

APRIL 207

| | | | | | |
|---------------------------------|-------------------------------------|----------------------|----|------------|------|
| BARNCARE LLC | BLAIR KENTON AND FRAN | GRANITE T HANGAR #23 | \$ | 26,000.00 | 5969 |
| DELACRUZ MERCEDES | PERRY SCOTT | 45 MIDDLE PINES RD | \$ | - | 5957 |
| DELVECCHIO JOHN | PERRY SCOTT | EASTMENT | \$ | - | 5958 |
| FARMCO | RIOS DIAZ JOSE AND CARMEN | #2A FARMS | \$ | 470,000.00 | 5960 |
| GORGA JOHN & LISA HIGHLAND | SALCITO THOMAS AND MARGRIT | 22 SOUTHFACE | \$ | 385,000.00 | 5963 |
| JOHNSON MARILYN | VAN HOUTEN GREGORY | SEASONS 302/39 | \$ | 1,000.00 | 5968 |
| LYNN & LYNN | CLARKE WILLIAM AND KIMBERLY | POWDERHOUND #38 | \$ | 53,000.00 | 5970 |
| PERRY SCOTT | BAILEY E. CLARK JR. | 45 MIDDLE PINES RD | \$ | 132,000.00 | 5959 |
| ROBERTSON PRYOR AND HELGA | IURATO WILLIAM AND DEBORAH | 21 STERLING RIDGE | \$ | 275,000.00 | 5961 |
| SARGENT MATTHEW AND NANCY | RIVA MICHAEL & SARAH MERRILL | 3237 PLUNKTON RD | \$ | 534,000.00 | 5962 |
| SHEPPARD MARK AND LYNN | MARK & LYNN SHEPPARD TRUST | 3 ACRES | \$ | - | 5971 |
| SULLIVAN SHAWN & TERENCE KERNAN | SULLIVAN SHAWN AND CANDICE ORTIZ | 168 GOLF COURSE RD | \$ | 64,100.00 | 5967 |
| U.S. RESORTS TRUST | STACEY CHAD AND WENDY | SEASONS 207/31 | \$ | 3,500.00 | 5964 |
| WAYPOINT INVESTMENTS, LLC | SANTANA RAFAEL AND MARIA SANTANA | 21 MOUNTAINSIDE | \$ | 130,000.00 | 5966 |
| WETZEL CLAYTON AND SANDRA | REID DOUGLAS & MICHELE MATHIEU-REID | NORTH LYNX 11 | \$ | 86,000.00 | 5972 |
| WHEELHOUSE I, LLC | BEHN CHRISTOPHER | 3318 GERMAN FLATS RD | \$ | 405,000.00 | 5965 |

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. \$ | |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | |
| d. Tax rate | d. | .0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 0.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 0.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

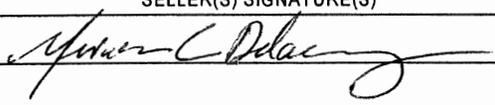
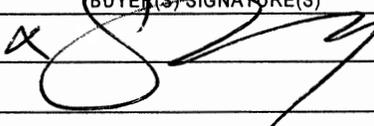
Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|--|-----------|--|--------|
|  | 29 MAR 07 |  | 4/3/07 |
| | | | |
| | | | |

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 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | | |
|---|--|--|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) John F. Del Vecchio | | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 146 Watertree Dr., East Syracuse, NY 13057-1920 | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| B BUYER'S (TRANSFeree'S) NAME(S) Scott A. Perry | | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 45 Middle Pines Road, Warren, VT 05674 | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |

| | |
|--|--------------------------|
| C PROPERTY LOCATION (Address in full) 45 Middle Pines Road, Warren, VT | D DATE OF CLOSING |
|--|--------------------------|

E INTEREST IN PROPERTY

1. FFF 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 _____ DWELLING UNITS TRANSFERRED 10. OTHER DESCRIBE _____
 3. SINGLE FAMILY DWELLING 7. MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____
 4. CAMP/VACATION HOME 8. CONDOMINIUM WITH _____ UNITS TRANSFERRED

CHECK WHETHER TIC 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 52 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 \$ _____ **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 EXPLAIN: _____

P 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 _____

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren ACKNOWLEDGEMENT TOWN NUMBER

DATE OF RECORD 4-3-07 RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. 5958

BOOK NUMBER 189 PAGE NO. 6010-611

LISTED VALUE \$18,000 GRAND LIST YEAR OF 2006

PARCEL ID NO. 005001-6 SIGNED [Signature] CLERK

GRAND LIST CATEGORY V1 DATE 4-3-07

SPAN 690 219 10742

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

3. Total Tax Due:

| | |
|---|-------------|
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ |
|---|-------------|

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|---------|-----------------------|--------|
| <i>John L. Olenick</i> | 3-28-07 | <i>[Signature]</i> | 4/3/07 |
| | | | |
| | | | |

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|--|--|---|
| A SELLER'S (TRANSFEROR'S) NAME(S) Scott A. Perry | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER PO Box 444 Waitsfield Vt 05673 | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY |
|--|--|---|

| | | |
|--|---|---|
| B BUYER'S (TRANSFEEE'S) NAME(S) E. Clark Bailey, Jr. | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 45 Middle Pines Warren Vt 05674 | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY |
|--|---|---|

| | |
|--|------------------------------------|
| C PROPERTY LOCATION (Address in full) 45 Middle Pines Road, Warren, VT | D DATE OF CLOSING 4/3/07 |
|--|------------------------------------|

