Aug-07

BARKAN IRWIN AND LINDSAY BARKAN	BARKAN IRWIN,LINDSAY,ZACHARY,TAYLOR & W	CLAY BROOK 224 LO 222 IN I	$	-	6029
BOULDER PASS, LLC	GIACALONE GLENN & JILL MULLAN	LOT 1	$	265,000.00	6031
BRAUN GUSTAV	BRAUN CHRISTINA ET AL	1646 BROOK RD	$	180,000.00	6039
CARPENTER H. ALDEN & JUNE	MADADEVAN ANAND & ANASUYA VASUDEVAN	2201 FULLER HILL RD	$	280,000.00	6035
DUBOSQUE HUTCHINSON TRUSTEE	MISITANO DAVID	.25 AC SUGAR LEDGE RD	$	5,000.00	6045
DUGA BERTHA	DUGA MICHAEL	ALPINE	$	-	6047
IURATO WILLILAM AND DEBORAH	21 STERLING RIDGE LLC	107 STERLING RIDGE RD	$	-	6043
LOZMAN JEFFREY AND NANCY	BROWNE TIMOTHY AND ROXANNE	SNOW CREEK 53	$	-	6032
LUCE DORIS ESTATE OF	DIANE, JEFF & MARLON LUCE	69 LUCE PIERCE RD	$	-	6037
MCMULLIN THOMAS AND RUCH	WALLINGFORD SUE	BRIDGES 48	$	155,000.00	6046
MCNULTY MARY & ANTHONY & MATTHEW CAI	ANTHONY & MARY CAMPANO	1750 ROXBURY MTN RD	$	-	6036
O'CONNOR KENNETH & SUSAN	WEGNER WENDY	PARADISE 23	$	220,000.00	6033
O'GARA THOMAS, PAUL & DAVID	LEROY JOSEPH JR.	ALPINE 0.1 AC	$	200.00	6044
REISKIN ROBERT	REISKIN STEPHANIE	1856 WEST HILL RD	$	-	6030
RICKETTS DOUGLAS	RICHARDSON BURTON & LYNN GILMAN	2479 PLUNKTON RD	$	84,750.00	6034
RIFE JONATHAN	MERRILL ANDREW & KARA MERCER	421 BEHN RD	$	305,000.00	6041
RITCHIE KEVIN	LACHANTERELLE LLC	9.6 AC LINCOLN GAP	$	-	6042
SARACENO INGEBORG	LOT 9 PERSONAL RESIDENCE TRUST	LOT 9 SUGARBUSH VILLAGE	$	-	6038
SCHWARTZ DANIEL	COLLINS MICHAEL	CASTLEROCK 7	$	265,000.00	6040

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
Irwin J. Barkan	184 Bragg Hill Road, Fayston, VT 05673	
Lindsay S. Barkan		

B

BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Irwin J. Barkan, Lindsay S. Barkan,	184 Bragg Hill Road, Fayston, VT 05673	[redacted]
Zachary D.S. Barkan, Taylor C.S. Barkan,	MAIL TO: 5358 Main Street	
Wesley L.S. Barkan	Waitsfield VT 05673	

C PROPERTY LOCATION (Address in full)
Unit #224, Plus lock-out #222, Interval III, Clay Brook at Sugarbush, Warren, VT

D DATE OF CLOSING

E INTEREST IN PROPERTY
1. ☐ FEE SIMPLE 3. ☐ UNDIVIDED 1/2 INTEREST 5. ☐ TIME-SHARE 7. ☐ EASEMENT/ROW
2. ☐ LIFE ESTATE 4. ☐ UNDIVIDED ____ % INTEREST 6. ☐ LEASE 8. ☐ OTHER ____

F LAND SIZE (Acres or fraction thereof)

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED ____ NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS ____ NO X YES STATE RELATIONSHIP parent/child
FINANCING: ☐ CONVENTIONAL/BANK ☐ OWNER FINANCING ☐ OTHER ____

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

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. ☐ PRIMARY RESIDENCE 3. ☒ CAMP/VACATION 5. ☐ OPERATING FARM 7. ☐ COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. ☐ OPEN LAND 4. ☐ TIMBERLAND 6. ☐ GOVERNMENT USE 8. ☐ OTHER ____ DESCRIBE

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):
1. ☐ PRIMARY RESIDENCE 3. ☒ CAMP/VACATION 5. ☐ OPERATING FARM 7. ☐ COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. ☐ OPEN LAND 4. ☐ TIMBERLAND 6. ☐ GOVERNMENT USE 8. ☐ OTHER ____ DESCRIBE
WAS PROPERTY PURCHASED BY TENANT ____ NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY ____ NO ____ YES

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

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

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: ____

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
DATE OF RECORD 5-10-07
BOOK NUMBER 191 PAGE NO. 501-504
LISTED VALUE $ Sub GRAND LIST YEAR OF 2007
PARCEL ID NO. 2500.12
GRAND LIST CATEGORY C
SPAN 690 219 13480

ACKNOWLEDGEMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/1/07

TOWN NUMBER 6029

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 an 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. Ta[redacted]	d.	.0125
e. Ta[redacted]rty: 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 fromLine 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
[signature]	5-10-07	[signature]	7-25-07

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. _____

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR
Robert J. Reiskin	19c Draycott Place	[redacted]
	London SW3 2SE	
	United Kingdom	

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR
Stephanie M. Reiskin	57 Chipstead Street	[redacted]
	London SW6 3SR	
	United Kingdom	

C PROPERTY LOCATION (Address in full) 1856 West Hill Road, Warren, VT 05674

D DATE OF CLOSING 7/30/07

E INTEREST IN PROPERTY
1. [X] FEE SIMPLE
2. [ ] LIFE ESTATE
3. [ ] UNDIVIDED 1/2 INTEREST
4. [ ] UNDIVIDED _____ % INTEREST
5. [ ] TIME-SHARE
6. [ ] LEASE
7. [ ] EASEMENT/ROW
8. [ ] OTHER _____

F LAND SIZE (Acres or fraction thereof) 2.0 ac. +/-

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES
WAS SALE BETWEEN FAMILY MEMBERS _____ NO X YES STATE RELATIONSHIP Spouse
FINANCING: [X] CONVENTIONAL/BANK [ ] OWNER FINANCING [ ] OTHER _____

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

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

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. [ ] PRIMARY RESIDENCE
2. [ ] OPEN LAND
3. [X] CAMP/VACATION
4. [ ] TIMBERLAND
5. [ ] OPERATING FARM
6. [ ] GOVERNMENT USE
7. [ ] COMMERCIAL/INDUSTRIAL _____ DESCRIBE
8. [ ] OTHER _____ DESCRIBE

