[Signature]</u> CLERK	<u>3066</u>
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2000</u>	DATE <u>1-17-01</u>	
PARCEL ID NO. <u>025-002-800</u>		
GRAND LIST CATEGORY <u>M</u>		

VERMONT TAX 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, & 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 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. DE-5-3666 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. 500051-7 and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from 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.

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>Robert Keir</i> Trustee of the Helen Keir Trust established under Will of Helen L. Keir dated May 18, 1988	1/16/01	Town of Warren By: <i>[Signature]</i> Duly Authorized Agent	01-16-01

Preparer's Signature: _____ Prepared by: **Deppman & Foley, P.C.**

Preparer's Address: **P.O. Drawer 569 Middlebury, VT 05753** 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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
William P. Garvey	5 Springpipe Lane	
Marilyn M. Garvey	Savannah, GA 31411	
B BUYER'S (TRANSFeree'S) NAME(S)		
Elaine M. Stokes	816 Broadway	
Patrick P. Coffey	Hanover, MA 02339	

C PROPERTY LOCATION (Address in full) Club Sugarbush #34 Warren	D DATE OF CLOSING 1/15/01
---	-------------------------------------

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 \$ 155,000.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 155,000.00

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 \$ 1,937.50

Q DATE SELLER ACQUIRED March 1, 1988

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 NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	3067
DATE OF RECORD <u>1-15-01</u>	RETURN RECEIVED INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>330-331</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>150,000</u> GRAND LIST OF 20 <u>00</u>	DATE <u>1-17-01</u>	
PARCEL 10 OR MAP NO. <u>314034</u>		
GRAND LIST CATEGORY <u>0</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. \$	0.00
e. Tax rate	e.	.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. \$	155,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. \$	0.00
c. Subtract Line 2b from Line 2a	c. \$	155,000.00
d. Tax rate	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	1,937.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. \$	1,937.50

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 _____ 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~~ / 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. 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
<i>William P. Pervey</i>	1/15/2001	<i>Edward M. ...</i>	1/15/2001
<i>Marilyn M. Pervey</i>		<i>...</i>	1/15/2001
Preparer's Signature: <i>[Signature]</i> Prepared by King & King Preparer's Address: P.O. Box 879 Waitsfield, VT 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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Paul R. Hickey	21 Grandhill Drive, Dover, MA 02030	[REDACTED]
B BUYER'S (TRANSFereeE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Ann Marie Hickey	21 Grandhill Drive, Dover, MA 02030	[REDACTED]

C PROPERTY LOCATION (Address in full) South Village Unit #61 Warren	D DATE OF CLOSING 1/ /01
---	------------------------------------

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 husband to wife

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 _____

3. SINGLE FAMILY DWELLING 7. MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____ DESCRIBE _____

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.

#5

M TOTAL PRICE PAID \$ 0.00 **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 \$ 0.00

Q DATE SELLER ACQUIRED May 31, 2000

R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #2

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER <u>3068</u>
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	
DATE OF RECORD <u>1-10-01</u>	RETURN RECEIVED INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>252-353</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>67,000</u> GRAND LIST OF 20 <u>00</u>	DATE <u>1-23-01</u>	
PARCEL 10 OR MAP NO. <u>304011</u>		
GRAND LIST CATEGORY <u>0</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. \$ <u>0.00</u>
2. Tax on General Rate Property:		
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>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return		3. \$ <u>0.00</u>

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 _____ Number of acres _____

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

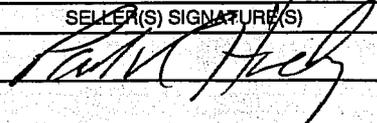
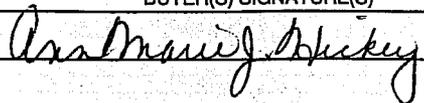
Seller(s) further certifies as follows:

- 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~~ / 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
	1/10/01		1-4-01

Preparer's Signature _____ Prepared by King & King

Preparer's Address P.O. Box 879 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)

[A] SELLER'S (TRANSFEROR'S) NAME(S) James Phillips	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 92 Five Mile River Road	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
[B] BUYER'S (TRANSFeree'S) NAME(S) Marta Phillips	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER Dover, CT 06820	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

[C] PROPERTY LOCATION (Address in Full) Fuller Hill Road, Warren, Vermont	[D] DATE OF CLOSING
--	---------------------

[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) 10.4 +/-	[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <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 <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. <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 type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SERIAL NO. _____	
4. <input checked="" 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 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.