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)
.2 acre ±

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED NO YES
WAS SALE BETWEEN FAMILY MEMBERS NO YES STATE RELATIONSHIP _____
FINANCING: CONVENTIONAL/BANK OWNER FINANCING OTHER *None*

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

| | | |
|---|--|---|
| 1. <input type="checkbox"/> NONE | 5. <input type="checkbox"/> FARM BUILDINGS | 9. <input type="checkbox"/> STORE |
| 2. <input type="checkbox"/> FACTORY | 6. <input type="checkbox"/> MULTI-FAMILY WITH _____ 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 _____ UNITS TRANSFERRED | |

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

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

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

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

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

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

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

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

| | | |
|---|--|---|
| M TOTAL PRICE PAID \$ 132,000.00 | N PRICE PAID FOR PERSONAL PROPERTY \$ _____ | O PRICE PAID FOR REAL PROPERTY \$ 132,000.00 |
|---|--|---|

STATE TYPE OF PERSONAL PROPERTY _____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 **\$ 900.00**

Q DATE SELLER ACQUIRED 5-17-01

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

| | | |
|--|--|-------------|
| THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK | | TOWN NUMBER |
| TOWN/CITY <i>Warren</i> | ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | <i>5959</i> |
| DATE OF RECORD <i>4-3-07</i> | SIGNED <i>[Signature]</i> CLERK | |
| BOOK NUMBER <i>189</i> PAGE NO. <i>612-613</i> | DATE <i>4-3-07</i> | |
| LISTED VALUE \$ <i>98,900</i> GRAND LIST YEAR OF <i>2004</i> | | |
| PARCEL ID NO. <i>005002-4</i> | | |
| GRAND LIST CATEGORY <i>R1</i> | | |
| SPAN <i>690 219 12272</i> | | |

RATE SCHEDULE

| | | |
|--|----------------|------------|
| 1. Tax on Special Rate Property: | | |
| a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) | 1. a. \$ | 100,000.00 |
| b. Value of property enrolled in current use program | b. \$ | |
| c. Value of qualified working farm | c. \$ | |
| d. Add Lines 1a, b and c | d. \$ | 100,000.00 |
| e. Tax rate | e. | .005 |
| f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e | f. \$ | 500.00 |
| 2. Tax on General Rate Property: | | |
| a. Enter amount from Line O on front of return | 2. a. \$ | 132,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 100,000.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 32,000.00 |
| d. Tax rate | d. | .0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 400.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 900.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Permit No. and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number 1-403(1)(a)
 - b. Parcel retained: Exemption Number

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|--------|-----------------------|--------|
| | 4/3/07 | | 4-3-07 |

Preparer's Signature

Prepared by Olenick & Olenick, P.C.

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

Buyer's Representative Sheila Getzinger, Esq. Tel.
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | | |
|----------|---------------------------------|---|--|
| A | SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| | FARMCO | P.O. Box 269, Waitsfield, VT 05673 | ██████████ |

| | | | |
|----------|--------------------------------|--|--|
| B | BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| | Jose E. Rios Diaz | 27 Gonzalez Giusti Ave., Suite 300, Guaynabo, PR 00968 | |
| | Carmen J. Rios Diaz | 27 Gonzalez Giusti Ave., Suite 300, Guaynabo, PR 00968 | |

| | |
|--|---|
| C PROPERTY LOCATION (Address in full) Unit #2A The Farms, 18 Meadow Lane, Warren, VT 05674 | D DATE OF CLOSING April 4, 2007 |
|--|---|

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

N/A

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. 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>470,000.00</u> | N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0.00</u> | O PRICE PAID FOR REAL PROPERTY \$ <u>470,000.00</u> |
|--|--|--|

STATE TYPE OF PERSONAL PROPERTY _____

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 \$ 5,875.00

Q DATE SELLER ACQUIRED 12/18/01

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> DATE OF RECORD <u>4-4-07</u> BOOK NUMBER <u>189</u> PAGE NO. <u>626-628</u> LISTED VALUE \$ <u>200,000</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>335021</u> GRAND LIST CATEGORY <u>0</u> SPAN <u>690 219 13473</u> | ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>4-4-07</u> | TOWN NUMBER <u>5960</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. \$ | 470,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 470,000.00 |
| d. Tax rate | d. | .0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 5,875.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 5,875.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number \$1-403(a)(1)
 - b. Parcel retained: Exemption Number

Seller(s) further certifies as follows:

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

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

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

WITHHOLDING CERTIFICATION

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

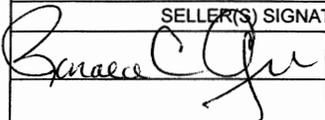
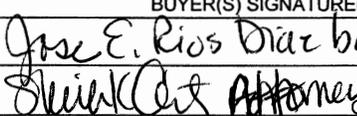
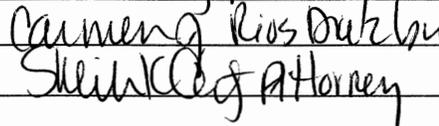
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
Controlling interest of Seller held by VT residents