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):
1. [ ] PRIMARY RESIDENCE
2. [ ] OPEN LAND
3. [X] CAMP/VACATION
4. [ ] TIMBERLAND
5. [ ] OPERATING FARM
6. [ ] GOVERNMENT USE
7. [ ] COMMERCIAL/INDUSTRIAL _____ DESCRIBE
8. [ ] OTHER _____ DESCRIBE

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

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.
17- Court ordered transfer to spouse in divorce

M TOTAL PRICE PAID $ 0.00

N PRICE PAID FOR PERSONAL PROPERTY $ _____

O PRICE PAID FOR REAL PROPERTY $ 0.00

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

PROPERTY TRANSFER TAX

MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

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

Q DATE SELLER ACQUIRED December 30, 2003

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 7-24-07
BOOK NUMBER 191 PAGE NO. 524-525
LISTED VALUE $ 195300 GRAND LIST YEAR OF 2007
PARCEL ID NO. 016004
GRAND LIST CATEGORY R1
690 219 11641

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/2/07

TOWN NUMBER 6030

FORM PT-1 (8/02)

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
   [redacted] ..... e. 0.005
   [redacted]perty: 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
   [redacted] 2a ..... c. $
   [redacted] ..... d. 0.0125
   [redacted] 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 1-201(a)(47)(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) _____

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
[illegible]	7/24/07	Stephanie M Nichols	7/30/07

Preparer's Signature _____ Prepared by _____

Preparer's Address _____ Buyer's Representative (Print or Type) _____ Tel. 879-6323

Keep a copy of this return for your records.

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. [redacted] COPY ONLY
Boulder Pass, LLC	C/O Sugarbush Real Estate	
	P.O. Box 1119, Waitsfield, VT 05673	

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Glenn Giacalone	19 Baldwin Road	
Jill Mullan	Westford, MA 01886	

C PROPERTY LOCATION (Address in full): Lot 1 Lincoln Ridge Subdivision, Warren

D DATE OF CLOSING: 8/1/2007

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): 3.6 acres

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

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

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. ☐ PRIMARY RESIDENCE 3. ☐ CAMP/VACATION 5. ☐ OPERATING FARM 7. ☐ COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. ☑ OPEN LAND 4. ☐ TIMBERLAND 6. ☐ GOVERNMENT USE 8. ☐ OTHER ____ DESCRIBE

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):
1. ☐ PRIMARY RESIDENCE 3. ☐ CAMP/VACATION 5. ☐ OPERATING FARM 7. ☐ COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. ☑ OPEN LAND 4. ☐ TIMBERLAND 6. ☐ GOVERNMENT USE 8. ☐ OTHER ____ DESCRIBE
WAS PROPERTY PURCHASED BY TENANT ✓ NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY ✓ NO ____ YES

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

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

M TOTAL PRICE PAID $ 265,000.00

N PRICE PAID FOR PERSONAL PROPERTY $ ____

O PRICE PAID FOR REAL PROPERTY $ 265,000.00

STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 3,312.50

Q DATE SELLER ACQUIRED 1/19/2006

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8-1-07
BOOK NUMBER 191 PAGE NO. 534-536
LISTED VALUE $ 155,500 GRAND LIST YEAR OF 2007
PARCEL ID NO. 048000-101
GRAND LIST CATEGORY R1
SPAN 1690 219 13493

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/2/07

TOWN NUMBER 6031

(Rev. 9/05) FORM PT-1

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 [redacted] ..... e. 0.005
   - f. [redacted]operty: 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. $ 265,000.00
   - b Enter amount from Line 1d of Rate Schedule above ..... b. $ 0.00
   - c. Subtract Line 2b from Line 2a ..... c. $ 265,000.00
   - d. Tax Rate ..... d. 0.0125
   - e. Tax due on General Rate Property: Multiply Line 2c by Line 2d ..... e. $ 3,312.50
3. Total Tax Due:
   - Add Lines 1f and 2e and enter here and on line P on front of return ..... 3. $ 3,312.50

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. WW-5-3263 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. 5W-1447 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 d~~oe~~s/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. 37332 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
[signature]	8-1-07	[signature]	8-1-07
		[signature]	8-1-07

Preparer's Signature [signature] Prepared by Mark J. Grosby, Esq.

Preparer's Address POB 297, Waitsfeild, VT 05673 Buyer's Representative (Print or Type) _____ Tel. _____

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES

(PLEASE TYPE OR PRINT CLEARLY) **MONTPELIER, VERMONT 05633**

[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
Jeffrey Lozman	35 Axbridge Lane	[redacted]
Nancy Anne Lozman	Delmar, NY 12054	[redacted]
[B] BUYER'S (TRANSFEREE'S) NAME(S)	**COMPLETE MAILING ADDRESS FOLLOWING TRANSFER**	**SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY**
Timothy N. Browne	612 Farmers Ave.	[redacted]
Roxanne D. Browne	Bellmore, NY 11710-3810	[redacted]

[C] PROPERTY LOCATION (Address in Full) Snowcreek Condominium #53, Warren, Vermont 05674

[D] DATE OF CLOSING 7/19/07

[E] INTEREST IN PROPERTY

1. [x] FEE SIMPLE
2. [] LIFE ESTATE
3. [] UNDIVIDED INTEREST
4. [] UNDIVIDED ____ % INTEREST
5. [] TIME-SHARE
6. [] LEASE
7. [] EASEMENT/ROW
8. [] OTHER

[F] LAND SIZE (Acres or fraction thereof) N/A

[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED [x] NO [] YES
WAS SALE BETWEEN FAMILY MEMBERS [x] 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
2. [] FACTORY
3. [] SINGLE FAMILY DWELLING
4. [] CAMP/VACATION HOME
5. [] FARM BUILDINGS
6. [] MULTI-FAMILY WITH ___ DWELLING UNITS TRANSFERRED
7. [] MOBILE HOME YEAR _____ MAKE _____
8. [x] CONDOMINIUM WITH _1___ UNITS TRANSFERRED
9. [] STORE
10. [] OTHER _____ Describe

SERIAL NO. _____

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

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

1. [] PRIMARY RESIDENCE
2. [] OPEN LAND
3. [x] CAMP/VACATION
4. [] TIMBERLAND
5. [] OPERATING FARM
6. [] GOVERNMENT USE
7. [] COMMERCIAL/INDUSTRIAL _____ Describe
8. [] OTHER _____ Describe

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

1. [] PRIMARY RESIDENCE
2. [] OPEN LAND
3. [x] CAMP/VACATION
4. [] TIMBERLAND
5. [] OPERATING FARM
6. [] GOVERNMENT USE
7. [] COMMERCIAL/INDUSTRIAL _____ Describe
8. [] OTHER _____ Describe

