

	FEBRUARY 2007			
ANTON RAYMOND	RODRIGUES JOANNE	2 PARADISE	\$ 200,000.00	5902
BAENSCH ROBERT	BRIDGEWATER J. MICHAEL & HELEN	457 LINCOLN GAP RD	\$ 252,500.00	5891
BOROFSKY CHAD TRUST	BOROFSKY CHAD	40 UNIHAB	\$ -	5905
BOROFSKY LAUREN TRUST	BOROFSKY LAUREN	40 UNIHAB	\$ -	5904
BUCKLEY SCOTT AND KAREN	DAVIS JOHN AND SHELLEY	ACCESS ROAD	\$ 114,000.00	5903
CLAY BROOK AT SUGARBUSH	GRAYDON R. JAMES AND LINDA	U 407 WLO 405 INT IV	\$ 141,529.49	5886
CLAY BROOK AT SUGARBUSH	KELLER SCOTT AND CONNIE	U 206 INT II	\$ 127,906.00	5896
CLAY BROOK AT SUGARBUSH	DONOHUE, TURCO AND RUENZEL	U 330 WLO 332 & 432 INV I-IV	\$ 803,497.37	5899
DESANTIS ANTHONY	BERNHARD RONALD AND JEANNE	WOODS ROAD NORTH	\$ 20,000.00	5895
GROSS PETER AND ELIZABETH	GROSS PETER AND ELIZABETH ET AL	CLAY BROOK 120 INT III	\$ -	5893
HAMBIDGE JANET	KUNDA JOHN AND CYNTHIA	271 FERN RD	\$ 50,000.00	5888
KENNEY EARL AND MARY BETH	MUCCIARONE PETER AND CHRISTINE	508 VILLAGE GATE	\$ 90,000.00	5906
KERNAN TERENCE & R. ELLIOTT	KINNE JAMES	104 TWO PONDS RD	\$ 275,000.00	5889
O'CONNELL CHARLES & SHAYNE	DOUCETTE DAVID AND MARGARET	6 VILLAGER	\$ 119,000.00	5892
POKART IRVING AND JOYCE	KENNEY EARL AND MARY BETH	3 MOUNTAINSIDE	\$ 220,000.00	5907
RITCHIE KEVIN	LA CHANTERELLE LLC	LINCOLN GAP	\$ -	5900
SCHOFIELD WILLIAM AN LAURA	SCHOFIELD WILLIAM AND LAURA	83 SNOW CREEK	\$ -	5885
STONE ROBIN	MORGAN KATHARINE AND MARTHA DELANEY	MOUNTAINSIDE 41	\$ 149,500.00	5898
U.S. RESORTS TRUST	KOLITCH LAUREN	202.204 WEEK 4	\$ 1,000.00	5894
WILLIAMS THOMAS AND MARY	WILLIAMS THOMAS AND MARY	761 CIDER HILL RD	\$ -	5890
WINCHELL JOHN	HEESPELINK CHRISTOPHER	12 SUGARBUSH VILLAGER	\$ 95,000.00	5901

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b>	<b>SELLER'S (TRANSFEROR'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.</b> <small>BLACK OUT ON TOWN COPY ONLY</small>
	William A. Schofield	25 Poorhouse Road, Newtown, CT 06470	
	Laura Schofield (f/ka/ Laura Frigon)	25 Poorhouse Road, Newtown, CT 06470	
<b>B</b>	<b>BUYER'S (TRANSFEEE'S) NAME(S)</b>	<b>COMPLETE MAILING ADDRESS FOLLOWING TRANSFER</b>	<b>SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.</b> <small>BLACK OUT ON TOWN COPY ONLY</small>
	William A. Schofield	25 Poorhouse Road, Newtown, CT 06470	
	Laura Schofield	same	
<b>C</b>	<b>PROPERTY LOCATION (Address in full)</b> Unit #83 Snow Creek, Warren, VT		<b>D</b> <b>DATE OF CLOSING</b>

**E INTEREST IN PROPERTY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	<b>\$ 0.00</b>
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**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 #2 \_\_\_\_\_  
 (CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		<b>TOWN NUMBER</b>
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	<u>5885</u>
DATE OF RECORD <u>1-26-07</u>	SIGNED <u>[Signature]</u> CLERK	
BOOK NUMBER <u>188</u> PAGE NO. <u>311-312</u>	DATE <u>2-1-07</u>	
LISTED VALUE \$ <u>96,000</u> GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>324083</u>		
GRAND LIST CATEGORY <u>0</u>		
SPAN <u>69021912651</u>		

### RATE SCHEDULE

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

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

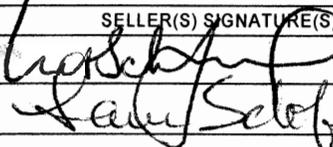
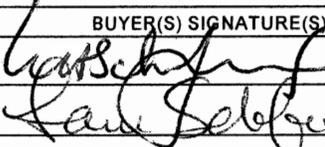
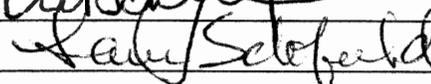
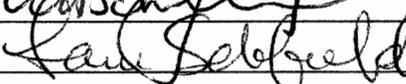
Seller(s) further certifies as follows:

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

### WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	1-26-07		1-26-07
	1-26-07		1-26-07

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

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

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road	
	Warren, VT 05674	
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
R. James Graydon	41 Mountain Road	
Linda W. Graydon	Framington, CT 06032	
<b>C</b> PROPERTY LOCATION (Address in full) Unit 407 (w/LO 405) (Interval IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		<b>D</b> DATE OF CLOSING 2/1/2007

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>141,529.49</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>141,529.49</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 1,769.12

**Q** DATE SELLER ACQUIRED 09/27/2001 and 06/13/2005

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		<b>ACKNOWLEDGMENT</b>	<b>TOWN NUMBER</b>
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2-1-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5886
BOOK NUMBER <u>188</u>	PAGE NO. <u>314-317</u>	SIGNED	
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>2/1/07</u>	
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>	CLERK	
SPAN <u>69021913481</u>			