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 |
|---|------|---|--------|
|  FARMCO | | Jose E. Rios Diaz by  Jose E. Rios Diaz Shirley King Attorney Carmen J. Rios Diaz | 4/4/07 |
| | | Carmen J. Rios Diaz by  Shirley King Attorney | 4/4/07 |

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 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | | |
|----------|---|--|---|
| A | SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| | Pryor Robertson | 443 Pinellas Bayway #113, Tierra Verde, FL 33715 | [REDACTED] |
| | Helga Robertson | same | [REDACTED] |
| B | BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| | William Iurato | 162 South Street Ext., Warwick, NY 10990 | |
| | Deborah Iurato | same | |
| C | PROPERTY LOCATION (Address in full) Unit #21 Sterling Ridge, Warren, VT | | D DATE OF CLOSING 9/4/07 |

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)
CONDO

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 _____ 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 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 \$ 275,000.00 **N PRICE PAID FOR PERSONAL PROPERTY \$ _____** **O PRICE PAID FOR REAL PROPERTY \$ 275,000.00**

STATE TYPE OF PERSONAL PROPERTY _____
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 **\$ 3,437.50**

Q DATE SELLER ACQUIRED 9-25-02

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 |
| TOWN/CITY <u>Warren</u> | ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | |
| DATE OF RECORD <u>4-4-07</u> | SIGNED <u>[Signature]</u> CLERK | 5961 |
| BOOK NUMBER <u>189</u> PAGE NO. <u>633-635</u> | DATE <u>4-4-07</u> | |
| LISTED VALUE \$ <u>115000</u> GRAND LIST YEAR OF <u>2006</u> | | |
| PARCEL ID NO. <u>318021</u> | | |
| GRAND LIST CATEGORY <u>0</u> | | |
| SPAN <u>690 219 12481</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. \$ | 275,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 275,000.00 |
| d. Tax rate | d. | .0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 3,437.50 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 3,437.50 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Permit No. ID90109 and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number
 - b. Parcel retained: Exemption Number

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. 5W0547 and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions)
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|---------------|-----------------------|---------------|
| <i>Byer Roberts</i> | | <i>Mark Grosby</i> | <i>4/4/07</i> |
| <i>Melise Roberts</i> | <i>4/4/07</i> | <i>Paula Williams</i> | |
| <i>By Olen Olenick</i> | | <i>Deborah T. ...</i> | |

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

Preparer's Address: **P.O. Box 25, Waitsfield, VT 05673** Buyer's Representative: **Mark Grosby, Esq.** Tel.
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN
VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|--|---|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Matthew A. Sargent | 72 Lake Road Warren, Vermont 05674 | [REDACTED] 6 |
| Nancy A. Sargent | same as above | [REDACTED] |

| | | |
|---|---|--|
| B BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Michael S. Riva | 84 Kinney Hill Road New Preston, CT 06777 | [REDACTED] |
| Sarah C. Merrill | same as above | [REDACTED] |

| | | |
|--|------------------|--------------------------------------|
| C PROPERTY LOCATION (Address in full) 3237 Plunkton Road | Warren, VT 05674 | D DATE OF CLOSING 4/3/2007 |
|--|------------------|--------------------------------------|

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) 2.78 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 _____

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 spec house _____ 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 \$ 534,000.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ 0.00 **O** PRICE PAID FOR REAL PROPERTY \$ 534,000.00

STATE TYPE OF PERSONAL PROPERTY _____
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 \$ 6,675.00

Q DATE SELLER ACQUIRED 2-27-93

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 NUMBER 5962 |
| TOWN/CITY <u>Warren</u> | ACKNOWLEDGMENT | |
| DATE OF RECORD <u>4-4-07</u> | RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | |
| BOOK NUMBER <u>189</u> PAGE NO. <u>661-663</u> | SIGNED <u>[Signature]</u> CLERK | |
| LISTED VALUE \$ <u>163800</u> GRAND LIST YEAR OF <u>2006</u> | DATE <u>4-4-07</u> | |
| PARCEL ID NO. <u>028005-105</u> | | |
| GRAND LIST CATEGORY <u>R1</u> | | |
| SPAN <u>690 219 13439</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. \$ | 0.00 |
| b. Value of property enrolled in current use program | b. \$ | |
| c. Value of qualified working farm | c. \$ | |
| d. Add Lines 1a, b and c | d. \$ | 0.00 |
| e. Tax rate | e. | 0.005 |
| f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e..... | f. \$ | 0.00 |
| 2. Tax on General Rate Property: | | |
| a. Enter amount from Line O on front of return | 2. a. \$ | 534,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 534,000.00 |
| d. Tax Rate | d. | 0.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 6,675.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on line P on front of return | 3. \$ | 6,675.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the

following reasons:

- 1. This property is the subject of Permit No. WW-5-3017 and is in compliance with said permit, or
- 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number _____
 - b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

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

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

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|----------------------------|--------|------------------------------|--------|
| Matthew A. Sargent | 9/4/07 | Michael S. Riva | 9/4/07 |
| Nancy A. Sargent | 9/4/07 | Sarah C. Merrill | |
| Preparer's Signature _____ | | Prepared by _____ | |
| Preparer's Address _____ | | Buyer's Representative _____ | |

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. \$ 385,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ 385,000.00 |
| d. Tax rate | d.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ 4,812.50 |
| 3. Total Tax Due: | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ 4,812.50 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Permit No. WW50335, PB50908 and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number
 - b. Parcel retained: Exemption Number

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. 36667 from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|---------|-----------------------|--------|
| | 3/30/07 | | 4-6-07 |
| | 3/30/07 | | 4/6/07 |
| | | | |

Preparer's Signature

Prepared by Olenick & Olenick, P.C.