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

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

[M] TOTAL PRICE PAID: -0-

[N] PRICE PAID FOR PERSONAL PROPERTY: $

[O] PRICE PAID FOR REAL PROPERTY: -0-

STATE TYPE OF PERSONAL PROPERTY _____

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

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

[P] TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS **$-0-**

[Q] DATE SELLER ACQUIRED 6/12/87

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 7-19-07
BOOK NUMBER 191 PAGE NO. 542-543
LISTED VALUE $ 96,000 GRAND LIST YEAR 2007
PARCEL ID NO. 324053
GRAND LIST CATEGORY O
SPAN 690 219 11790

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature], CLERK
DATE 8/3/07

TOWN NUMBER 6032

VENDOR ID# 1247

(Rev. 9/05) FORM PT-1

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed $100,000) (See instructions)	1. a.	$
b. Value of property enrolled in current use program	b.	$
c. Value of qualified working farm	c.	$
d. Add Lines 1(a), (b) and (c)	d.	$
e. Tax Rate	e.	$.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e)	f.	$
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a.	$
b. Enter amount from Line 1(d) of Rate Schedule above	b.	$
c. Subtract Line 2(b) from Line 2(a)	c.	$
d. Tax rate	d.	$.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e.	$
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3.	$ -0-

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.
[X] 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
JL Jeffrey Lozman and	7/19/07	TNB Timothy N Brown	7/30/07
NAL Nancy Anne Lozman		RDB Roxanne D Brown	7/30/07
by Shelly M Ware their attorney-in-fact			

Preparer's Signature Shelly M Ware Prepared By Darby Stearns Thorndike Kolter & Ware, LLP
Preparer's Address 89 South Main St., Waterbury, VT 05676 Buyer's Representative _____ Tele _____

Keep a copy of this return for your records

Rev 9/05 FORM PT-1

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.
Kenneth J. O'Connor	75 Davis Road Port Washington, New York 11050	[redacted]
Susan E. O'Connor	same as above	[redacted] Black out on Town Copy Only

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Wendy Wegner	35 Sutton Place, Apt. 18E New York, New York 10022	Black out on Town Copy Only

C PROPERTY LOCATION (Address in full) Unit #23, Paradise Condominium Warren, VT 05674

D DATE OF CLOSING 8/6/2007

E INTEREST IN PROPERTY
1. [X] FEE SIMPLE 3. [ ] UNDIVIDED 1/2 INTEREST 5. [ ] TIME-SHARE 7. [ ] EASEMENT/ROW
2. [ ] LIFE ESTATE 4. [ ] UNDIVIDED _____% INTEREST 6. [ ] LEASE 8. [ ] OTHER _____

F LAND SIZE (Acres or fraction thereof) n/a

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS X NO ____ YES STATE RELATIONSHIP _____
FINANCING: [X] 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. [X] 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 X 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 $ 220,000.00

N PRICE PAID FOR PERSONAL PROPERTY $ _____

O PRICE PAID FOR REAL PROPERTY $ 220,000.00

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 $ 2,750.00

Q DATE SELLER ACQUIRED 9-16-2002

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 7-14-07
BOOK NUMBER 191 PAGE NO. 588-589
LISTED VALUE $ 75000 GRAND LIST YEAR OF 2007
PARCEL ID NO. 330023
GRAND LIST CATEGORY O
SPAN 690 219 12148

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/6/07

TOWN NUMBER 6033

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. Ta[redacted]	e.	0.005
f. [redacted] 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. $	220,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	0.00
c. Subtract Line 2b from Line 2a	c. $	220,000.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	2,750.00

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on line P on front of return	3. $	2,750.00

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 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
Kenneth J. O'Connor		Wendy Wegner	
			8/6/07
Susan E. O'Connor			

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

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

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 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
Douglas Ricketts	P.O. Box 367	
	Warren, VT 05674	[redacted]

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Burton Richardson	2479 Plunkton Road	
Lynn Gilman	Warren, VT 05674	

C PROPERTY LOCATION (Address in full): 2479 Plunkton Road, Warren, VT 05674

D DATE OF CLOSING:

E INTEREST IN PROPERTY

1. ☑ FEE SIMPLE
2. ☐ LIFE ESTATE
3. ☐ UNDIVIDED 1/2 INTEREST
4. ☐ UNDIVIDED ____% INTEREST
5. ☐ TIME-SHARE
6. ☐ LEASE
7. ☐ EASEMENT/ROW
8. ☐ OTHER ____

F LAND SIZE (Acres or fraction thereof): 0.2 +/-

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
2. ☐ FACTORY
3. ☐ SINGLE FAMILY DWELLING
4. ☐ CAMP/VACATION HOME
5. ☐ FARM BUILDINGS
6. ☐ MULTI-FAMILY WITH ____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED
7. ☑ MOBILE HOME YEAR ____ MAKE Holiday Hous (DESCRIBE) SER. NO. PFS038788
8. ☐ CONDOMINIUM WITH ____ (INSERT NUMBER) UNITS TRANSFERRED
9. ☐ STORE
10. ☐ OTHER ____

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
2. ☐ OPEN LAND
3. ☑ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL ____ (DESCRIBE)
8. ☐ OTHER ____ (DESCRIBE)

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

1. ☑ PRIMARY RESIDENCE
2. ☐ OPEN LAND
3. ☐ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL ____ (DESCRIBE)
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 $ 84,750.00

N PRICE PAID FOR PERSONAL PROPERTY $ ____

O PRICE PAID FOR REAL PROPERTY $ 84,750.00

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 $ 423.75

Q DATE SELLER ACQUIRED 2/24/04

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 7-3-07
BOOK NUMBER 191 PAGE NO. 610-611
LISTED VALUE $ 24,800 GRAND LIST YEAR OF 2007
PARCEL ID NO. 413317
GRAND LIST CATEGORY MHL
SPAN 690 219 11801

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/6/07

TOWN NUMBER 6034

(Rev. 9/05) FORM PT-1

RATE SCHEDULE

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed $100,000) (See Instructions)	1. a. $	84,750.00
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. $	84,750.00
e. Tax rate	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. $	423.75

[redacted]:

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

3. Total Tax Due:

Add Lines 1f and 2e and enter here and on line P on front of return	3. $	423.75

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Preparer's Signature _____ Prepared by Neal Ferenc, Esq.