[M] TOTAL PRICE PAID \$ -0-	[N] PRICE PAID FOR PERSONAL PROPERTY \$	[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: _____

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 June 15, 1999

[R] IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTIONS FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 5
(CONTINUED ON REVERSE SIDE)

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>1-25-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	<u>3070</u>
BOOK NUMBER <u>135</u> PAGE NO. <u>391-392</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>429,400</u> GRAND LIST YEAR <u>2000</u>	DATE <u>1-30-01</u>	
PARCEL ID NO. <u>0230034</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.	\$
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.	\$
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-

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 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 10.4
 - b. Parcel to be 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/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
<i>James Phillips</i>	<i>1/25/01</i>	<i>James L. Phillips Jr</i>	<i>1/25/01</i>
<i>Marta Phillips</i>	<i>1/25/01</i>	<i>Marta Phillips</i>	<i>1/25/01</i>
<i>Shirley M. Ware</i>			

Preparer's Signature _____ Prepared By Darby Laundon Stearns Thorndike & Kolter, LLP
 Preparer's Address 89 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)

A SELLER'S (TRANSFEROR'S) NAME(S) NADINE STEINBERGER	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 514 E. 83rd Street, Apt. 5E New York, NY 10029	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFEREE'S) NAME(S) ROBERT STEINBERGER	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 514 E. 83rd Street, Apt. 5E New York, NY 10029	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full)
Lot 10, Sugarbush Woods, Warren, Vermont

D 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 1/2 interest

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.
#4 Confirmatory and corrective transfer only.

M TOTAL PRICE PAID \$ _____ N/A

N PRICE PAID FOR PERSONAL PROPERTY \$ _____

O PRICE PAID FOR REAL PROPERTY \$ _____

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

Q TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ _____ N/A

R DATE SELLER ACQUIRED 12/30/98

S IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 2

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren

DATE OF RECORD 1-2-01

BOOK NUMBER 135 PAGE NO. 394-395

LISTED VALUE \$ 107,100 GRAND LIST YEAR OF 2000

PARCEL ID NO. 006001-7

GRAND LIST CATEGORY V1

ACKNOWLEDGMENT

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

SIGNED [Signature] CLERK

DATE 1-31-01

TOWN NUMBER
3071

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. \$ N/A

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 _____ 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 10V.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~~ 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 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>Michael M. Sturges</i>	01/20/01	<i>Robert J. Sturges</i>	01/10/01
THIS SECTION TO BE COMPLETED BY TOWN CLERK			
PREPARED BY	ACKNOWLEDGEMENT	RECORDED	IDENTITY
PREPARED BY	ACKNOWLEDGEMENT	RECORDED	IDENTITY
Preparer's Signature <i>F. Brian (Ted) Joslin, Esq.</i>	Prepared by <i>F. Brian (Ted) Joslin, Esq.</i>		
Preparer's Address <i>P.O. Box 249 Montpelier VT 05601-0249</i>	Buyer's Representative (Print or Type)		Tel.

Keep a copy of this return for your records.

#2

PLEASE SIGN & DATE

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)		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Joseph A. Belliveau Jean K. Belliveau		188 Picnic St. Boxboro, MA 01719	[REDACTED]
B BUYER'S (TRANSFEREES) NAME(S)		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
The Lincoln Brook Development Owners Assn., Inc. (see also attached addendum)		R.R. #1, Box 272 560 Lincoln Brook Road Warren, VT 05674	

C PROPERTY LOCATION (Address in full) Lot B, Lincoln Brook Development, Warren, Vermont	D 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 Right of Entry

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 n/a

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. _____ DESCRIBE _____

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 FOR PERSONAL PROPERTY \$ _____ **N 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: Corrective Transfer

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

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

DATE SELLER ACQUIRED 8/5/94

P IF A VERMONT LAND GAIN 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/CITY Warren ACKNOWLEDGMENT

DATE OF RECORD 11-17-2000 RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.

