VERMONT Property Transfer Tax Return

Form PT-172 (Replaces Form PT-1)

* 0 8 1 7 2 1 1 0 0 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT ON TOWN COPY ONLY — [redacted] Individual SELLER #1 Social Security Number: ___ Individual SELLER #2 Social Security Number: ___

Entity SELLER #1 Name: CENTRAL VERMONT COMMUNITY LAND TRUST, INC.

Individual SELLER #1 Last Name: ___ First Name: ___ Initial: ___

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name): 107 NORTH MAIN ST

City or Town: BARRE CITY State: VT Zip Code: 05641

Individual SELLER #2 Last Name: ___ First Name: ___ Initial: ___

Individual SELLER #2 Mailing Address Following Transfer (Number and Street or Road Name): ___

City or Town: ___ State: ___ Zip Code: ___

TOTAL number of SELLERS ___ If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFEREE'S) INFORMATION

☐ INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY — Entity BUYER #1 Federal ID number ___ [redacted]

Entity BUYER #1 Name: /

Individual BUYER #1 Last Name: LAWSON First Name: SEAN Initial: T

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name): 292 STONY HILL RD

City or Town: WARREN State: VT Zip Code: 05674

Individual BUYER #2 Last Name: LAWSON First Name: KAREN Initial: M

Individual BUYER #2 Mailing Address Following Transfer (Number and Street or Road Name): SAME

City or Town: ___ State: ___ Zip Code: ___

TOTAL number of BUYERS 2 If more than 2, attach Form 172-B.

6403

Buyer #1 or Entity ___
SSN or FID ___
Property Location ___
Date of Closing ___

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C. PROPERTY LOCATION

Number and Street or Road Name: 292 STONY HILL RD

City or Town: WARREN VT

D. DATE OF CLOSING

03 25 2009 (MM DD YYYY)

E. INTEREST IN PROPERTY - Write the number from the list: 1

If "4", enter % interest here ___ %

1. Fee Simple 2. Life Estate 3. Undivided 1/2 interest 4. Undivided __% interest 5. Time-Share 6. Lease 7. Easement/Row 8. Other ___

F. LAND SIZE (Acres or fraction thereof)

1.10 ±

G. SPECIAL FACTORS

☐ If sale was between family members, enter number from list below
1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other ___

☐ Check if development rights have been conveyed

FINANCING: ☒ Conventional/Bank ☐ Owner Financing ☒ Other Housing Subsidy covenant

H. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply)

1. ☐ None
2. ☐ Factory
3. ☒ Single Family Dwelling
4. ☐ Seasonal Dwelling
5. ☐ Farm Buildings
6. ☐ Multi-Family with ___ Dwelling Units Transferred
7. ☐ Mobile Home
8. ☐ Condominium with ___ Units Transferred
9. ☐ Store
10. ☐ Residential New Construction
11. ☒ Other conveyance of land only

I. SELLER'S USE OF PROPERTY BEFORE TRANSFER (Enter number from list): 1

1. Primary Residence 2. Open Land 3. Secondary Residence 4. Timberland 5. Operating Farm 6. Government Use 7. Commercial ___ 8. Industrial ___ 9. Other ___

☐ Check if property was rented BEFORE transfer

J. BUYER'S USE OF PROPERTY AFTER TRANSFER (Enter number from list): 1

1. Primary Residence 2. Open Land 3. Secondary Residence 4. Timberland 5. Operating Farm 6. Government Use 7. Commercial ___ 8. Industrial ___ 9. Other ___

☐ Check if property will be rented AFTER transfer
☒ Check if property was purchased by (land lease) tenant
☐ Check if buyer holds title to any adjoining property

K. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124

☐ 1. Check if property being conveyed is subject to a land use change tax lien
☐ 2. Check if new owner elects to continue enrollment of eligible property

L. If transfer is exempt from Property Transfer Tax, cite exemption number from instructions and complete Sections M, N, and O below. ___

M. TOTAL Price Paid

___,___,_00.00

N. Price paid for Personal Property

___

O. Price paid for Real Property

___,___,_00.00

State type of Personal Property ___

If price paid for Real Property is less than fair market value, please explain: Transfer of land only; conversion from Ground Lease to covenant only; Town assessed value 133,300.00

P. Value of purchaser's principal residence (See instructions)

___

Q. Fair market value of property enrolled in current use program

___

R. Fair market value of qualified working farm

___

S. PROPERTY TRANSFER TAX DUE from rate schedule on page 3 of this form.

COMPLETE RATE SCHEDULE FOR ALL TRANSFERS.
Make checks payable to VERMONT DEPARTMENT OF TAXES

916.25

T. DATE SELLER ACQUIRED

04 19 2001 (MM DD YYYY)

U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 4 of this booklet

01 02

Buyer #1 or Entity ___
SSN or FID ___
Property Location ___
Date of Closing ___

* 0 8 1 7 2 1 3 0 0 *

RATE SCHEDULE

Tax on Special Rate Property

1. Value of purchaser's principal residence (See instructions) 1. 100,000.00
2. Value of property enrolled in current use program .... 2. ___
3. Value of qualified working farm .... 3. ___
4. Add Lines 1, 2, and 3 .... 4. ___
5. Tax rate 5. 0.005
6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. 500.00

Tax on General Rate Property

7. Enter amount from Line O on page 2 of this form 7. 33,300.00
8. Enter amount from Line 4 above .... 8. ___
9. Subtract Line 8 from Line 7 .... 9. ___
10. Tax rate 10. 0.125
11. Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. 416.25

TOTAL TAX DUE

12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form 12. 916.25

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit Number ___ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
   a. Parcel to be sold: Exemption Number 1-304(a)(1)
   b. Parcel retained: Exemption Number ___

Seller(s) further certifies as follows:

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

1. This property is the subject of Act 250 Permit Number ___ and is in compliance with said permit, or
2. This property is exempt from Act 250 because (list exemption number from Line D in instructions): G

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

WITHHOLDING CERTIFICATION

☐ Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

☒ 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
☐ 2. Buyer(s) certifies that the parties obtained withholding certificate number ___ 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.

Buyer #1 or Entity ___
SSN or FID ___
Property Location ___
Date of Closing ___

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SIGNATURES

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 [signature] Date 3-25-09
Signature ___ Date ___
Signature ___ Date ___
Signature ___ Date ___

BUYER(S)
Signature [signature] Date ___
Signature [signature] Date ___
Signature ___ Date ___
Signature ___ Date ___

Prepared by (print or type) Geoffrey Fitzgerald
Preparer's Address 159 State Street, Montpelier VT 05602
Preparer's Signature ___
Buyer's Representative Dave Olenick
Buyer's Representative Telephone 496-2267

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number 199 Page Number 566-567 Grand List year of 2008

City or Town: Warren Date of Record: 03 25 2009 (MM DD YYYY)

Listed Value: 133,300.00 Parcel ID Number: 016005-506

Grand List Category*: 01 SPAN: 690-219-10533

ACKNOWLEDGMENT

Return received (including certificates and Act 250 disclosure statement) and tax paid.

SIGNED [signature], Clerk DATE 3/31/09

* Please use the following two-digit grand list category codes

Residential <6 Acres	01	Seasonal >6 Acres	06	Utilities Other	11
Residential >6 Acres	02	Commercial	07	Farm	12
Mobile Home/Un	03	Commercial Apt	08	Other	13
Mobile Home/La	04	Industrial	09	Woodland	14
Seasonal <6 Acres	05	Utilities Elec	10	Miscellaneous	15

6403