Preparer's Address P.O. Box 656, Moretown, VT 05660 Buyer's Representative (Print or Type) Olenick & Olenick Tel. 496-2267

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

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
H. Alden Carpenter	5308 Main ST Apt #2	[redacted]
June F. Carpenter	Waitsfield, VT 05673	

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Anand Mahadevan	89 Welland Road, Brookline, MA 02445	
Anasuya Vasudevan	same	

C PROPERTY LOCATION (Address in full)
2201 Fuller Hill Road, Warren, VT

D DATE OF CLOSING

E INTEREST IN PROPERTY
1. ☒ FEE SIMPLE 3. ☐ UNDIVIDED 1/2 INTEREST 5. ☐ TIME-SHARE 7. ☐ EASEMENT/ROW
2. ☐ LIFE ESTATE 4. ☐ UNDIVIDED ____ % INTEREST 6. ☐ LEASE 8. ☐ OTHER ____

F LAND SIZE (Acres or fraction thereof)

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED ____ NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS X 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 X NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY X 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 $ 280,000.00 **N** PRICE PAID FOR PERSONAL PROPERTY $ ____ **O** PRICE PAID FOR REAL PROPERTY $ 280,000.00
STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 3,500.00

Q DATE SELLER ACQUIRED 11-26-71

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8/7/07
BOOK NUMBER 191 PAGE NO. 616-617
LISTED VALUE $ 167,600 GRAND LIST YEAR OF 2007
PARCEL ID NO. 023005-1
GRAND LIST CATEGORY R1
SPAN 690 219 10503

ACKNOWLEDGEMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/8/07

TOWN NUMBER 6035

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, 1b and 1c	d. $	
[redacted]	e.	.005
[redacted] operty: 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. $	280,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	0.00
c. Subtract Line 2b from Line 2a	c. $	280,000.00
d. Tax rate	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	3,500.00
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. $	3,500.00

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 fromLine 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
[illegible]	8/3/07	[illegible]	8/8/07
[illegible]	8/3/07	[illegible] by [illegible] ATTY-IN-FACT	8/3/07

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) Neal Ferenc, Esq. Tel. _____

Keep a copy of this return for your records.

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
Mary E. McNulty	100 Wintergreen Ln, Groton, MA 01450	[redacted]
Anthony M. Campano	9 Julia Ln, Pepperell, MA 01463	[redacted]
Matthew J. Campano	18 Staysail Way, Portsmouth, NH 03801	[redacted]
B BUYER'S (TRANSFEREE'S) NAME(S)	**COMPLETE MAILING ADDRESS FOLLOWING TRANSFER**	**SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY**
Anthony G. Campano	30A Elm St, Pepperell, MA 01463	[redacted]
Mary E. Campano	30A Elm St, Pepperell, MA 01463	[redacted]

C PROPERTY LOCATION (Address in full) 1750 Roxbury Mountain Road, Warren

D DATE OF CLOSING

E INTEREST IN PROPERTY

1. ☒ FEE SIMPLE
2. ☐ LIFE ESTATE
3. ☐ UNDIVIDED 1/2 INTEREST
4. ☐ UNDIVIDED _____% INTEREST
5. ☐ TIME-SHARE
6. ☐ LEASE
7. ☐ EASEMENT/ROW
8. ☐ OTHER _____

F LAND SIZE (Acres or fraction thereof) .20

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES
WAS SALE BETWEEN FAMILY MEMBERS _____ NO X YES STATE RELATIONSHIP parent/child
FINANCING: ☐ CONVENTIONAL/BANK ☐ OWNER FINANCING ☐ OTHER _____

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

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

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
2. ☐ OPEN LAND
3. ☒ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL _____ (DESCRIBE)
8. ☐ OTHER _____ (DESCRIBE)

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

1. ☐ PRIMARY RESIDENCE
2. ☐ OPEN LAND
3. ☒ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL _____ (DESCRIBE)
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.
transfer between parents and children

M TOTAL PRICE PAID $ 1.00

N PRICE PAID FOR PERSONAL PROPERTY $ 0.00

O PRICE PAID FOR REAL PROPERTY $ 1.00

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

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 December 5, 2005

R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET transfer without consideration.

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8/5/07
BOOK NUMBER 191 PAGE NO. 676-678
LISTED VALUE $ 90,200 GRAND LIST YEAR OF 2007
PARCEL ID NO. 001012-8
GRAND LIST CATEGORY V1
SPAN 690 219 10480

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/9/07

TOWN NUMBER 6036

(Rev. 9/05) FORM PT-1

RATE SCHEDULE

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

2. [redacted]
   - a. [redacted] on front of return ..... 2. a. $ _____
   - b. Enter amount from Line [redacted]d of Rate Schedule above ..... b. $ _____
   - c. Subtract Line 2b from Line 2a ..... c. $ _____
   - d. Tax Rate ..... d. 0.0125
   - [redacted] Property: Multiply Line 2c by Line 2d ..... e. $ _____

3. T[redacted]
   - Add Lines 1f and 2e and enter here and on line P on front of return ..... 3. $ _____

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

Seller(s) further certifies as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
   1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
   2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) _____

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

WITHHOLDING CERTIFICATION

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

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

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

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

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
[illegible]	8/5/07	Anthony G. Campano	8/5/07
[illegible]	8/5/07	Mary E. Campano	8/5/07
Mary E. McNulty	8/5/07		

Preparer's Signature _____ Prepared by _____

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

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

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.
Estate of Doris J. Luce	c/o Diane Luce	[redacted]
	P. O. Box 1363, Waitsfield, Vt. 05673	Town Copy Only

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Diane L. Luce	P. O. Box 1363, Waitsfield, Vt. 05673	[redacted]
Jeff Luce	P. O. Box 9, Warren, Vermont 05674	[redacted]
Marlon Luce	4345 Hutbridge Lane Cummings GA 30040	[redacted]

C PROPERTY LOCATION (Address in full): 69 Luce Pierce Road Warren

D DATE OF CLOSING: 08-01-07

E INTEREST IN PROPERTY
1. [X] FEE SIMPLE 3. [ ] UNDIVIDED 1/2 INTEREST 5. [X] TIME-SHARE 7. [ ] EASEMENT/ROW
2. [ ] LIFE ESTATE 4. [ ] UNDIVIDED ____% INTEREST 6. [ ] LEASE 8. [ ] OTHER ____

F LAND SIZE (Acres or fraction thereof) 1.0 acre +/-

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS ____ NO X 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. [X] MOBILE HOME YEAR ____ MAKE ____ SER. NO. ____
4. [ ] CAMP/VACATION HOME 8. [ ] CONDOMINIUM WITH ____ (INSERT NUMBER) UNITS TRANSFERRED
CHECK WHETHER THE BUILDINGS WERE EVER [X] OCCUPIED [ ] RENTED [ ] WILL BE RENTED AFTER SALE

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. [X] 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. [X] 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 [X] NO