BOOK NUMBER 135 PAGE NO. 396-397 TOWN NUMBER 3072

LISTED VALUE \$ _____ GRAND LIST YEAR OF _____

PARCEL ID NO. Corrective SIGNED [Signature] CLERK

GRAND LIST CATEGORY _____ DATE 11/31/01

FORM PT-1 (8/00)

* Buyers except Lincoln Brook Development Owners

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 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:	3. \$	0.00
Add Lines 1f and 2e and enter here and on line P on front of return		

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 1 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 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 the time of transfer, each seller was a resident of Vermont or an estate.
 - 2. Buyer(s) certifies that the parties obtained withholding certificates 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.

PLEASE SIGN & DATE

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
JAB <i>James Beliveau</i>	11/17/2000	EBOA <i>David R. Bookchin</i>	12-22-00
JKB <i>Jan R. Beliveau</i>	11/17/2000	by its duly authorized agent (see attached addendum)	
Preparer's Signature <i>David R. Bookchin</i>		Prepared by <u>David R. Bookchin</u>	
Preparer's Address <u>2 Spring Street Montpelier, VT 05602</u>		Buyer's Representative _____ Tel. _____ (Print or Type)	

Bryan Powers

Date: _____

Susan Powers

Date: _____

Edmund Koenke

Edmund Koenke

Date: 9/11/2000

Mary Koenke

Mary Koenke

Date: 9/11/2000

William Schull

Date: _____

Household Bank, FSB
by its duly authorized

Date: _____

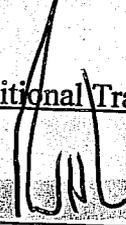
~~agent~~

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Ronald H. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Sylvia S. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
William Schull	P.O. Box 1284 Doylestown, PA 18901	[REDACTED]

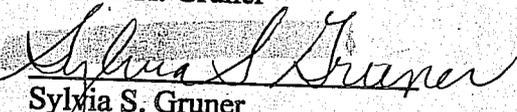
Household Bank, FSB

Additional Transferees Signatures



 Ronald H. Gruner

Date: 1/17/2001



 Sylvia S. Gruner

Date: 1/10/01

 Gordon E.R. Troy

Date: _____

#2

Bryan Powers

Date: _____

Susan Powers

Date: _____

Edmund Koenke

Date: _____

Mary Koenke

Date: _____

William Schulz

Date: _____

ASHRAF R. IBRAHIM
ASST. VICE PRESIDENT

Date: 12/1/00

Household Bank, FSB
by its duly authorized

agent

#2

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Ronald H. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Sylvia S. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	
William Schull	P.O. Box 1284 Doylestown, PA 18901	[REDACTED]

Household Bank, FSB

Additional Transferees Signatures

Ronald H. Gruner

Sylvia S. Gruner

Gordon E.R. Troy

Date: _____

Date: _____

Date: _____

#2

Bryan Powers

Date: _____

Susan Powers

Date: _____

Edmund Koenke

Date: _____

Mary Koenke

Date: _____

William Schull

William Schull

Date: *11/28/00*

Household Bank, FSB
by its duly authorized
agent

Date: _____

Bryan Powers
Bryan Powers

Date: 11/26/2000

Susan Powers
Susan Powers

Date: 11/26/2000

Edmund Koenke
Edmund Koenke

Date: 9/11/2000

Mary Koenke
Mary Koenke

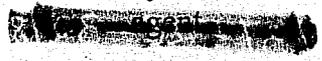
Date: 9/11/2000

William Schull

Date: _____

Household Bank, FSB
by its duly authorized

Date: _____



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) Fisher H. Nesmith, III Ann H. Nesmith	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 23 Norton Ave Poultney, VT 05764	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S) The Lincoln Brook Development Owners Assn., Inc. (see also attached addendum)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER R.R. #1 Box 272 560 Lincoln Brook Road Warren, VT 05674	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
C PROPERTY LOCATION (Address in full) Lot C, Lincoln Brook Development, Warren, Vermont		D 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 Right of Entry

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 n/a

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.