**RATE SCHEDULE**

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____
b. Value of property enrolled in current use program .....	b. \$	_____
c. Value of qualified working farm .....	c. \$	_____
d. Add Lines 1a, b and c .....	d. \$	0.00
e. Tax rate .....	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	0.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	141,529.49
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract line 2b from Line 2a .....	c. \$	141,529.49
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	1,769.12
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	1,769.12

**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-5-0938-3 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. 5W1045-15D 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 ~~not~~ 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). See Master Disclosure recorded Vol. 185, Page 135, Town of Warren Land Records

**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
CLAY BROOK AT SUGARBUSH, LLC			<i>R. James Graydon</i>		
By:	<i>Margaret L. Kutty</i>	<u>2/1/07</u>	R. James Graydon		<u>2/1/07</u>
	Duly Authorized Agent		<i>Linda W. Graydon</i>		
			Linda W. Graydon		
Preparer's Signature <i>Margaret L. Kutty</i>		Prepared by <i>Gravel and Shea</i>			
Preparer's Address <u>P.O. Box 369</u> <u>Burlington, VT</u>		Buyer's Representative <i>[Signature]</i>		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)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Janet M. Hambidge	8 Mountainville Avenue, Danbury, CT 06810	[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John M. Kunda Cynthia M. Kunda	35 School Street, Plainville, CT 06062	
<b>C</b> PROPERTY LOCATION (Address in full) 271 Fern Road and Lot 10, Rabbit Road, Warren, VT 05674		<b>D</b> DATE OF CLOSING 2/2/07

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ 50,000.00	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ 0.00	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ 50,000.00
--	---	--

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 **\$ 625.00**

**Q** DATE SELLER ACQUIRED 1963, 1974, 1976, 1977 & 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)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-29-07</u>	TOWN NUMBER <u>5888</u>
BOOK NUMBER <u>188</u> PAGE NO. <u>359-361</u>	LISTED VALUE \$ <u>27,700</u> GRAND LIST YEAR OF <u>2006</u>	
PARCEL ID NO. <u>417152</u>	GRAND LIST CATEGORY <u>K1</u>	SIGNED <u>[Signature]</u> CLERK
SPAN <u>696 219 1125</u>		DATE <u>2/2/07</u>

## RATE SCHEDULE

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

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

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

a. Enter amount from Line O on front of return .....	2. a. \$	50,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	50,000.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	625.00

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on Line P on front of return ..... 3. \$ 625.00

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

Seller(s) further certifies as follows:

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

## WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Janet M. Hambidge		John M. Kunda	2-2-07
<i>Janet M. Hambidge</i>	01/29/07	<i>Cynthia M. Kunda</i>	2-2-2007

Preparer's Signature ..... Prepared by **King & King**

Preparer's Address **P.O. Box 879 Waitsfield, VT 05673** Buyer's Representative ..... Tel. ....  
 (Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b>	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Terence M. Kernan and Roberta Elliott	2367 Sugarbush Access Road, Warren, VT 05674	
	J. Timothy Kernan and Dawn M. Kernan	22 Whitman Drive, Somers Point, NJ 08244	
<b>B</b>	BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	James A. Kinne	104 Two Ponds Road, Warren, VT 05674	

<b>C</b> PROPERTY LOCATION (Address in full) 104 Two Ponds Road, Warren, VT	<b>D</b> DATE OF CLOSING 1/31/07
--	-------------------------------------

**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) 1

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

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

1.  NONE      5.  FARM BUILDINGS      9.  STORE

2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (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 \_\_\_\_\_ (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 RENTAL \_\_\_\_\_ DESCRIBE \_\_\_\_\_

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>275,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>275,000.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ **2,687.50**

**Q** DATE SELLER ACQUIRED 7-9-04

**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 NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5889
DATE OF RECORD <u>1/31/07</u>	SIGNED <u>[Signature]</u> CLERK	
BOOK NUMBER <u>188</u> PAGE NO. <u>369-371</u>	DATE <u>2/2/07</u>	
LISTED VALUE \$ <u>96,900</u> GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>066003-2</u>		
GRAND LIST CATEGORY <u>V1</u>		
SPAN <u>690 219 11088</u>		

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	100,000.00
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c .....	d. \$	100,000.00
e. Tax rate .....	e.	.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	500.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	275,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	100,000.00
c. Subtract Line 2b from Line 2a .....	c. \$	175,000.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	2,187.50
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	2,687.50

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Salvesta &amp; Elliott</i>	1/31/07	<i>Jan A. King</i>	1/31/07
<i>[Signature]</i>	1/31/07		
<i>[Signature]</i>	1/31/07		
<i>[Signature]</i>	1/31/07		

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

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

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Thomas B. Williams	761 Cider Hill Road, Warren, VT 05674	[REDACTED]
Mary A. Williams	761 Cider Hill Road, Warren, VT 05674	[REDACTED]
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Thomas B. Williams	761 Cider Hill Road, Warren, VT 05674	[REDACTED]
Mary A. Williams	761 Cider Hill Road, Warren, VT 05674	[REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full) 761 Cider Hill Road, Warren, VT 05674		<b>D</b> DATE OF CLOSING 2/3/07

**E** INTEREST IN PROPERTY

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

**F** LAND SIZE (Acres or fraction thereof) **21±**

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

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

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

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

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

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

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

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

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

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

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

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

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 **1992, 1993, 2006**

**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)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5890
DATE OF RECORD <u>2/3/07</u>	SIGNED <u>[Signature]</u> CLERK	
BOOK NUMBER <u>188</u> PAGE NO. <u>387</u>	DATE <u>2/6/07</u>	
LISTED VALUE \$ <u>383,900</u> GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>612003-3</u>		
GRAND LIST CATEGORY <u>R2</u>		
SPAN <u>690 219 13263</u>		

## RATE SCHEDULE

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

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) 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
Thomas B. Williams	2/3/07	Thomas B. Williams	2/3/07
Mary A. Williams	2/3/07	Mary A. Williams	2/3/07

Preparer's Signature	Prepared by <b>King &amp; King</b>
Preparer's Address <b>P.O. Box 879 Waitsfield, VT 05673</b>	Buyer's Representative (Print or Type) _____ Tel. _____

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Robert E. Baensch	47 Calumet Avenue Hastings-on-Hudson, New York 10706	[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
J. Michael Bridgewater Helen L. Bridgewater	P.O. Box 76 Warren, Vermont 05674	[REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full)	<b>D</b> DATE OF CLOSING	
457 Lincoln Gap Road, Warren, Vermont 05674	02/09/07	

**E** INTEREST IN PROPERTY

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

**F** LAND SIZE (Acres or fraction thereof) 8 +/- acres

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

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

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

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

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

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

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

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

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

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 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.