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

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

STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 0.00

Q DATE SELLER ACQUIRED Death 12-12-06 - acquired '74 & '83

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 7-16-07
BOOK NUMBER 191 PAGE NO. 687-688
LISTED VALUE $ 43,300 GRAND LIST YEAR OF 2007
PARCEL ID NO. 001001-7
GRAND LIST CATEGORY MHL
SPAN 690 219 11800

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/10/07

TOWN NUMBER 6037

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
   [redacted] ..... 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. $
   b. Enter amount from Line 1d of Rate Schedule above ..... b. $ 0.00
   c. Subtract Line 2b from Line 2a ..... c. $ 0.00
   [redacted] ..... d. 0.0125
   [redacted] 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(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) _____
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
Estate of Doris J. Luce		DL Diane Luce	8-1-07
BY: Diane Luce	8-1-07	JL Jeff Luce	8-5-07
Diane Luce, Administrator		ML Marlan Luce	8-9-07

Preparer's Signature _____ Prepared by _____

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

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 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
Ingeborg E. Saraceno	15 Surrey Road, Newton, MA 02459	[redacted]

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Ingeborg E. Saraceno and	15 Surrey Road, Newton, MA 02449	[redacted]
Jay Fialkow, Trustees of Lot		
9 Personal Residence Trust		

C PROPERTY LOCATION (Address in full): Lot 9, Sugarbush Village, Warren, Vermont

D DATE OF CLOSING: July 31, 2007

E INTEREST IN PROPERTY

1. ☑ FEE SIMPLE
2. ☐ LIFE ESTATE
3. ☐ UNDIVIDED 1/2 INTEREST
4. ☐ UNDIVIDED _____ % INTEREST
5. ☐ TIME-SHARE
6. ☐ LEASE
7. ☐ EASEMENT/ROW
8. ☐ OTHER _____

F LAND SIZE (Acres or fraction thereof): 10490 sq.ft

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED ✓ NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS ____ NO ✓ YES STATE RELATIONSHIP Mother/child
FINANCING: ☐ CONVENTIONAL/BANK ☐ OWNER FINANCING ☐ OTHER _____

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

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

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
2. ☐ OPEN LAND
3. ☑ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL _____ (DESCRIBE)
8. ☐ OTHER _____ (DESCRIBE)

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

1. ☐ PRIMARY RESIDENCE
2. ☐ OPEN LAND
3. ☑ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL _____ (DESCRIBE)
8. ☐ OTHER _____ (DESCRIBE)

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

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

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

M TOTAL PRICE PAID $ 0.00

N PRICE PAID FOR PERSONAL PROPERTY $ 0.00

O PRICE PAID FOR REAL PROPERTY $ 0.00

STATE TYPE OF PERSONAL PROPERTY household possessions

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: a gift into trust

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 3/6/90

R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #9

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8-1-07
BOOK NUMBER 191 PAGE NO. 709-710
LISTED VALUE $ 455,300 GRAND LIST YEAR OF 2007
PARCEL ID NO. 210603
GRAND LIST CATEGORY V1
SPAN 690 219 12615

ACKNOWLEDGMENT

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

SIGNED [signature] CLERK
DATE 8/13/07

TOWN NUMBER 6038

RATE SCHEDULE

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

2. Tax on General Rate Property:
   - a. Enter amount from Line O on front of return ..... 2. a. $ _____
   - b. Enter amount from Line 1d of Rate Schedule above ..... b. $ _____
   - c. Subtract Line 2b from Line 2a ..... c. $ _____
   - d. [redacted] ..... d. 0.0125
   - [redacted] 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. 61-403(a)(1) 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) d

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
Ingeborg E. Saranne	1 August 2007	Jay L. Fialkov, Trustee	8/3/07

Preparer's Signature [signature] Prepared by Judith A. Jarashow

Preparer's Address 38 Glen Ave., Newton MA Buyer's Representative (Print or Type) N/A Tel. 617 969 2944

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

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.
Gustav P. Braun	P. O. Box 468 Norfolk, CT 06058	[redacted] Black out on Town Copy Only

B BUYER'S (TRANSFEREE'S) NAME(S) Christina T. Braun	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Gustav P. Braun	P. O. Box 468 Norfolk, CT 06058	[redacted] Black out on Town Copy Only
Gustav R. Braun	c/o above address	
Gerard P. Braun	c/o above address	

C PROPERTY LOCATION (Address in full): 1646 Brook Road Warren, VT 05674

D DATE OF CLOSING:

E INTEREST IN PROPERTY
1. [X] FEE SIMPLE 3. [ ] UNDIVIDED 1/2 INTEREST 5. [ ] TIME-SHARE 7. [ ] EASEMENT/ROW
2. [ ] LIFE ESTATE 4. [ ] UNDIVIDED ____% INTEREST 6. [ ] LEASE 8. [ ] OTHER ____

F LAND SIZE (Acres or fraction thereof): 1 acre +/-

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS ____ NO X YES STATE RELATIONSHIP parent/children
FINANCING: [X] 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. [X] 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 [X] OCCUPIED [ ] RENTED [ ] WILL BE RENTED AFTER SALE

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. [ ] PRIMARY RESIDENCE 3. [X] 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. [X] 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 X 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 [X] 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 $ 180,000.00 N PRICE PAID FOR PERSONAL PROPERTY $ ____ O PRICE PAID FOR REAL PROPERTY $ 180,000.00

STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: Price $240,000 less equity gift of $60,000

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS $ 2,250.00

Q DATE SELLER ACQUIRED 8-19-1977

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8-15-07
BOOK NUMBER 191 PAGE NO. 734-735
LISTED VALUE $ 161,700 GRAND LIST YEAR OF 2007
PARCEL ID NO. 00009-9
GRAND LIST CATEGORY V1
SPAN 690 219 10371

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/16/07

TOWN NUMBER 6039

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
   - [redacted] ..... 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. $ 180,000.00
   - [redacted] 1d of Rate Schedule above ..... b. $ 0.00
   - [redacted] Line 2b from Line 2a ..... c. $ 180,000.00
   - d. Tax Rate ..... d. 0.0125
   - e. Tax due on General Rate Property: Multiply Line 2c by Line 2d ..... e. $ 2,250.00
3. Total Tax Due:
   - Add Lines 1f and 2e and enter here and on line P on front of return ..... 3. $ 2,250.00

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
	8/15/07	GPB	8/15/07
Gustav P. Braun		GRB Gustav R. Braun	8/15/07
		GPB Gerard P. Braun	8/15/07
		CTB Christina T. Braun	8/15/07

all by Therese Braun POA

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

Preparer's Address P.O. Box 515, Waitsfield, VT 05673 Buyer's Representative (Print or Type) Mark J. Grosby Tel. 496-6692

Keep a copy of this return for your records.