4

M TOTAL PRICE PAID \$ 0.00 **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: Corrective Transfer

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 10/31/95

R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 2

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>9-11-00</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	3023
BOOK NUMBER <u>135</u> PAGE NO. <u>398-295</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ _____ GRAND LIST YEAR OF _____	DATE <u>1-31-01</u>	
PARCEL ID NO. <u>Corrective</u>		
GRAND LIST CATEGORY _____		

* Buyers except Lincoln Brook Development Owners Association, Inc.

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
Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f. \$
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 P on front of return		3. \$
		0.00

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. EC-99 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 <u>1</u>	Number of acres _____
b. Parcel retained:	Exemption Number <u>1</u>	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 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 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
FHN <u>Fisher H. Nesmith</u>	<u>9-11-00</u>	LBDQA <u>[Signature]</u>	<u>12-22-00</u>
AHN <u>Ann H. Nesmith</u>	<u>9-11-00</u>	by its duly authorized agent	
		(see attached addendum)	
Preparer's Signature <u>David R. Bookchin</u>		Prepared by <u>David R. Bookchin</u>	
Preparer's Address <u>2 Spring Street Montpelier, VT 05602</u>		Buyer's Representative	Tel.
		(Print or Type)	

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Ronald H. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Sylvia S. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
William Schull	P.O. Box 1284 Doylestown, PA 18901	
Household Bank, FSB		

Additional Transferees Signatures

Ronald H. Gruner

Date: _____

Sylvia S. Gruner

Date: _____

Gordon E.R. Troy

Date: 11-22-00

Bryan Powers

Date: _____

Susan Powers

Date: _____

Edmund Koenke

Edmund Koenke

Date: 9/11/2000

Mary Koenke

Mary Koenke

Date: 9/11/2000

William Schull

Date: _____

Household Bank, FSB
by its duly authorized
agent

Date: _____



Bryan Powers

Date: _____

Susan Powers

Date: _____

Edmund Koerke

Date: _____

Mary Koerke

Date: _____

William Schull

Date: _____

Household Bank, FSB
by its duly authorized
agent

Date: _____

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Ronald H. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Sylvia S. Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	
William Schull	P.O. Box 1284 Doylestown, PA 18901	

Household Bank, FSB

Additional Transferees Signatures

Ronald H. Gruner

Sylvia S. Gruner

Gordon E.R. Troy

Date: _____

Date: _____

Date: _____

Bryan Powers
Bryan Powers

Date: 11/26/2000

Susan Powers
Susan Powers

Date: 11/26/2000

Edmund Koenke

Date: _____

Mary Koenke

Date: _____

William Schul

Date: _____

Household Bank, FSB
by its duly authorized
agent

Date: _____

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)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Ronald H. Gruner	148 W. Berlin Road	[REDACTED]
Sylvia S. Gruner	Bolton, MA 01740	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Northfield Savings Bank	33 South Main Street	[REDACTED]
	Northfield, Vermont 05663	
C PROPERTY LOCATION (Address in full) Lincoln Brook Development, Warren, Vermont		D 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 STATE RELATIONSHIP _____

FINANCING: CONVENTIONAL/BANK OWNER FINANCING OTHER n/a

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 type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER Private roadway 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 checked="" type="checkbox"/> OTHER Private roadway 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. 4

M TOTAL PRICE PAID \$ 0.00	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: Corrective Transfer		

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 10/11/87

R IF A VERMONT LAND GAIN 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

<p>TOWN/CITY <u>Warren</u></p> <p>DATE OF RECORD <u>1-17-2001</u></p> <p>BOOK NUMBER <u>135</u> PAGE NO. <u>400+401</u></p> <p>LISTED VALUE \$ _____ GRAND LIST YEAR OF _____</p> <p>PARCEL ID NO. <u>Corrective</u></p> <p>GRAND LIST CATEGORY _____</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>1-31-01</u></p>	<p>TOWN NUMBER</p> <p style="font-size: 2em;">3074</p>
---	--	--

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. <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. \$ _____
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. \$ _____	
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on line P on front of return	
3. \$ <u>0.00</u>	

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. EC-99 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 <u>1</u>	Number of acres _____
b. Parcel retained:	Exemption Number <u>1</u>	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. 5W0086 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from 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.