<b>M</b> TOTAL PRICE PAID \$ <u>252,500.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>0.00</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>252,500.00</u>
--	--	--

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

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>2,406.25</u>
---	--------------------

**Q** DATE SELLER ACQUIRED 11/01/62 and 02/05/63

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		<b>ACKNOWLEDGMENT</b>
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2/9/07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
BOOK NUMBER <u>188</u>	PAGE NO. <u>421-422</u>	SIGNED <u>[Signature]</u> CLERK
LISTED VALUE \$ <u>125,800</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>2/9/07</u>
PARCEL ID NO. <u>003001-1</u>	GRAND LIST CATEGORY <u>V2</u>	TOWN NUMBER <u>5891</u>
SPAN <u>690 219 10139</u>		

**RATE SCHEDULE**

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	100,000.00
b. Value of property enrolled in current use program .....	b. \$	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.	0.005
<b>1. Tax on Special Rate Property: Multiply Line 1d by Line 1e .....</b>	f. \$	500.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	152,500.00
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
<b>2. Tax on General Rate Property: Multiply Line 2c by Line 2d .....</b>	e. \$	1,906.25
<b>3. Add Lines 1f and 2e and enter here and on line P on front of return .....</b>	3. \$	2,406.25

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

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

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

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

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

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

Seller(s) further certifies as follows:

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

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

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

**WITHHOLDING CERTIFICATION**

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>J. Michael Bridgewater</i>	2/9/07	<i>J. Michael Bridgewater</i>	02/09/07
<i>Robert E. Brensch</i>		<i>Robert E. Brensch</i>	02/09/07

Preparer's Signature \_\_\_\_\_ **THEBIAULT & JOSLIN, P.C.** \_\_\_\_\_ Prepared by \_\_\_\_\_  
 ATTORNEYS AT LAW  
 Preparer's Address \_\_\_\_\_ **141 MAIN ST., P.O. BOX 249** \_\_\_\_\_ Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
 MONTPELIER, VT. 05601-0249 (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)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Charles V O'Connell	4 Briar Hill Lane	
Shayne F O'Connell	Blairstown NJ 07825	
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
David P Doucette	18 Crest Road	
Margaret M Doucette	Natick MA 10760	

<b>C</b> PROPERTY LOCATION (Address in full) Unit #6, 58 Forum Drive, Sugarbush Villager, Warren	<b>D</b> DATE OF CLOSING 2-9-07
---	------------------------------------

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>119,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>119,000.00</u>
--	--	--

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

PROPERTY TRANSFER TAX	MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 1,487.50

**Q** DATE SELLER ACQUIRED 9-26-86

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 6 yrs

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	TOWN NUMBER
DATE OF RECORD <u>2/7/07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>438-439</u>	SIGNED <u>[Signature]</u> CLERK	5892
LISTED VALUE \$ <u>42,000</u> GRAND LIST YEAR OF <u>2006</u>	DATE <u>2/9/07</u>	
PARCEL ID NO. <u>309006</u>		
GRAND LIST CATEGORY <u>0</u>		
SPAN <u>690 219 12160</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. _____ 0.005
Property: Multiply Line 1d by Line 1e .....		f. \$ _____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ 119,000.00
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax Rate .....		d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ _____
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ 1,487.50

### 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
<i>Dave Olenick</i>	2/9/07	<i>[Signature]</i>	2/9/07
<i>Margaret Olenick</i>		<i>[Signature]</i>	2/9/07
By <i>Dave Olenick</i>			
Preparer's Signature _____	<i>Dave Olenick</i>	Prepared by _____	<i>DAVE OLENICK</i>
Preparer's Address _____	<i>PO 25 05673</i>	Buyer's Representative (Print or Type) _____	<i>SELF</i> Tel. _____

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b>	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
----------	---------------------------------	---	--

	Peter D. Gross	1 Webster Lane, Wayland, MA 01778	
	Elizabeth S. Gross	same	

<b>B</b>	BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
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	Peter D. Gross & Elizabeth S. Gross,	1 Webster Lane, Wayland, MA 01778 (tax bill to)	
	Melissa G. McCray, Jonas D.L. McCray,	76 Washington Drive, Sudbury, MA 01776	
	Andrew Gross	3406 California St., San Francisco, CA 94118	

<b>C</b> PROPERTY LOCATION (Address in full)	<b>D</b> DATE OF CLOSING
--	--------------------------

**E** INTEREST IN PROPERTY

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

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

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

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

1.  NONE      5.  FARM BUILDINGS      9.  STORE

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

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

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

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

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

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

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

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

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

**Q** DATE SELLER ACQUIRED 12-7-06

**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)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2-9-07</u>	SIGNED <u>Patricia Jones</u> CLERK DATE <u>2/12/07</u>	<u>5892</u>
BOOK NUMBER <u>188</u>	PAGE NO. <u>468-471</u>		
Listed Value \$Sub. Grand List 206	Parcel ID No 250012		
Grand List Category C	SPAN 690 219 13481		

## RATE SCHEDULE

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

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Seller(s) further certifies as follows:

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

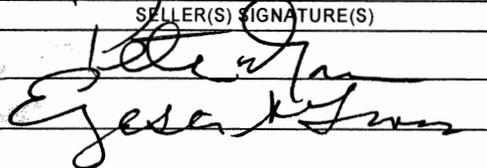
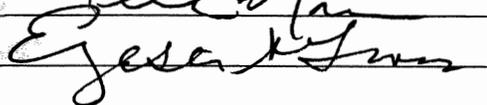
1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_

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

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
4. 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
	2/9/07		
	2/9/07		

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

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

# VERMONT PROPERTY TRANSFER TAX RETURN

## VERMONT DEPARTMENT OF TAXES

### MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
U S Resorts Trust, LLC	P O Box 401 Warren, VT 05674	
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Lauren Kolitch	502 Mikhal Drive Waitsfield, VT 05673	

<b>C</b> PROPERTY LOCATION (Address in full) Unit #202/204, Week # 04	<b>D</b> DATE OF CLOSING 11/29/2006
--	--

**E** INTEREST IN PROPERTY

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

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

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

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO  YES  
 WAS SALE BETWEEN FAMILY MEMBERS  NO  YES STATE RELATIONSHIP \_\_\_\_\_

**O** 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 Timeshare \_\_\_\_\_ 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 Timeshare \_\_\_\_\_ 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 \$ 1,000.00      **N** PRICE PAID FOR PERSONAL PROPERTY \$ \_\_\_\_\_      **O** PRICE PAID FOR REAL PROPERTY \$ 1,000.00

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

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

PROPERTY TRANSFER TAX      MAKE CHECK'S PAYABLE TO: VERMONT DEPARTMENT OF TAXES      \$ 12.50

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

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

**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 11-29-06

BOOK NUMBER 188 PAGE NO. 472

LISTED VALUE \$ 10,500/24850 GRAND LIST YEAR OF 2006

PARCEL ID NO. 334202/334204

GRAND LIST CATEGORY 0

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

SIGNED [Signature] CLERK

DATE 2-12-07

TOWN NUMBER  
5894

## RATE SCHEDULE

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

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

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

a. Enter amount from Line O on front of return .....	2. a. \$	1,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	1,000.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	12.50

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	12.50
---	-------	-------

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. PB-5-0122-1 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:

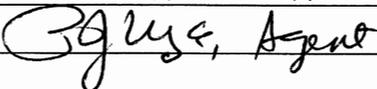
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said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

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

## WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	11/29/07		2/8/07

Preparer's Signature P. J. Nye, Agent Prepared by P. J. Nye, Agent

Preparer's Address P. O. Box 401, Warren, Vt 05674 Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <b>BLACK OUT ON TOWN COPY ONLY</b>
Anthony deSantis	9675 Athens Place Gaithersburg MD 20878	[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <b>BLACK OUT ON TOWN COPY ONLY</b>
Ronald Bernhard Jeanne Bernhard	46 Village Green Circle Savannah GA 31411	

**C** PROPERTY LOCATION (Address in full) Woods Road North, Warren Vermont **D** DATE OF CLOSING 2/13/07

**E** INTEREST IN PROPERTY

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

**F** LAND SIZE (Acres or fraction thereof) \_\_\_\_\_ **G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED  NO \_\_\_\_\_ YES  
 WAS SALE BETWEEN FAMILY MEMBERS  NO \_\_\_\_\_ YES STATE RELATIONSHIP \_\_\_\_\_  
 FINANCING:  CONVENTIONAL/BANK     OWNER FINANCING     OTHER \_\_\_\_\_

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

1.  NONE      5.  FARM BUILDINGS      9.  STORE  
 2.  FACTORY      6.  MULTI-FAMILY WITH \_\_\_\_\_ (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 \_\_\_\_\_ (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 \$ 20,000.00    **N** PRICE PAID FOR PERSONAL PROPERTY \$ \_\_\_\_\_    **O** PRICE PAID FOR REAL PROPERTY \$ \_\_\_\_\_

\*STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE 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 **\$ 250.00**

**Q** DATE SELLER ACQUIRED 7-8-80

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 26412

(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-22-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
BOOK NUMBER <u>188</u>	PAGE NO. <u>489-492</u>	SIGNED <u>[Signature]</u> CLERK
LISTED VALUE \$ <u>19,300</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>2/13/07</u>
PARCEL ID NO. <u>009006-3</u>	GRAND LIST CATEGORY <u>m</u>	TOWN NUMBER <u>5895</u>
SPAN <u>690 219 10775</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 1a, b and c .....	d. \$ _____
e. Tax rate .....	e. _____ <b>0.005</b>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$ _____
<b>2. Tax on General Rate Property:</b>	
a. Enter amount from Line O on front of return .....	2. a. \$ <b>20,000.00</b>
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$ _____
c. Subtract Line 2b from Line 2a .....	c. \$ _____
d. Tax Rate .....	d. _____ <b>0.0125</b>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$ _____
<b>3. Total Tax Due:</b>	
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$ <b>250.00</b>

### 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 3868 and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

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

### WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Anthony DeSantis</i>	7/3/09		
<i>By One Person</i>			
Preparer's Signature _____		Prepared by _____	
Preparer's Address _____		Buyer's Representative (Print or Type) _____ Tol. _____	

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Scott Keller Connie Keller <del>Sean Keller</del>	30 Chicopee Drive Hubbardston, MA 01452	[REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full) Unit 206 (Interval II) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		<b>D</b> DATE OF CLOSING 02/15/07

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>127,906.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>127,906.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,598.83</u>
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**Q** DATE SELLER ACQUIRED 09/27/2001 and 06/13/2005

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		
TOWN/CITY <u>Warren</u> DATE OF RECORD <u>2-15-07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>494-497</u> LISTED VALUE \$Sub. Grand List 206 Parcel ID No 250012 Grand List Category C SPAN 690 219 13481	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>2-16-07</u>	TOWN NUMBER <u>5896</u>