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.
Daniel S. Schwartz, M.D.	455 Lewis Avenue, Suite 204 Meriden, CT 06451-2121	[redacted] Black out on Town Copy Only

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Michael W. Collins	2 Oceanmeadow Lane Marblehead, MA	[redacted] Black out on Town Copy Only

C PROPERTY LOCATION (Address in full) Unit #7, Castlerock Village Houses Warren, VT 05674

D DATE OF CLOSING 8/16/2007

E INTEREST IN PROPERTY
1. [X] FEE SIMPLE 3. [ ] UNDIVIDED 1/2 INTEREST 5. [ ] TIME-SHARE 7. [ ] EASEMENT/ROW
2. [ ] LIFE ESTATE 4. [ ] UNDIVIDED ____% INTEREST 6. [ ] LEASE 8. [ ] OTHER ____

F LAND SIZE (Acres or fraction thereof) n/a

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS X 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. [X] 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. [X] 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 X NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY X 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 [X] NO

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

M TOTAL PRICE PAID $ 265,000.00 N PRICE PAID FOR PERSONAL PROPERTY $ ____ O PRICE PAID FOR REAL PROPERTY $ 265,000.00

STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 3,312.50

Q DATE SELLER ACQUIRED 8-25-1994

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 6-28-07
BOOK NUMBER 191 PAGE NO. 764-765
LISTED VALUE $ 110,000 GRAND LIST YEAR OF 2007
PARCEL ID NO. 312007
GRAND LIST CATEGORY 0
SPAN 690 219 12662

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/16/07

TOWN NUMBER 6040

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
   [redacted] ..... 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. $ 265,000.00
   [redacted] of Rate Schedule above ..... b. $ 0.00
   [redacted] ..... c. $ 265,000.00
   d. Tax Rate ..... d. 0.0125
   e. Tax due on General Rate Property: Multiply Line 2c by Line 2d ..... e. $ 3,312.50
3. Total Tax Due:
   Add Lines 1f and 2e and enter here and on line P on front of return ..... 3. $ 3,312.50

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_____
      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
Daniel S. Schwartz MD by	8/16/07		8-16-07
Daniel S. Schwartz, M.D.		Michael W. Collins	
Sheila K Getz POA			

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

Preparer's Address P.O. Box 515, Waitsfield, VT 05673 Buyer's Representative (Print or Type) Tel. 244-7352

1222

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

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.
Jonathan J. Rife	201 Smythe Road, Apt. 115 Greenville, South Carolina 29611	[redacted] Black out on Town Copy Only

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Andrew F. Merrill	P. O. Box 1553 Waitsfield, Vermont 05673.	Black out on Town Copy Only
Kara O. Mercer		

C PROPERTY LOCATION (Address in full): 421 Behn Road Warren, VT 05674

D DATE OF CLOSING: 8/17/2007

E INTEREST IN PROPERTY
1. [X] FEE SIMPLE 3. [ ] UNDIVIDED 1/2 INTEREST 5. [ ] TIME-SHARE 7. [ ] EASEMENT/ROW
2. [ ] LIFE ESTATE 4. [ ] UNDIVIDED ____% INTEREST 6. [ ] LEASE 8. [ ] OTHER ____

F LAND SIZE (Acres or fraction thereof) 1.1 acre +/-

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS X 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. [X] 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 [X] OCCUPIED [ ] RENTED [ ] WILL BE RENTED AFTER SALE

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. [X] 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. [X] 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 X NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY X 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 [X] 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 $ 305,000.00

N PRICE PAID FOR PERSONAL PROPERTY $ ____

O PRICE PAID FOR REAL PROPERTY $ 305,000.00

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 $ 3,062.50

Q DATE SELLER ACQUIRED 7-29-2005

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8/17/07
BOOK NUMBER 192 PAGE NO. 2-3
LISTED VALUE $ 113300 GRAND LIST YEAR OF 2007
PARCEL ID NO. 001003-5
GRAND LIST CATEGORY R1
SPAN 690 219 10698

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/20/07

TOWN NUMBER 6041

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. [redacted]	e.	0.005
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. $	305,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	100,000.00
c. Subtract Line 2b from Line 2a	c. $	205,000.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	2,562.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. $	3,062.50

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 1-403(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. 37078 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
		Andrew F. Merrill	08/17/07
Jonathan J. Rife		Andrew F. Merrill	
Jonathan J. Rife	6-13-07	Kara O. Mercer	8/17/07
		Kara O. Mercer	

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

Preparer's Address P.O. Box 515, Waitsfield, VT 05673 Buyer's Representative (Print or Type) David Olenick, Esq. Tel. 496-2267

Keep a copy of this return for your records.

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.
Kevin Ritchie	1609 Lincoln Gap Road	
	Warren, VT 05674	

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
LaChanterelle, LLC	1473 Lincoln Gap Road	[redacted]
	Warren, VT 05674	

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

D DATE OF CLOSING

E INTEREST IN PROPERTY
1. [X] 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) 9.6 acres +/-

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED x NO _____ YES
WAS SALE BETWEEN FAMILY MEMBERS x NO ____ YES STATE RELATIONSHIP _____
FINANCING: [ ] CONVENTIONAL/BANK [ ] OWNER FINANCING [ ] OTHER _____

H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):
1. [X] 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. [X] 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. [X] OPEN LAND 4. [ ] TIMBERLAND 6. [ ] GOVERNMENT USE 8. [ ] OTHER _____ DESCRIBE

WAS PROPERTY PURCHASED BY TENANT x 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 [X] NO

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.
4,7 corrective deed

M TOTAL PRICE PAID $ 0.00

N PRICE PAID FOR PERSONAL PROPERTY $ _____

O PRICE PAID FOR REAL PROPERTY $ 0.00

STATE TYPE OF PERSONAL PROPERTY _____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 0.00

Q DATE SELLER ACQUIRED 11/03/03

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 7-30-07
BOOK NUMBER 192 PAGE NO. 38-40
LISTED VALUE $ Corrective GRAND LIST YEAR OF 2007
PARCEL ID NO. 003004-2
GRAND LIST CATEGORY R1
SPAN 690 219 12464

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 7/20/07

TOWN NUMBER 6042

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_____

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
KR Kevin M. Ritchie	7/30/07	LaChanterelle, LLC	
		Perry Bigelow	8/5/07
		By: Perry Bigelow	
		Duly Authorized Agent	

Preparer's Signature_____ Prepared by Melvin B. Neisner, Jr., Esq.