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
RHG	1/17/01	Northfield Savings Bank	1/25/01
SSG	1/10/01	By:	1/25/01
		It's duly authorized agent	
Preparer's Signature		Prepared by <u>David R. Bookchin</u>	
Preparer's Address <u>2 Spring Street Montpelier, VT 05602</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)

A SELLER'S (TRANSFEROR'S) NAME(S) Northfield Savings Bank	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 33 South Main Street Northfield, VT 05663	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S) Ronald H. Gruner Sylvia S. Gruner (see attached addendum)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 148 W. Berlin Road Bolton, MA 01740	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
C PROPERTY LOCATION (Address in full) Lincoln Brook Development, Warren, Vermont		D 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 n/a

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 type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER Private roadway 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 checked="" type="checkbox"/> OTHER Private roadway 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 \$ 0.00 **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: Corrective Transfer

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 12/12/94

R IF A VERMONT LAND GAIN TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 2
(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>1-25-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>402-403</u>	SIGNED <u>Robyn Goss</u> CLERK	<u>3075</u>
LISTED VALUE \$ _____ GRAND LIST YEAR OF _____	DATE <u>1-31-01</u>	
PARCEL ID NO. <u>Corrective</u>		
GRAND LIST CATEGORY _____		

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	0.00

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:

- This property is the subject of Subdivision Permit No. EC-99 and is in compliance with said permit, or
- This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):

a. Parcel to be sold:	Exemption Number <u>1</u>	Number of acres _____
b. Parcel retained:	Exemption Number <u>1</u>	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 10V.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. 5W0086 and is in compliance with said permit, or
- This property is exempt from Act 250 because: (list exemption number from instructions)

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 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.

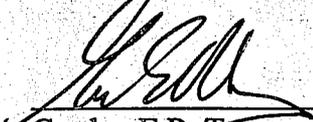
WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Northfield Savings Bank		RHG	11/17/2001
By: <i>[Signature]</i>	1/25/01	SSG <i>[Signature]</i>	1/20/01
Its duly authorized agent (See attached addendum)			
Preparer's Signature <i>[Signature]</i>		Prepared by David R. Bookchin	
Preparer's Address 2 Spring Street Montpelier, VT 05602		Buyer's Representative (Print or Type) _____ Tel. _____	

Keep a copy of this return for your records.

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
William Schull	P.O. Box 1284 Doylestown, PA 18901	[REDACTED]
Household Bank, FSB		

Additional Transferees Signatures



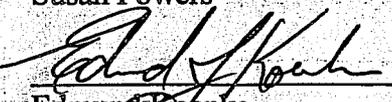
 Gordon E.R. Troy

Date: 12-22-00

 Bryan Powers

Date: _____

 Susan Powers



 Edmund Koenke

Date: _____

Date: 9/11/2000



 Mary Koenke

Date: 9/11/2000

William Schull

Date: _____

Household Bank, FSB
by its duly authorized
agent

Date: _____

[Redacted]

[Redacted]

[Redacted]

[Redacted]

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	[REDACTED]
William Schull	P.O. Box 1284 Doylestown, PA 18901	[REDACTED]