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

Buyer's Representative Sheila Getzinger, Esq. Tel. (Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|--|--|---|
| A SELLER'S (TRANSFEROR'S) NAME(S) <u>U.S. Resorts Trust LLC</u> | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <u>Warren VT 05674</u> | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY |
| B BUYER'S (TRANSFEEE'S) NAME(S) <u>Chad A Stacey Wendy L. Stacey</u> | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <u>15 Laque Lane Barre, VT. 05641</u> | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY <u>Chad [REDACTED] Wendy [REDACTED]</u> |

C PROPERTY LOCATION (Address in full) Seasons Unit 207 Interval 31 **D** DATE OF CLOSING 2/20/07

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 32V.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 \$ 3500.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 3500.00

STATE TYPE OF PERSONAL PROPERTY _____
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 \$ 43.75

Q DATE SELLER ACQUIRED _____

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

| | | |
|--|--|----------------------------|
| TOWN/CITY <u>Warren</u> DATE OF RECORD <u>2/20/07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>695</u> LISTED VALUE \$ <u>24300</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>334207</u> GRAND LIST CATEGORY <u>0</u> SPAN _____ | ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>2/26/07</u> | TOWN NUMBER <u>5964</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. <u>0.005</u> |
| f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e | f. \$ _____ |
| 2. Tax on General Rate Property: | |
| a. Enter amount from Line O on front of return | 2. a. \$ <u>3500.00</u> |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ _____ |
| c. Subtract Line 2b from Line 2a | c. \$ _____ |
| d. Tax Rate | d. <u>0.0125</u> |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ <u>43.75</u> |
| 3. Total Tax Due: | |
| Add Lines 1f and 2e and enter here and on line P on front of return | 3. \$ <u>43.75</u> |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|------|------------------------|---------|
| | | <i>Wendy L. Stacey</i> | 3/29/07 |
| | | <i>Paul J. Stacey</i> | 3/29/07 |
| | | | |

Preparer's Signature _____ Prepared by _____

Preparer's Address _____ Buyer's Representative (Print or Type) _____ Tel. _____

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|--|--|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Wheelhouse I, LLC | 70 South Winooski Avenue, #104 Burlington, Vermont 05401 | [REDACTED] |
| B BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Christopher B. Behr | 134 Highland Drive Warren VT 05674 | [REDACTED] |

| | |
|---|--------------------------------------|
| C PROPERTY LOCATION (Address in full) 3318 German Flats Road Warren, VT 05674 | D DATE OF CLOSING 4/9/2007 |
|---|--------------------------------------|

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) 2.3 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 Private Financing |
|---|--|

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 checked="" type="checkbox"/> MULTI-FAMILY WITH ⁶ _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED | 10. <input checked="" type="checkbox"/> OTHER ⁴³ unit storage bldg |
| 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 OCCUPIED RENTED WILL BE RENTED AFTER SALE

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

| | | | |
|---|---|--|--|
| 1. <input type="checkbox"/> PRIMARY RESIDENCE | 3. <input type="checkbox"/> CAMP/VACATION | 5. <input type="checkbox"/> OPERATING FARM | 7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL ^{Apts/Storage Units} |
| 2. <input type="checkbox"/> OPEN LAND | 4. <input type="checkbox"/> TIMBERLAND | 6. <input type="checkbox"/> GOVERNMENT USE | 8. <input type="checkbox"/> OTHER _____ |

DESCRIBE _____

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

| | | | |
|---|---|--|--|
| 1. <input type="checkbox"/> PRIMARY RESIDENCE | 3. <input type="checkbox"/> CAMP/VACATION | 5. <input type="checkbox"/> OPERATING FARM | 7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL ^{Apts/Storage Units} |
| 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 \$ 405,000.00 | N PRICE PAID FOR PERSONAL PROPERTY \$ 0.00 | O PRICE PAID FOR REAL PROPERTY \$ 405,000.00 |
|---|---|---|

STATE TYPE OF PERSONAL PROPERTY _____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 | \$ 5,062.50 |
|---|-------------|