Preparer's Address P.O. Box 186, Killington, VT 05751 Buyer's Representative_____ (Print or Type) Tel._____

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 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
William Iurato	162 South Street Ext.	
Deborah Iurato	Warwick, NY 10990	[redacted]

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
21 Sterling Ridge LLC	162 South Street Ext.	[redacted]
	Warwick, NY 10990	

C PROPERTY LOCATION (Address in full): 107 Sterling Ridge Road, Warren

D DATE OF CLOSING:

E INTEREST IN PROPERTY

1. ☑ FEE SIMPLE
2. ☐ LIFE ESTATE
3. ☐ UNDIVIDED 1/2 INTEREST
4. ☐ UNDIVIDED _____% INTEREST
5. ☐ TIME-SHARE
6. ☐ LEASE
7. ☐ EASEMENT/ROW
8. ☐ OTHER _____

F LAND SIZE (Acres or fraction thereof): 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
2. ☐ FACTORY
3. ☐ SINGLE FAMILY DWELLING
4. ☐ CAMP/VACATION HOME
5. ☐ FARM BUILDINGS
6. ☐ MULTI-FAMILY WITH ____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED
7. ☐ MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____
8. ☑ CONDOMINIUM WITH 1 (INSERT NUMBER) UNITS TRANSFERRED
9. ☐ STORE
10. ☐ OTHER _____ (DESCRIBE)

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
2. ☐ OPEN LAND
3. ☑ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL _____ (DESCRIBE)
8. ☐ OTHER _____ (DESCRIBE)

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

1. ☐ PRIMARY RESIDENCE
2. ☐ OPEN LAND
3. ☑ CAMP/VACATION
4. ☐ TIMBERLAND
5. ☐ OPERATING FARM
6. ☐ GOVERNMENT USE
7. ☐ COMMERCIAL/INDUSTRIAL _____ (DESCRIBE)
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.
13 transfer to LLC at formation

M TOTAL PRICE PAID $ 0.00

N PRICE PAID FOR PERSONAL PROPERTY $ 0.00

O PRICE PAID FOR REAL PROPERTY $ 0.00

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

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 4/4/2007

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 5-1-07
BOOK NUMBER 192 PAGE NO. 57-58
LISTED VALUE $ 115,000 GRAND LIST YEAR OF 2007
PARCEL ID NO. 318 621
GRAND LIST CATEGORY 0
SPAN 690 219 12481

ACKNOWLEDGMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/27/07

TOWN NUMBER 6043

RATE SCHEDULE

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed $100,000) (See Instructions)	1. a. $	
b. Value of property enrolled in current use program	b. $	
c. Value of qualified working farm	c. $	
d. Add Lines 1a, b and c	d. $	0
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
b Enter amount from Line 1d of Rate Schedule above	b. $	0
c. Subtract Line 2b from Line 2a	c. $	0
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. 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 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
x William F. [illegible]	5/1/2007		
x Deborah Iwato	5/1/2007	Deborah Iwato	5/1/2007

Preparer's Signature [signature] Prepared by Mark J. Grosby, Esq.

Preparer's Address POB 297, Waitsfeild, VT 05673 Buyer's Representative (Print or Type) _____ Tel. _____

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

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 TAXPAYFR IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Thomas O'Gara	14 Shade Road, Sandisfield, MA 01255-9738	
Paul O'Gara	191 Upland Road, Newton, MA 02460	
David O'Gara	63 Van Kleeck Road, Millis, MA 02054-1229	

B

BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Joseph L. LeRoy, Jr.	8 Dakota Avenue	
	Middletown, NJ 07748-5324	

C PROPERTY LOCATION (Address in full)
Lot 15, Block 28, Plat C in Warren Alpine Village, Warren, Vermont

D DATE OF CLOSING

E INTEREST IN PROPERTY
1. ☒ FEE SIMPLE 3. ☐ UNDIVIDED 1/2 INTEREST 5. ☐ TIME-SHARE 7. ☐ EASEMENT/ROW
2. ☐ LIFE ESTATE 4. ☐ UNDIVIDED _____ % INTEREST 6. ☐ LEASE 8. ☐ OTHER _____

F LAND SIZE (Acres or fraction thereof)
0.1 +\-

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS X 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 _____ (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 $ 200.00

N PRICE PAID FOR PERSONAL PROPERTY $ _____

O PRICE PAID FOR REAL PROPERTY $ 200.00

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 $ 2.50

Q DATE SELLER ACQUIRED 8-2-61

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 6/15/07
BOOK NUMBER 192 PAGE NO. 62-64
LISTED VALUE $ 200 GRAND LIST YEAR OF 2007
PARCEL ID NO. 418071
GRAND LIST CATEGORY M
SPAN 690-219-12163

ACKNOWLEDGEMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED _____ CLERK
DATE 6/29/07

TOWN NUMBER 6044

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 an 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. $	200.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	0.00
c. Subtract Line 2b from Line 2a	c. $	200.00
d. Tax rate	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	2.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. $	2.50

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 403 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 fromLine D in instructions) 1

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
		Josh Olenick	

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. _____

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 an 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. $	200.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	0.00
c. Subtract Line 2b from Line 2a	c. $	200.00
d. Tax rate	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	2.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. $	2.50

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 403 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 fromLine D in instructions) 1

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
Thomas Jr. O'Guna	6/15/06		
[illegible]	7/10/07		

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. _____

Keep a copy of this return for your records.

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed $100,000) (See Instructions)	1. a. $	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 an 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. $	200.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	0.00
c. Subtract Line 2b from Line 2a	c. $	200.00
d. Tax rate	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	2.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. $	2.50

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 403 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 fromLine D in instructions) 1

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
Thomas M. O'Gara	6/15/06		

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. _____

Keep a copy of this return for your records.