Household Bank, FSB

Additional Transferees Signatures

Gordon E.R. Troy

Date: _____

Bryan Powers

Bryan Powers

Date: 9/26/2000

Susan Powers

Susan Powers

Date: 11/26/2000

Edmund Koenke

Edmund Koenke

Date: 9/11/2000

Mary Koenke

Mary Koenke

Date: 9/11/2000

William Schull

Date: _____

Household Bank, FSB
by its duly authorized
agent

Date: _____

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ADDENDUM TO VERMONT PROPERTY TRANSFER TAX RETURN

<u>Additional Transferees</u>	<u>Mailing Address</u>	<u>Social Security Number/ Tax I.D. Number</u>
Gordon E.R. Troy	3333 Lake Road Charlotte, VT 05445	[REDACTED]
Bryan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Susan Powers	P.O. Box 1441 Waitsfield, VT 05673	[REDACTED]
Edmund Koenke	420 Highland Drive Mays Landing, NJ 08330	
Mary Koenke	420 Highland Drive Mays Landing, NJ 08330	
William Schull	P.O. Box 1284 Doylestown, PA 18901	[REDACTED]

Household Bank, FSB

Additional Transferees Signatures

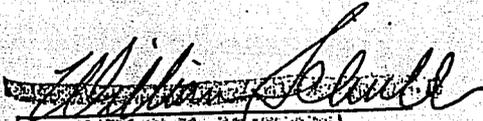
_____ Date: _____
Gordon E.R. Troy

_____ Date: _____
Bryan Powers

_____ Date: _____
Susan Powers

_____ Date: _____
Edmund Koenke

_____ Date: _____
Mary Koenke

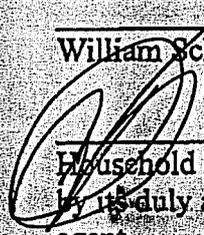

William Schull

Date: 11/29/77

Household Bank, FSB
by its duly authorized
agent

Date: _____

William Schull



ASHRAF R. IBRAHIM
ASST. VICE PRESIDENT

Household Bank, FSB
by its duly authorized
agent

Date: _____

Date: 12/1/00

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)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Northfield Savings Bank	33 South Main Street Northfield, VT 05663	[REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Ronald H. Gruner Sylvia Gruner	148 W. Berlin Road Bolton, MA 01740	[REDACTED]

C PROPERTY LOCATION (Address in full)	D DATE OF CLOSING
Lincoln Brook Development, Warren, Vermont	

E 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 checked="" type="checkbox"/> UNDIVIDED 16.66% 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 <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 <input type="checkbox"/> YES <input type="checkbox"/> NO FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER n/a

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. _____ DESCRIBE _____ 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

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.

M TOTAL PRICE PAID \$ 0.00	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: <u>Corrective Transfer</u>		

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 12/12/94

R IF A VERMONT LAND GAIN TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 2

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>9-26-00</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID:	<u>3076</u>
BOOK NUMBER <u>135</u> PAGE NO. <u>404-405</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ _____ GRAND LIST YEAR OF _____	DATE <u>1-31-01</u>	
PARCEL ID NO. <u>Corrective</u>	GRAND LIST CATEGORY _____	

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. <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 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. <u>0.0125</u>
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. \$ <u>0.00</u>

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 1 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 10V.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. 5W0086 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from 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.

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
Northfield Savings Bank By: <i>[Signature]</i> Its duly authorized agent	<u>1/25/01</u>	RHG SSG <i>[Signature]</i>	<u>1/17/01</u> <u>1/18/01</u>

Preparer's Signature

David R. Bookchin

Prepared by David R. Bookchin

Preparer's Address

2 Spring Street
Montpelier, VT 05602

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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Sugarbush Resort Holdings, Inc.	2405 Sugarbush Access Road Warren, VT 05674-9752	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Warren	P.O. Box 337 Warren, VT 05674	[REDACTED]

C PROPERTY LOCATION (Address in full) Sugarbush Ski Area	D DATE OF CLOSING 12-19-01
--	--------------------------------------

E 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 checked="" type="checkbox"/> OTHER <u>License</u>

F LAND SIZE (Acres or fraction thereof)	G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED WAS SALE BETWEEN FAMILY MEMBERS <input 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 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 type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER <u>Utility Easement</u> _____ 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 checked="" type="checkbox"/> OTHER <u>Utility Easement</u> _____ 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.
#2

M TOTAL PRICE PAID \$ - 0 -	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	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: _____

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 #10
(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	
DATE OF RECORD <u>1-16-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>409-413</u>	SIGNED <u>[Signature]</u> CLERK	3077
LISTED VALUE \$ _____ GRAND LIST YEAR OF _____	DATE <u>1-31-01</u>	
PARCEL ID NO. <u>easement</u>		
GRAND LIST CATEGORY _____		

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. <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. \$
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. \$
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 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:

- This property is the subject of Subdivision Permit No. _____ and is in compliance with said permit, or
- 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:

- 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 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.