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a.\$	_____
b. Value of property enrolled in current use program .....	b.\$	_____
c. Value of qualified working farm .....	c.\$	_____
d. Add Lines 1a, b and c. ....	d.\$	0.00
e. Tax rate .....	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f.\$	0.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a.\$	127,906.00
b. Enter amount from Line 1d of Rate Schedule above .....	b.\$	0.00
c. Subtract Line 2b from Line 2a .....	c.\$	127,906.00
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e.\$	1,598.83
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	1,598.83

## 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-5-0938-3 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. 5W1045-15D 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 ~~not~~ 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). See Master Disclosure recorded Vol. 185, Page 135, Town of Warren Land Records

## 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
CLAY BROOK AT SUGARBUSH, LLC		<i>Scott Keller</i>	
By: <i>Angela H. Maty</i>	2/15/07	Scott Keller	
Duly Authorized Agent		<i>Connie Keller</i>	
		Connie Keller	
Preparer's Signature <i>Angela H. Maty</i>		Prepared by Gravel and Shea	
Preparer's Address P.O. Box 369 Burlington, VT		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)

<b>A</b>	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Robin S. Stone	190 College Farm Road, Waltham, MA 02451	

<b>B</b>	BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Katharine B. Morgan	221 Salmon Brook St., Granby, CT 06035	
	Martha D. Delaney	51 Pendleton Road, Granby, CT 06035	

<b>C</b> PROPERTY LOCATION (Address in full) 205 Mountainside Drive, Mountainside #41, Warren, VT	<b>D</b> DATE OF CLOSING 2/21/07
--	-------------------------------------

**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 \_\_\_\_\_

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

**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.

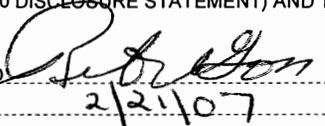
<b>M</b> TOTAL PRICE PAID \$ <u>149,500.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>149,500.00</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS      **\$ 1,868.75**

**Q** DATE SELLER ACQUIRED 7-29-02

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2/16/07</u>	 SIGNED _____ CLERK DATE <u>2/21/07</u>	<u>5898</u>
BOOK NUMBER <u>188</u>	PAGE NO. <u>561-563</u>		
LISTED VALUE \$ <u>54,000</u>	GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>316041</u>			
GRAND LIST CATEGORY <u>0</u>			
SPAN <u>690 219 12854</u>			

## RATE SCHEDULE

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

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

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

a. Enter amount from Line O on front of return .....	2. a. \$	149,500.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	149,500.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	1,868.75

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	1,868.75
---	-------	----------

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
  - 1. This property is the subject of Act 250 Permit No. 5W0504 and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
  - 2. Buyer(s) certifies that the parties obtained withholding certificate no. 36445 from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
  - 4. Sellers(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>[Signature]</i>	2/16/07	Martha D. Delaney & Katherine B. Morgan by Sheila Getzinger Agent	2/21/07

Preparer's Signature

*[Signature]*

Prepared by Olenick & Olenick, P.C.

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

Buyer's Representative Sheila Getzinger, Esq. Tel. 802-496-6763  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Patrick M. Donohue, Michelle Turco, Amy H. Ruenzel and Mark David Ruenzel	13 Stanton Street Pawcatuck, CT 06379	[REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full) Unit 330 (w/LOs 332 & 432) (Interval I-IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		<b>D</b> DATE OF CLOSING 2/13/2007

**E** INTEREST IN PROPERTY

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

**F** LAND SIZE (Acres or fraction thereof)  
N/A Condominium

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

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

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input checked="" type="checkbox"/> CONDOMINIUM WITH 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. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL <u>Ski Resort Lands</u> DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>803,497.37</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>803,497.37</u>
--	--	--

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

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

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 10,043.72

**Q** DATE SELLER ACQUIRED 09/27/2001 and 06/13/2005

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  SIGNED <u>[Signature]</u> CLERK DATE <u>2/22/07</u>	TOWN NUMBER  <u>5899</u>
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2/13/07</u>		
BOOK NUMBER <u>188</u>	PAGE NO. <u>565-568</u>		
Listed Value \$Sub. Grand List 206			
Parcel ID No 250012			
Grand List Category C			
SPAN 690 219 13481			

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	_____
b. Value of property enrolled in current use program .....	b. \$	_____
c. Value of qualified working farm .....	c. \$	_____
d. Add Lines 1a, b and c .....	d. \$	0.00
e. Tax rate <del>0.005</del> .....	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	f. \$	0.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	803,497.37
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from line 2a .....	c. \$	803,497.37
d. Tax Rate <del>0.0125</del> .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	10,043.72
<b>3. Total Tax Due</b> <del>10,043.72</del> .....	3. \$	10,043.72
Add Lines 1f and 2e and enter here and on line P on front of return .....		

### 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-5-0938-3 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. 5W1045-15D 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 ~~not~~ 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). See Master Disclosure recorded Vol. 185, Page 135, Town of Warren Land Records

### 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
CLAY BROOK AT SUGARBUSH, LLC	2-13-07	<i>Patrick M. Donohue</i> Patrick M. Donohue	2-13-07
By: <i>Margaret K. Harty</i> Duly Authorized Agent		<i>Michelle Turco</i> Michelle Turco	
		<i>Amy H. Ruenzel</i> Amy H. Ruenzel	
		<i>Mark David Ruenzel</i> Mark David Ruenzel	
Preparer's Signature <i>Margaret K. Harty</i>		Prepared by <i>Gravel and Shea</i>	
Preparer's Address <u>P.O. Box 369</u> <u>Burlington, VT</u>		Buyer's Representative <u>David Olenick</u> Tel. <u>802-496-2267</u>	

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Kevin Ritchie	1609 Lincoln Gap Road Warren, VT 05674	Black out on Town Copy Only
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
La Chanterelle LLC	1473 Lincoln Gap Road Warren, VT 05674	Black out on Town Copy Only