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
Hutchinson DuBosque, Trustee	85 River Road, Unit L-4	[redacted]
	Essex, CT 06426	

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
David G. Misitano	1208 Executive Drive	
	Alpharetta, GA 30005	

C PROPERTY LOCATION (Address in full): Warren, VT

D DATE OF CLOSING: 8/31/07

E INTEREST IN PROPERTY
1. [X] 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): .25

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO ____ YES
WAS SALE BETWEEN FAMILY MEMBERS X 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. [X] OPEN LAND 4. [ ] TIMBERLAND 6. [ ] GOVERNMENT USE 8. [X] OTHER investment property DESCRIBE

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):
1. [ ] PRIMARY RESIDENCE 3. [X] CAMP/VACATION 5. [ ] OPERATING FARM 7. [ ] COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. [X] OPEN LAND 4. [ ] TIMBERLAND 6. [ ] GOVERNMENT USE 8. [ ] OTHER ____ DESCRIBE

WAS PROPERTY PURCHASED BY TENANT X NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY X 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. [X] 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 $ 5,000.00

N PRICE PAID FOR PERSONAL PROPERTY $ 0.00

O PRICE PAID FOR REAL PROPERTY $ 5,000.00

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 $ 62.50

Q DATE SELLER ACQUIRED February 1, 1963

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8/20/07
BOOK NUMBER 192 PAGE NO. 65-67
LISTED VALUE $ ____ GRAND LIST YEAR OF ____
PARCEL ID NO. Section of Development
GRAND LIST CATEGORY Road no assessment
SPAN or Account Numbers

ACKNOWLEDGEMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/31/07

TOWN NUMBER 6045

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 through 1c	d. $	0.00
e. Tax rate	e.	.005
f. Tax due an 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. $	5,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	0.00
c. Subtract Line 2b from Line 2a	c. $	5,000.00
d. Tax rate	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. $	62.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. $	62.50

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 O 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. 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
[illegible]		[illegible]	8/31/07
		By [illegible]	

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

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

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 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
Thomas R. McMullin	8 Breckenridge Lane, Savannah, GA 31411	[redacted]
Ruch R. McMullin	same	[redacted]

B

BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Sue K. Wallingford	203 Bridges Circle Unit 48 Warren, VT 05673	[redacted]

C PROPERTY LOCATION (Address in full)
327 Bridges Circle, Unit #48 Bridges Condominium, Warren, VT

D DATE OF CLOSING 8/31/07

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 X NO ____ YES STATE RELATIONSHIP ____
FINANCING: ☐ CONVENTIONAL/BANK ☐ OWNER FINANCING ☐ OTHER ____

H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):
1. ☐ NONE 5. ☐ FARM BUILDINGS 9. ☐ STORE
2. ☐ FACTORY 6. ☐ MULTI-FAMILY WITH ____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED 10. ☐ OTHER ____ (DESCRIBE)
3. ☐ SINGLE FAMILY DWELLING 7. ☐ MOBILE HOME YEAR ____ MAKE ____ SER. NO. ____
4. ☐ CAMP/VACATION HOME 8. ☒ CONDOMINIUM WITH 1 (INSERT NUMBER) UNITS TRANSFERRED

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

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. ☐ PRIMARY RESIDENCE 3. ☒ CAMP/VACATION 5. ☐ OPERATING FARM 7. ☐ COMMERCIAL/INDUSTRIAL ____ (DESCRIBE)
2. ☐ OPEN LAND 4. ☐ TIMBERLAND 6. ☐ GOVERNMENT USE 8. ☐ OTHER ____ (DESCRIBE)

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):
1. ☒ PRIMARY RESIDENCE 3. ☐ CAMP/VACATION 5. ☐ OPERATING FARM 7. ☐ COMMERCIAL/INDUSTRIAL ____ (DESCRIBE)
2. ☐ OPEN LAND 4. ☐ TIMBERLAND 6. ☐ GOVERNMENT USE 8. ☐ OTHER ____ (DESCRIBE)

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

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

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

M TOTAL PRICE PAID $ 155,000.00

N PRICE PAID FOR PERSONAL PROPERTY $ ____

O PRICE PAID FOR REAL PROPERTY $ 155,000.00

STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 1,187.50

Q DATE SELLER ACQUIRED 10-15-87

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8/6/07
BOOK NUMBER 192 PAGE NO. 68-69
LISTED VALUE $ 52,200 GRAND LIST YEAR OF 2007
PARCEL ID NO. 305048
GRAND LIST CATEGORY O
SPAN 690-219-11985

ACKNOWLEDGEMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/31/07

TOWN NUMBER 6046

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. $	
[redacted]	d. $	100,000.00
[redacted]	e.	.005
[redacted] 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. $	155,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. $	100,000.00
[redacted]	c. $	55,000.00
[redacted]	d.	.0125
e. Tax due on General Rate Property: Multiply Line 1c by Line 2d	e. $	687.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. $	1,187.50

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. _____ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
   a. Parcel to be sold: Exemption Number 5W0155,EC618
   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. WW50272 and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number fromLine 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
[illegible]	8 Aug. 2007	Sue K Wallingford	8-31-07
Ruth R K	8/6/07		

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) Mark Grosby, Esq. Tel. 496-6692

Keep a copy of this return for your records. (Rev. 9/05) FORM PT-1

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
Bertha Duga	110 Fern Street, Warren, VT 05674	

B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Micheal R. Duga	110 Fern Street, Warren, VT 05674	

C PROPERTY LOCATION (Address in full)
Lot 25, Block 37, Plat D and Lot 28, Block 41, Plat D, Alpine Village, Warren, VT

D DATE OF CLOSING

E INTEREST IN PROPERTY
1. [X] 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 X YES STATE RELATIONSHIP parent/child
FINANCING: [ ] CONVENTIONAL/BANK [ ] OWNER FINANCING [ ] OTHER ____

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

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):
1. [ ] PRIMARY RESIDENCE 3. [ ] CAMP/VACATION 5. [ ] OPERATING FARM 7. [ ] COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. [ ] OPEN LAND 4. [ ] TIMBERLAND 6. [ ] GOVERNMENT USE 8. [ ] OTHER ____ DESCRIBE

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):
1. [ ] PRIMARY RESIDENCE 3. [ ] CAMP/VACATION 5. [ ] OPERATING FARM 7. [ ] COMMERCIAL/INDUSTRIAL ____ DESCRIBE
2. [ ] OPEN LAND 4. [ ] TIMBERLAND 6. [ ] GOVERNMENT USE 8. [ ] OTHER ____ DESCRIBE
WAS PROPERTY PURCHASED BY TENANT ____ NO ____ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY ____ NO ____ YES

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

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

M TOTAL PRICE PAID $ 0.00
N PRICE PAID FOR PERSONAL PROPERTY $ ____
O PRICE PAID FOR REAL PROPERTY $ 0.00
STATE TYPE OF PERSONAL PROPERTY ____
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 $ 0.00

Q DATE SELLER ACQUIRED 7-28-97 and 3-5-01

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 8/29/07
BOOK NUMBER 192 PAGE NO. 70-71
LISTED VALUE $ Sub GRAND LIST YEAR OF 2007
PARCEL ID NO. 417179
GRAND LIST CATEGORY R1
SPAN 690 219 10853

ACKNOWLEDGEMENT
RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
SIGNED [signature] CLERK
DATE 8/31/07

TOWN NUMBER 6047

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 an 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 fromLine 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).

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SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Aurelia Uluga	8/30/07	[signature]	8/30/07

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. _____

Keep a copy of this return for your records.

(Rev. 9/05) FORM PT-1