Q DATE SELLER ACQUIRED 1-17-2003

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

| | | |
|---|---|-------------|
| THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK | | |
| TOWN/CITY <u>Warren</u> | ACKNOWLEDGMENT | TOWN NUMBER |
| DATE OF RECORD <u>4-11-07</u> | RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | |
| BOOK NUMBER <u>189</u> PAGE NO. <u>746-747</u> | SIGNED <u>[Signature]</u> CLERK | 5965 |
| LISTED VALUE \$ <u>225,100</u> GRAND LIST YEAR OF <u>2004</u> | DATE <u>4-11-07</u> | |
| PARCEL ID NO. <u>606000-7</u> | | |
| GRAND LIST CATEGORY <u>CA</u> | | |
| SPAN <u>690 219 13227</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. \$ | 0.00 |
| b. Value of property enrolled in current use program | b. \$ | |
| c. Value of qualified working farm | c. \$ | |
| d. Add Lines 1a, b and c | d. \$ | 0.00 |
| e. Tax rate | e. | 0.005 |
| f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e..... | f. \$ | 0.00 |
| 2. Tax on General Rate Property: | | |
| a. Enter amount from Line O on front of return | 2. a. \$ | 405,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 405,000.00 |
| d. Tax Rate | d. | 0.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 5,062.50 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on line P on front of return | 3. \$ | 5,062.50 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit No. _____ and is in compliance with said permit, or
 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number 1-404 (a) (1)
 - b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|---|------|-----------------------|---------|
| WHEELHOUSE I, LLC BY: <i>[Signature]</i> | | <i>[Signatures]</i> | 4-11-07 |
| | | | |

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

Preparer's Address P.O. Box 515, Waitsfield, VT 05673 Buyer's Representative _____ Tel. _____
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | | |
|---|--|---|---|
| A | SELLER'S (TRANSFEROR'S) NAME(S) Waypoint Investments, LLC | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 275 Grove Street, Suite 2-400 Newtown, MA 02466 | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED] |
| B | BUYER'S (TRANSFeree'S) NAME(S) Rafael Santana Maria Santana | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 14520 S.W. 38th St., Miramar, FL 33027 | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED] |
| C | PROPERTY LOCATION (Address in full) Unit #21 Mountainside, Warren, VT | | D DATE OF CLOSING 4/9/07 |
| 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) Convo | G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO YES STATE RELATIONSHIP _____ FINANCING: <input checked="" type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____ | |
| H | BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY): | | |
| 1. <input type="checkbox"/> NONE 5. <input type="checkbox"/> FARM BUILDINGS 9. <input type="checkbox"/> STORE 2. <input type="checkbox"/> FACTORY 6. <input type="checkbox"/> MULTI-FAMILY WITH _____ 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> 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 <input checked="" type="checkbox"/> NO YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY <input checked="" type="checkbox"/> 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. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| L | IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW. | | |
| M | TOTAL PRICE PAID \$ 130,000.00 | N PRICE PAID FOR PERSONAL PROPERTY \$ _____ | O PRICE PAID FOR REAL PROPERTY \$ 130,000.00 |
| STATE TYPE OF PERSONAL PROPERTY _____ IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____ | | | |
| PROPERTY TRANSFER TAX | | | |
| MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES | | | \$ 1,625.00 |
| P | TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS | | |
| Q | DATE SELLER ACQUIRED 3-1-00 | | |
| 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 | | ACKNOWLEDGEMENT | TOWN NUMBER |
| TOWN/CITY Warren | DATE OF RECORD 4-11-07 | RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | |
| BOOK NUMBER 189 | PAGE NO. 779-781 | SIGNED <i>[Signature]</i> CLERK DATE 4/12/07 | 5966 |
| LISTED VALUE \$ 50,000 | GRAND LIST YEAR OF 2006 | | |
| PARCEL ID NO. 316021 | GRAND LIST CATEGORY 0 | | |
| SPAN 690 219 13188 | | | |

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. \$ | 130,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 130,000.00 |
| d. Tax rate | d. | .0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 1,625.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 1,625.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Seller(s) further certifies as follows:

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

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

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

WITHHOLDING CERTIFICATION

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

1. Under penalties of perjury, seller(s) certifies that at 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>Scott Gaitel</i> | 07/07/07 | <i>Rafael Santana by Elaine Nichols, P.C.</i> | 4/9/07 |
| | | <i>Marya Santana by Elaine Nichols, P.C.</i> | 4/9/07 |

Preparer's Signature

[Signature]

Prepared by Olenick & Olenick, P.C.

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

Buyer's Representative Elaine Nichols, Esq. Tel. 802-253-8880
(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. |
| Shawn D. Sullivan | 73 Nannacher Road, Waterbury, VT 05676 | XXXXXXXXXX |
| Terence M. Kernan | 2367 Sugarbush Access Road, Warren, VT 05674 | XXXXXXXXXX |
| B BUYER'S (TRANSFEEE'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Shawn D. Sullivan | 73 Nannacher Road, Waterbury, VT 05676 | XXXXXXXXXX |
| Candice E. Ortiz | 73 Nannacher Road, Waterbury, VT 05676 | XXXXXXXXXX |
| C PROPERTY LOCATION (Address in full) | D DATE OF CLOSING | |
| 168 Golf Course Road, Warren, Vermont | 04/ /07 | |

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
 0.5 +/- WAS SALE BETWEEN FAMILY MEMBERS NO YES STATE RELATIONSHIP no consideration
 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 2 (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 \$ 0.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 64,100.00

STATE TYPE OF PERSONAL PROPERTY _____
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE DESCRIBE: 1/2 fair market value = \$64,100.00