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

**E** INTEREST IN PROPERTY

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

<b>F</b> LAND SIZE (Acres or fraction thereof) 1.4 acres +/-	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER
--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 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 <sup>2</sup> \_\_\_\_\_  
(CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGMENT
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-31-07</u>	TOWN NUMBER
BOOK NUMBER <u>188</u>	PAGE NO. <u>615-616</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  SIGNED <u>[Signature]</u> CLERK DATE <u>2/20/07</u>
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2007</u>	
PARCEL ID NO. <u>003004-2</u>	GRAND LIST CATEGORY <u>R1</u>	
SPAN <u>690 219 12464</u>		
		5900

### 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 <i>Kevin M. Bigelow</i>	1/31/07	LaChanterelle, LLC <i>Perry Bigelow</i>	2/10/07
		By: Perry Bigelow, Member	
		& 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 \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) <u>John Winchell</u>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <u>130 Shady Tree Lane Fayston, VT 05673</u>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <b>BLACK OUT ON TOWN COPY ONLY</b> [REDACTED]
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S) <u>Christopher Heespelink</u>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER <u>46 Churchill Rd Westwood, MASS 02090</u>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <b>BLACK OUT ON TOWN COPY ONLY</b> [REDACTED]
<b>C</b> PROPERTY LOCATION (Address in full) <u>Unit 12, Sugarbush Villager, Warren, VT</u>		<b>D</b> DATE OF CLOSING <u>2/23/07</u>
<b>E</b> INTEREST IN PROPERTY 1. <input checked="" type="checkbox"/> FEE SIMPLE      3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST      5. <input type="checkbox"/> TIME-SHARE      7. <input type="checkbox"/> EASEMENT/ROW 2. <input type="checkbox"/> LIFE ESTATE      4. <input type="checkbox"/> UNDIVIDED _____% INTEREST      6. <input type="checkbox"/> LEASE      8. <input type="checkbox"/> OTHER _____		
<b>F</b> LAND SIZE (Acres or fraction thereof)	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____	
<b>H</b> BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY): 1. <input type="checkbox"/> NONE      5. <input type="checkbox"/> FARM BUILDINGS      9. <input type="checkbox"/> STORE 2. <input type="checkbox"/> FACTORY      6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED      10. <input type="checkbox"/> OTHER _____ DESCRIBE 3. <input type="checkbox"/> SINGLE FAMILY DWELLING      7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____ 4. <input type="checkbox"/> CAMP/VACATION HOME      8. <input checked="" type="checkbox"/> CONDOMINIUM WITH <u>1</u> (INSERT NUMBER) UNITS TRANSFERRED		
CHECK WHETHER THE BUILDINGS WERE EVER <input type="checkbox"/> OCCUPIED <input checked="" type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE		
<b>I</b> PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE): 1. <input checked="" type="checkbox"/> PRIMARY RESIDENCE <input checked="" type="checkbox"/> CAMP/VACATION    5. <input type="checkbox"/> OPERATING FARM    7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE 2. <input type="checkbox"/> OPEN LAND    4. <input type="checkbox"/> TIMBERLAND    6. <input type="checkbox"/> GOVERNMENT USE    8. <input type="checkbox"/> OTHER _____ DESCRIBE		
<b>J</b> PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE): 1. <input type="checkbox"/> PRIMARY RESIDENCE    3. <input checked="" type="checkbox"/> CAMP/VACATION    5. <input type="checkbox"/> OPERATING FARM    7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE 2. <input type="checkbox"/> OPEN LAND    4. <input type="checkbox"/> TIMBERLAND    6. <input type="checkbox"/> GOVERNMENT USE    8. <input type="checkbox"/> OTHER _____ DESCRIBE		
WAS PROPERTY PURCHASED BY TENANT <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
<b>K</b> CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>L</b> IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.		
<b>M</b> TOTAL PRICE PAID \$ <u>95,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>95,000.00</u>
STATE TYPE OF PERSONAL PROPERTY _____ IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		
<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES		<u>\$ 1,187.50</u>
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS		
<b>Q</b> DATE SELLER ACQUIRED <u>8/3/87</u>		#1
<b>R</b> IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET _____		

(CONTINUED ON REVERSE SIDE)

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

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>2/23/07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>618-619</u> LISTED VALUE \$ <u>32,000</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>309012</u> GRAND LIST CATEGORY <u>0</u> SPAN <u>690 219 13 272</u>	<b>ACKNOWLEDGMENT</b> RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>2/23/07</u>	TOWN NUMBER  <span style="font-size: 2em;">5901</span>
---	--	--

## RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....		1. a. \$ _____
b. Value of property enrolled in current use program .....		b. \$ _____
c. Value of qualified working farm .....		c. \$ _____
d. Add Lines 1a, b and c .....		d. \$ _____
e. Tax rate .....		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....		f. \$ _____
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....		2. a. \$ <u>95,000.00</u>
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$ _____
c. Subtract Line 2b from Line 2a .....		c. \$ _____
d. Tax rate .....		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$ _____
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$ <u>1,187.50</u>

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
  - a. Parcel to be sold: Exemption Number 51-403(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 from Line D in instructions) a-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
<i>[Signature]</i>		<i>[Signature]</i>	<u>2/23/07</u>

Preparer's Signature DOROTHY L. HELLING Prepared by \_\_\_\_\_  
 ATTORNEY AT LAW  
 29 EAST STATE ST.  
 MONTPELIER, VT 05602-3011

Preparer's Address \_\_\_\_\_ Buyer's Representative Sheila Bet Singer Tel. 496-6763  
 (Print or Type)

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Raymond J. Anton	1521 General Knox Road, Russell, MA 01071	[REDACTED]

<b>B</b> BUYER'S (TRANSFEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Joanne M. Rodrigues	126 Mountain Ave., Gillette, NJ 01960	[REDACTED]

<b>C</b> PROPERTY LOCATION (Address in full) Unit #2 Paradise, Warren, VT	<b>D</b> DATE OF CLOSING 2/23/07
--	-------------------------------------

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	<b>\$ 2,500.00</b>
---	--------------------