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
SUGARBUSH RESORT HOLDINGS INC.		TOWN OF WARREN	
BY: Les Duly Authorized Agent		BY: Its Duly Authorized Agent	
<i>Brian S. M. Clog</i>		<i>[Signature]</i>	<i>8/12/04</i>
Preparer's Signature		Prepared by	Reiber, Kenlan, Schwiebert, Hall & Facey, P.C.
Preparer's Address	71 Allen Street Rutland, VT 05701	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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Sugarbush Resort Holdings, Inc.	2405 Sugarbush Access Road	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Warren	P.O. Box 337 Warren, VT 05674	[REDACTED]

C PROPERTY LOCATION (Address in full) Sugarbush Ski Area	D DATE OF CLOSING 12-19-01
--	--------------------------------------

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: <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 Utility Easement _____ 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 Utility Easement _____ 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.
#2 #15

M TOTAL PRICE PAID \$ - 0 -	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	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: _____

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 #10 (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>1-30-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u>	PAGE NO. <u>414-417</u>	SIGNED <u>[Signature]</u> CLERK DATE <u>1-31-01</u>	<u>3078</u>
LISTED VALUE \$ _____	GRAND LIST YEAR OF _____		
PARCEL ID NO. <u>Easement</u>	GRAND LIST CATEGORY _____		

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 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 _____ 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) _____

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.

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
SUGARBUSH RESORT HOLDINGS, INC.		TOWN OF WARREN	
By: Its Duly Authorized Agent <i>Brian J. M. Gray</i>		By: Its Duly Authorized Agent <i>Ken Boy</i>	30 June 01
Preparer's Signature		Prepared by	Reiber, Kenlan, schwiebert, Hall & Facey, P.C.
Preparer's Address	71 Allen St., Rutland, VT 05701	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)

[A] SELLER'S (TRANSFEROR'S) NAME(S) 2908310 Canada, Inc.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 325 Prince Albert Ave. Montreal, Quebec H3Z2X9 CANADA	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. Application Pending
[B] BUYER'S (TRANSFeree'S) NAME(S) Thomas M. Cagnina	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 200 East 62 nd Street, Apt. 16C New York, New York 10021	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

[C] PROPERTY LOCATION (Address in Full) 14.2+/- acres off Cider Hill Road, Warren, Vermont 05674	[D] DATE OF CLOSING 1/31/01
---	--------------------------------

[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) 14.2+/- 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 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 SERIAL NO. ____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR ____ MAKE ____	
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 <u>Motel & Restaurant</u> 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 checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL <u>Motel & Restaurant</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

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 \$148,000.00	[N] PRICE PAID FOR PERSONAL PROPERTY \$	[O] PRICE PAID FOR REAL PROPERTY \$148,000.00
-----------------------------------	---	---

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	\$ 1850.00
--	------------

[Q] DATE SELLER ACQUIRED 5/6/96

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	3079
DATE OF RECORD <u>1-31-01</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>135</u> PAGE NO. <u>420-421</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR <u>2000</u>	DATE <u>1-31-01</u>	
PARCEL ID NO. <u>002-004-300</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.	\$
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.	\$148,000.00
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.	\$
3. Total Tax Due:		\$ 1850.00
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 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 14.2+/-
 - b. Parcel to be 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/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
<i>Shirley M. Ware</i>		Thomas M. Caggina <i>By Kelly J. Mueller, his atty</i>	01-31-01

Preparer's Signature *Shirley M. Ware* Prepared By Darby Laundon Stearns Thorndike & Kolter, LLP
 Preparer's Address 89 South Main Street, Waterbury, Vermont 05676 Buyer's Representative _____ Tele: _____