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 \$ 801.25

Q DATE SELLER ACQUIRED December 9, 1993

R IF VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET No. 1
 (CONTINUE ON REVERSE SIDE)

| | | | |
|---|---|--|-------------|
| THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK | | ACKNOWLEDGMENT | TOWN NUMBER |
| TOWN/CITY <u>Warren</u> | DATE OF RECORD <u>4-12-07</u> | RETURN RECEIVED (INCLUDING CERTIFICATES AND, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | 5967 |
| BOOK NUMBER <u>189</u> PAGE NO. <u>810-811</u> | LISTED VALUE \$ <u>128,200</u> GRAND LIST YEAR OF <u>2006</u> | SIGNED <u>[Signature]</u> CLERK | |
| PARCEL ID NO. <u>053004-1</u> | GRAND LIST CATEGORY <u>R1</u> <u>690 219 12894</u> | DATE <u>4/13/07</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.\$ | 64,100.00 |
| 2. Tax on General Rate Property: | | |
| a. Enter amount from Line O on front of return | 2. a.\$ | 64,100.00 |
| b. Enter amount from Line 1(d) of Rate Schedule above | b.\$ | 0.0125 |
| c. Subtract Line 2(b) from Line 2(a) | c.\$ | 801.25 |
| d. Tax rate | d. | 801.25 |
| e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d) | e.\$ | 801.25 |
| 3. Total Tax Due: | | |
| Add Lines 1(f) and 2(e) and enter here and on Line P on front of return | 3. \$ | 801.25 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. _____ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number 1-403(a)(2)
 - b. Parcel retained: Exemption Number _____

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

Seller(s) further certifies as follows:

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

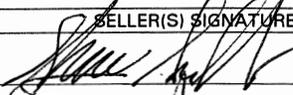
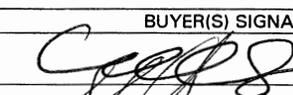
1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) exemption (b)

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 filling with the town clerk (see Line E. instructions).

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|---|---------|--|---------|
| SDS  | 4/12/07 | CEO  | 4/12/07 |
| TMK  | 4/10/07 | SDS  | 4/12/07 |

Preparer's Signature _____

Prepared by **Blythe & Taylor**

Preparer's Address P.O. Box 311 Northfield, VT 05663

Buyer's Representative _____

Tel. _____

(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | | |
|---|--|--|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) | | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| Marilyn H. Johnson | | 230 Wildwood West Charlotte, VT 05445 | [REDACTED] |
| B BUYER'S (TRANSFeree'S) NAME(S) | | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| Gregory D. Van Houten | | 151 Loomis Lane St. Albans, VT 05478 | [REDACTED] |
| C PROPERTY LOCATION (Address in full) Interval Ownership Interest No. 302/39, Seasons at Sugarbush, Warren, VT | | | D DATE OF CLOSING |
| E INTEREST IN PROPERTY | | | |
| 1. <input type="checkbox"/> FEE SIMPLE 3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST 5. <input checked="" 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____ | |
| H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY): | | | |
| 1. <input type="checkbox"/> NONE 5. <input type="checkbox"/> FARM BUILDINGS 9. <input type="checkbox"/> STORE 2. <input type="checkbox"/> FACTORY 6. <input type="checkbox"/> MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED 10. <input type="checkbox"/> OTHER _____ 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 _____ 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 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | | |
| 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. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | |
| L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW. | | | |
| M TOTAL PRICE PAID \$ 1,000.00 | | N PRICE PAID FOR PERSONAL PROPERTY \$ 0.00 | |
| | | O PRICE PAID FOR REAL PROPERTY \$ 1,000.00 | |
| STATE TYPE OF PERSONAL PROPERTY _____ | | | |
| IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____ | | | |
| PROPERTY TRANSFER TAX | | | |
| MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES | | | \$ 12.50 |
| P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS | | | |
| Q DATE SELLER ACQUIRED <u>March 20, 2006</u> | | | |
| 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> DATE OF RECORD <u>4-16-07</u> BOOK NUMBER <u>190</u> PAGE NO. <u>2-3</u> LISTED VALUE <u>\$20,350</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>334302</u> GRAND LIST CATEGORY <u>0</u> SPAN _____ | ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>4-16-07</u> | TOWN NUMBER <u>5968</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. \$ | 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 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. \$ | 1,000.00 | |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 | |
| c. Subtract Line 2b from Line 2a | c. \$ | 1,000.00 | |
| d. Tax rate | d. | .0125 | |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 12.50 | |
| 3. Total Tax Due: | | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 12.50 | |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Permit No. _____ and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number 1-403(a)(1)
 - b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|------|-----------------------|------|
| | | | |
| | | | |
| | | | |

Preparer's Signature _____ Prepared by Robert J. Perry, Esq.