**Q** DATE SELLER ACQUIRED 12-24-84

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2/23/07</u>	 SIGNED _____ CLERK DATE <u>2/23/07</u>	5902
BOOK NUMBER <u>188</u>	PAGE NO. <u>644-645</u>		
LISTED VALUE \$ <u>75,000</u>	GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>33.0002</u>			
GRAND LIST CATEGORY _____			
SPAN <u>690 219 10 100</u>			

## RATE SCHEDULE

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

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

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

a. Enter amount from Line O on front of return .....	2. a. \$	200,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	200,000.00
d. Tax rate .....	d.	.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	2,500.00

**3. Total Tax Due:**

Add Lines 1f and 2e and enter here and on Line P on front of return .....	3. \$	2,500.00
---	-------	----------

## 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 \_\_\_\_\_
    - 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. 5W0766 and is in compliance with said permit, or
  - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_
- E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

## WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Armand Anton &amp; Carol Olenick Atty in fact</i>	2/23/07	<i>Joanne M. Rodrigues by Sheila Getzinger Esq. her AIF</i>	2/23/07

Preparer's Signature .....

*Carol Olenick*

Prepared by Olenick & Olenick, P.C.

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

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

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A SELLER'S (TRANSFEROR'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Scott W. Buckley	P. O. Box 1925 Cotuit, MA 02635	0 [REDACTED]
Karen Buckley	same as above	[REDACTED]
<i>Mask out on Town Copy Only</i>		
<b>B BUYER'S (TRANSFeree'S) NAME(S)</b>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
John Davis	4887 468 Cornish Heights Road Syracuse, New York 13215	[REDACTED]
Shelley M. Davis	same as above	[REDACTED]
<i>Mask out on Town Copy Only</i>		

<b>C PROPERTY LOCATION (Address in full)</b> Sugarbush Access Road Warren, VT 05674	<b>D DATE OF CLOSING</b> 2/22/2007
--	---------------------------------------

**E INTEREST IN PROPERTY**

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

<b>F LAND SIZE (Acres or fraction thereof)</b> 1 acre +/-	<b>G SPECIAL FACTORS:</b> HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER
--	--

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

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

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

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

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

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

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

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

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

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

<b>M TOTAL PRICE PAID \$</b> 114,000.00	<b>N PRICE PAID FOR PERSONAL PROPERTY \$</b> 0.00	<b>O PRICE PAID FOR REAL PROPERTY \$</b> 114,000.00
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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

<b>P TAX DUE:</b> Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 1,425.00
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**Q DATE SELLER ACQUIRED** 03-14-2006

**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)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		<b>TOWN NUMBER</b>
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	5903
DATE OF RECORD <u>2-14-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>667-668</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>34,300</u> GRAND LIST YEAR OF <u>2006</u>	DATE <u>2/23/07</u>	
PARCEL ID NO. <u>005006-7</u>		
GRAND LIST CATEGORY <u>m</u>		
SPAN <u>690 219 10806</u>		

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions).....	1. a. \$	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 on Special Rate Property: Multiply Line 1d by Line 1e.....	f. \$	0.00
<b>2. Tax on General Rate Property:</b>		
a. Enter amount from Line O on front of return .....	2. a. \$	114,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	114,000.00
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	1,425.00
<b>3. Total Tax Due:</b>		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	1,425.00

### 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
<i>Scott W. Buckley</i>	2/14/07	<i>John Davis</i>	2/22/07
Scott W. Buckley		John Davis	
<i>Karen Buckley</i>	2/14/07	<i>Shelley M. Davis</i>	
Karen Buckley		Shelley M. Davis	
Preparer's Signature <i>Sheila K. Getzinger</i>		Prepared by <i>Sheila K. Getzinger, Esq.</i>	
Preparer's Address P.O. Box 515, Waitsfield, VT 05673		Buyer's Representative <i>att - j</i>	Tel. _____

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Kathleen A. Borofsky	127 Adams Dr., Stow, MA 01775	
Allen I. Rome, Trs. of Lauren Borofsky Trust of 1993	25 Harwood Ter., Leominster, MA	
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Lauren Borofsky	3100 SW 35th Pl., Apt #6C Gainesville, FL 32608	

<b>C</b> PROPERTY LOCATION (Address in full) Unit 40, Unihab/Sugarbush V Condominiums, Warren VT	<b>D</b> DATE OF CLOSING
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**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.  
no consideration

<b>M</b> TOTAL PRICE PAID \$ <u>-0-</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>-0-</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>-0-</u>
---	---	---

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

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

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

**Q** DATE SELLER ACQUIRED November 24, 1993

**R** IF A VERMONT LAND GAIN 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

<p>TOWN/CITY <u>Warren</u></p> <p>DATE OF RECORD <u>1-29-07</u></p> <p>BOOK NUMBER <u>188</u> PAGE NO. <u>763-765</u></p> <p>LISTED VALUE \$ <u>30,000</u> GRAND LIST YEAR OF <u>2006</u></p> <p>PARCEL ID NO. <u>304040</u></p> <p>GRAND LIST CATEGORY <u>0</u></p> <p>SPAN <u>690 219 10336</u></p>	<p style="text-align: center;">ACKNOWLEDGMENT</p> <p>RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>[Signature]</u> CLERK</p> <p>DATE <u>2/28/07</u></p>	<p>TOWN NUMBER</p> <p style="font-size: 2em;"><u>5904</u></p>
---	--	---

### RATE SCHEDULE

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

### 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):

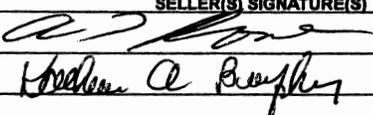
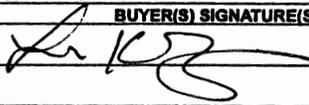
1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

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
	2.2.07		2.7.07

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

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

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Kathleen A. Borofsky	127 Adams Dr., Stow, MA 01775	
Allen I. Rome, Trustees	25 Harwood Ter., Leominster, MA 01453	
of Chad L. Borofsky		
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Chad L. Borofsky	794 Strong Rd., N. Fayston VT 05660	