Preparer's Address PO Box 238, Burlington, VT 05402 Buyer's Representative _____ Tel. _____
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|--|---|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| Barncare, LLC | | |
| B BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| Kenton Blair | 1559 Prickly Mountain Road, Warren, VT | |
| Frances M. Blair | same | |
| C PROPERTY LOCATION (Address in full) | | D DATE OF CLOSING |
| Unit #23 Granite T Hangars Condominium, Warren, VT | | 4/18/07 |

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 Airplane Hangar 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 Airplane Hangar 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 Airplane Hangar DESCRIBE _____

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

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

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

M TOTAL PRICE PAID \$ 26,000.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 26,000.00

STATE TYPE OF PERSONAL PROPERTY _____
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 **\$ 325.00**

Q DATE SELLER ACQUIRED 8-6-2003

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

| | | | |
|---|--|--|-------------|
| THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK | | ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | TOWN NUMBER |
| TOWN/CITY <u>Warren</u> | DATE OF RECORD <u>4-18-07</u> | SIGNED <u>[Signature]</u> CLERK DATE <u>4-19-07</u> | <u>5969</u> |
| BOOK NUMBER <u>190</u> PAGE NO. <u>30-31</u> | LISTED VALUE \$ <u>18,400</u> GRAND LIST YEAR OF <u>2006</u> | | |
| PARCEL ID NO. <u>331023</u> | GRAND LIST CATEGORY <u>C</u> | | |
| SPAN <u>690 219 11852</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. \$ 26,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ 26,000.00 |
| d. Tax rate | d.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ 325.00 |

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on Line P on front of return 3. \$ 325.00

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. 5W0739-1 and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions)
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|------------------------|------|-----------------------|---------|
| <i>William Glarey</i> | | <i>Kathleen Blair</i> | 4/13/07 |
| | | <i>Sharon M Blair</i> | 4/13/07 |
| | | | |

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | | |
|----------|---------------------------------|---|--|
| A | SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| | Lynn & Lynn, LLC | P.O. Box 316, Warren, VT 05674 | [REDACTED] |
| B | BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small> |
| | William Clarke | 9 Henderson Road, New Hartford, CT 06054 | [REDACTED] |
| | Kimberly Clarke | same | [REDACTED] |

| | |
|--|-------------------------------------|
| C PROPERTY LOCATION (Address in full) Unit #38 Powderhound Condominium, Warren, VT | D DATE OF CLOSING 4/20/07 |
|--|-------------------------------------|

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) CONDO | G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____ |
|---|--|

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

1. NONE 5. FARM BUILDINGS 9. STORE

2. FACTORY 6. MULTI-FAMILY WITH _____ 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 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 \$ 53,000.00 | N PRICE PAID FOR PERSONAL PROPERTY \$ _____ | O PRICE PAID FOR REAL PROPERTY \$ 53,000.00 |
| STATE TYPE OF PERSONAL PROPERTY _____ | | |
| IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____ | | |

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 \$ 662.50

Q DATE SELLER ACQUIRED 11-15-05

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 | | ACKNOWLEDGEMENT |
| TOWN/CITY <u>Warren</u> | DATE OF RECORD <u>4-19-07</u> | RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. |
| BOOK NUMBER <u>190</u> PAGE NO. <u>37-38</u> | LISTED VALUE \$ <u>18000</u> GRAND LIST YEAR OF <u>2006</u> | SIGNED <u>[Signature]</u> CLERK DATE <u>4/20/07</u> |
| PARCEL ID NO. <u>325.102</u> | GRAND LIST CATEGORY <u>0</u> | |
| SPAN <u>690.219.117.1</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. \$53,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$0.00 |
| c. Subtract Line 2b from Line 2a | c. \$53,000.00 |
| d. Tax rate | d.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$662.50 |
| 3. Total Tax Due: | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$662.50 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. ID90132 and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number
 - b. Parcel retained: Exemption Number

Seller(s) further certifies as follows:

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

1. This property is the subject of Act 250 Permit No. 5W0649 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions)

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

WITHHOLDING CERTIFICATION

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

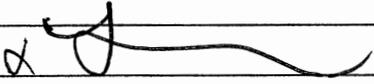
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.

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

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

4. 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 |
|--|---------|--|---------|
|  | 4/19/07 |  | 4/20/07 |
| | | Prepared by <u>Olenick & Olenick, P.C.</u> | |
| Preparer's Signature  | | Buyer's Representative <u>Richard King, Esq.</u> | |
| Preparer's Address <u>P.O. Box 25, Waitsfield, VT 05673</u> | | Tel. <u>802-496-4371</u> | |

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|---|---|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Mark M. Sheppard | 635 Wadleigh Ave., West Hempstead, NY 11552 | [REDACTED] |
| Arlene Sheppard a/k/a Lynn Sheppard | 635 Wadleigh Ave., West Hempstead, NY 11552 | [REDACTED] |
| | | Town Copy Only |
| B BUYER'S (TRANSFeree'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Mark M. Sheppard and Lynn Sheppard | 635 Wadleigh Ave., West Hempstead, NY 11552 | [REDACTED] |
| Trustees of the Mark M. Sheppard and Lynn Sheppard Revocable Trusts | | [REDACTED] |
| | | Town Copy Only |
| C PROPERTY LOCATION (Address in full) | Warren, Vermont | D DATE OF CLOSING 3/29/07 |

| | | | |
|---|---|--|--|
| 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) <u>3 +/- acres</u> | 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 type="checkbox"/> YES STATE RELATIONSHIP _____ 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 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.
#5 transfer to a trust

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

STATE TYPE OF PERSONAL PROPERTY _____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

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 | \$ <u>0.00</u> |
|---|----------------|

Q DATE SELLER ACQUIRED 12/29/2000

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>3-29-07</u> BOOK NUMBER <u>190</u> PAGE NO. <u>98-99</u> LISTED VALUE \$ <u>92700</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>003 003-3</u> GRAND LIST CATEGORY <u>VI</u> SPAN <u>690 219 12704</u> | ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>4-24-07</u> | TOWN NUMBER <u>5971</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. \$ | 0.00 |
| b. Value of property enrolled in current use program | b. \$ | |
| c. Value of qualified working farm | c. \$ | |
| d. Add Lines 1a, b and c | d. \$ | 0.00 |
| e. Tax rate | e. | 0.005 |
| f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e..... | f. \$ | 0.00 |
| 2. Tax on General Rate Property: | | |
| a. Enter amount from Line O on front of return | 2. a. \$ | 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. | 0.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 0.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on line P on front of return | 3. \$ | 0.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the

following reasons:

- 1. This property is the subject of Permit No. _____ and is in compliance with said permit, or
- 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):

- a. Parcel to be sold: Exemption Number 1-403 (a) (1)
- b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

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

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

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

WITHHOLDING CERTIFICATION

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

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

| | SELLER(S) SIGNATURE(S) | DATE | | BUYER(S) SIGNATURE(S) | DATE |
|-----|------------------------|---------|-----|-----------------------|---------|
| MMS | | 3/29/07 | MMS | Trustee | 3/29/07 |
| LS | | 3/29/07 | LS | Trustee | 3/29/07 |

Preparer's Signature _____ Prepared by _____

Preparer's Address _____ Buyer's Representative _____ Tel. _____
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

| | | |
|---|--|--|
| A SELLER'S (TRANSFEROR'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY |
| Clayton S. Wetzel, III | 29822 Deer Harbor Dr., Salisbury, MA 21804 | [REDACTED] |
| Sandra L. Wetzel | same | [REDACTED] |
| B BUYER'S (TRANSFEEE'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY |
| Douglas S Reid | 72 Blackstone Street, Mendon, MA 01756 | [REDACTED] |
| Michele A. Mathieu-Reid | same | [REDACTED] |
| C PROPERTY LOCATION (Address in full) | D DATE OF CLOSING | |
| Unit #11 North Lynx, Warren, VT | 4/27/07 | |
| 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) <i>CONDO</i> | G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input 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 _____ SER. 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 <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 <input checked="" type="checkbox"/> NO _____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY <input checked="" type="checkbox"/> 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. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N AND O BELOW. | | |
| M TOTAL PRICE PAID \$ 86,000.00 | N PRICE PAID FOR PERSONAL PROPERTY \$ _____ | O PRICE PAID FOR REAL PROPERTY \$ 86,000.00 |
| STATE TYPE OF PERSONAL PROPERTY _____ IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____ | | |
| PROPERTY TRANSFER TAX MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES | | \$ 1,075.00 |
| P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS | | |
| Q DATE SELLER ACQUIRED <u>7-17-03</u> | | |
| 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 |
| TOWN/CITY <u>Warren</u> | ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | 5972 |
| DATE OF RECORD <u>4-24-07</u> | SIGNED <u>[Signature]</u> CLERK | |
| BOOK NUMBER <u>190</u> PAGE NO. <u>148-150</u> | DATE <u>4-27-07</u> | |
| LISTED VALUE \$ <u>22500</u> GRAND LIST YEAR OF <u>2006</u> | | |
| PARCEL ID NO. <u>306011</u> | | |
| GRAND LIST CATEGORY <u>0</u> | | |
| SPAN <u>0000001 690 219 10576</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. \$ | 86,000.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 86,000.00 |
| d. Tax rate | d. | .0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 1,075.00 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on Line P on front of return | 3. \$ | 1,075.00 |

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. EC568 and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number
 - b. Parcel retained: Exemption Number

Seller(s) further certifies as follows:

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

1. This property is the subject of Act 250 Permit No. 5W0088 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions)

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

WITHHOLDING CERTIFICATION

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

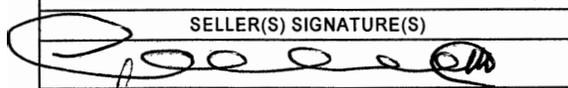
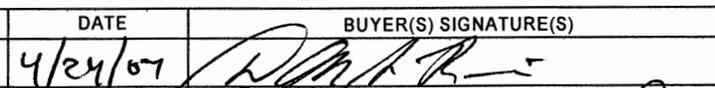
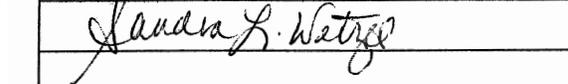
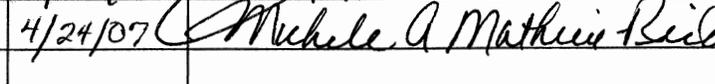
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.

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

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

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

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

| SELLER(S) SIGNATURE(S) | DATE | BUYER(S) SIGNATURE(S) | DATE |
|--|---------|--|---------|
|  | 4/24/07 |  | 4.27.07 |
|  | 4/24/07 |  | 4.27.07 |
| | | | |

Preparer's Signature

Prepared by Olenick & Olenick, P.C.

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

Buyer's Representative Sheila Getzinger, Esq. Tel. (Print or Type)