<b>C</b> PROPERTY LOCATION (Address in full) Unit 40, Unihab/Sugarbush V Condominiums, Warren VT	<b>D</b> DATE OF CLOSING
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**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.  
no consideration

<b>M</b> TOTAL PRICE PAID \$ <u>-0-</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>-0-</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>-0-</u>
---	---	---

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

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

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

**Q** DATE SELLER ACQUIRED October 17, 1990

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		<b>ACKNOWLEDGMENT</b>	<b>TOWN NUMBER</b>
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-5-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5905
BOOK NUMBER <u>188</u>	PAGE NO. <u>766-768</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>30,000</u>	GRAND LIST YEAR OF <u>2008</u>	DATE <u>2/28/07</u>	
PARCEL ID NO. <u>304040</u>	GRAND LIST CATEGORY <u>0</u>		
SPAN <u>690 219 10336</u>			

### RATE SCHEDULE

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

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Seller(s) further certifies as follows:

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

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

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

### WITHHOLDING CERTIFICATION

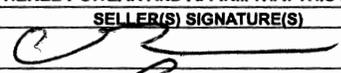
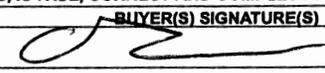
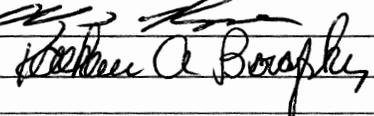
Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

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

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

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

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

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	2/7/07		2/7/07
	1-11-07		
Preparer's Signature _____		Prepared by _____	
Preparer's Address _____		Buyer's Representative _____ Tel. _____ (Print or Type)	

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Earl R. Kenney	25 West Gilmar Circle Margate, New Jersey 08402	[REDACTED]
Marybeth Kenney	same as above	1 [REDACTED]
Town Copy Only		
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Peter R. Mucciarone	27 North Colmar Circle Margate City, New Jersey 08402	[REDACTED]
Christine C. Mucciarone	same as above	[REDACTED]
Black out on Town Copy Only		

<b>C</b> PROPERTY LOCATION (Address in full) Unit #508, Village Gate Condominium Warren, VT 05674	<b>D</b> DATE OF CLOSING 02/28/2007
--	--

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>90,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ <u>0.00</u>	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>90,000.00</u>
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STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: \_\_\_\_\_

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,125.00</u>
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**Q** DATE SELLER ACQUIRED 11-28-2001

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		<b>ACKNOWLEDGMENT</b>	<b>TOWN NUMBER</b>
TOWN/CITY <u>Warren</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.		5906
DATE OF RECORD <u>2/20/07</u>	SIGNED <u>[Signature]</u> CLERK		
BOOK NUMBER <u>188</u> PAGE NO. <u>764-770</u>	DATE <u>2-28-07</u>		
LISTED VALUE \$ <u>34,000</u> GRAND LIST YEAR OF <u>2006</u>			
PARCEL ID NO. <u>320508</u>			
GRAND LIST CATEGORY <u>0</u>			
SPAN <u>690 219 11547</u>			

### RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions).....	1. a. \$	0.00
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c .....	d. \$	0.00
e. Tax rate .....	e.	0.005
f. Tax 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. \$	90,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	90,000.00
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	1,125.00
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	1,125.00

### 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. 36446 from the Commissioner of Taxes in advance of this sale.
  - 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
  - 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Earl R Kenney</i>	02/20/07	<i>Pete R Muccione</i>	
<i>Maybeth Kenney</i>	02/20/07	<i>Christine Muccione</i>	
		<i>by David Olenick</i>	2/29/07
Preparer's Signature <i>Sheila K Getzinger</i>		Prepared by <u>Sheila K. Getzinger, Esq.</u>	
Preparer's Address <u>P.O. Box 515, Waitsfield, VT 05673</u>		Buyer's Representative <u>David Olenick</u>	Tel. <u>496-2267</u>

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b>	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Irving Pokart	59 Mystic Drive, Ossining, NY 10562	[REDACTED]
	Joyce R. Pokart		[REDACTED]
<b>B</b>	BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Earl R. Kenney	25 West Gilmar Circle, Margate, VT 08402	[REDACTED]
	Marybeth Kenney	same	[REDACTED]
<b>C</b>	PROPERTY LOCATION (Address in full)		<b>D</b> DATE OF CLOSING
	#3 Mountainside, 161 Mountainside Drive, Warren, VT		3/28/07

**E** INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

<b>M</b> TOTAL PRICE PAID \$ <u>220,000.00</u>	<b>N</b> PRICE PAID FOR PERSONAL PROPERTY \$ _____	<b>O</b> PRICE PAID FOR REAL PROPERTY \$ <u>220,000.00</u>
--	--	--

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

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

<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	<b>\$ 2,750.00</b>
---	--------------------

**Q** DATE SELLER ACQUIRED 10-22-80

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

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>2-12-07</u>	 SIGNED _____ DATE <u>2/28/07</u>	5907
BOOK NUMBER <u>188</u>	PAGE NO. <u>771-772</u>		
LISTED VALUE \$ <u>85,000</u>	GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>316003</u>			
GRAND LIST CATEGORY <u>0</u>			
SPAN <u>690 219 12325</u>			

## RATE SCHEDULE

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

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$	
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c .....	d. \$	
e. Tax due on Special Rate Property: Multiply Line 1d by Line 1e .....	e.	.005
	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 on General Rate Property: Multiply Line 2c by Line 2d .....	d.	.0125
e. Tax 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. 5W0504 and is in compliance with said permit, or
- 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_

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

## WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>J. Pokart</i>		<i>Earl R. Kenney &amp; Marybeth Kenney by Sheila Getzinger, Esq. P.O.A.</i>	<i>2/28/07</i>
<i>Joyce R. Pokart</i>			

Preparer's Signature .....

*[Handwritten Signature]*

Prepared by Olenick & Olenick, P.C.

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

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