

VERMONT PROPERTY TRANSFER	2007 JANUARY			
CLAY BROOK	GODWIN PHILIP AND JOANN	U126 WLO124 INT I-IV	\$ 497,981.25	5849
CLAY BROOK	POLIZIO DONNA & AARON FELIZ	U 224 WLO 222 INT I	\$ 136,944.84	5850
CLAY BROOK	BLAHUT MICHAEL AND SHARON	U 125 INT IV	\$ 135,548.00	5851
CLAY BROOK	NEWTON DAVID AND LYNN WOLFF	U 219 WLO 221 INT I-IV	\$ 512,411.88	5853
CLAY BROOK	KAPLAN ANDREW AND KATE	U 109 INT II	\$ 152,673.00	5856
CLAY BROOK	THOMSON EDWARD AND SANDRA	U 310 WLO 308 INT III	\$ 189,185.00	5858
CLAY BROOK	RIST MICHAEL AND LORI	U 125 INT III	\$ 101,231.00	5859
CLAY BROOK	IAN ANDREW & DEBBIE TRUST	U 306 INT III	\$ 126,016.00	5860
CLAY BROOK	BROWN DAVID & HAHN NICHOLAS & MARY	U 337 WLO 437 INT III	\$ 224,179.32	5861
CLAY BROOK	LANGE DOMINIQUE & CHRISTIAN WYLDE	U 201 WLO 203 INT IV	\$ 232,252.00	5862
CLAY BROOK	MATZ STUART	U 201 WLO 203 INT III	\$ 232,522.00	5863
CLAY BROOK	TWOMBLEY WILLIAM AND JENNIFER	U 231 WLO 233 INT II & IV	\$ 332,146.00	5866
CLAY BROOK	BOYLE ROGER	U 407 WLO 405 INT II	\$ 153,984.40	5869
CLAY BROOK	SCHUCHMAN JOHN & JENNIFER LABDIN	U 206 INT III	\$ 125,398.00	5870
CLAY BROOK	NOSENCHUK ROBERT AND WENDI	U 224 WLO222 INT II	\$ 166,457.00	5877
CLAY BROOK	WAGNER RONALD AND MARSHA	U 121 WLO 123 INT III	\$ 141,529.79	5879
CLAY BROOK	LAGUDI ROBERT AND BARBARA	U 223 WLO 225 INT II	\$ 140,443.88	5882
CLAY BROOK	MAYER CHESTER AND ROBIN	U 306 INT III	\$ 100,794.12	5887
CONNERS WILLIAM & DEBORAH	LAUDISI LUDWIG	UNIT D	\$ 127,500.00	5881
DRAUDT JONATHAN	VAUGHAN PETER & LYNN	C 19 21 & 22 ALPINE	\$ 165,000.00	5871
FOX SERENA	HANSEN SUSAN	662 LOOP ROAD	\$ 265,000.00	5852
HANSEL GRANT & JOAN	HANSEL GRANT AND JOAN FAMILY TRUST	UNIT 12 CASTLEROCK	\$ -	5883
KELLY CHRISTOPHER & CHRISTI	SOUTHVILLAGE 44 LLC	44 SOUTH VILLAGE	\$ 314,000.00	5864
LYNN & LYNN	PIERCE VICTORIA C.	48 POWDERHOUND	\$ 50,000	5848
MCDONOUGH EDWARD & SHEILA	MCDONOUGH KATHLEEN AND ERIN	24 NORTH LYNX	\$ -	5855
MURRAY MICHAEL AND REBECCA	ODOARDI ROGER AND SUSAN	7C BRIDGES	\$ 150,000.00	5876
NICHOLS CARLTON	NICHOLS ALEXEI, CARLTON & ELIZABETH	23 DRUMELYS	\$ -	5865
O'CONNELL JOHN	CAMPBELL LOURIE	H 6 11-15 ALPINE	\$ 55,000.00	5878
PRESERVATION PROPERTIES LLC	WELLES DAVID AND DEBORAH	118 FULLER HILL RD	\$ 485,000.00	5857
PROULX JUDY BENNETT	PROULX JUDY BENNETT REVOCABLE TRUST	679 RIDGE VIEW RD	\$ -	5873
PROULX JUDY BENNETT	PROULX JUDY B. REVOCABLE TRUST	0 EAST WARREN ROAD	\$ -	5875
PROULX KENNETH & JUDY	PROULX JUDY BENNETT	679 RIDGE VIEW ROAD	\$ -	5872
PROULX KENNETH & JUDY	PROULX JUDY	0 EAST WARREN ROAD	\$ -	5874
STOWELL JESSE & JENNIFER HIGGINS	STOWELL JESSE & JENNIFER HIGGINS	131 LAFLAME RD	\$ -	5861
SULLIVAN ROGER AND ELLEN	MILLIORD BRUCE	A 14 1,2,3 ALPINE	\$ 1,800.00	5880
TANGUAY ANTHONY	ROBINSON GEORGE	E 35 19,20,21,22,23 ALPINE	\$ 2,000.00	5854

TANGUAY ANTHONY
VON RECKLINGHAUSEN HERBERT

RICKETTS DOUGLAS
HEWITT LISA

D 37 LOT 6 ALPINE
64 HILLSIDE RD

\$ 200.00 5868
\$ 120,000.00 5867

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Lynn & Lynn, LLC	PO Box 135, Warren, VT 05674	
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Victoria C. Pierce	1529 North Mohak #2S, Chicago, IL 60610	

C PROPERTY LOCATION (Address in full) Unit #48 The Powderhound Condominium, Warren, VT	D DATE OF CLOSING 1-2-07
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E INTEREST IN PROPERTY

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

F LAND SIZE (Acres or fraction thereof)	G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ 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 _____ 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 type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>50,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>50,000.00</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	\$ 625.00
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Q DATE SELLER ACQUIRED 11-15-05

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

<p style="text-align: center;">THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</p> <p>TOWN/CITY <u>Warren</u></p> <p>DATE OF RECORD <u>1-2-07</u></p> <p>BOOK NUMBER <u>187</u> PAGE NO. <u>356-357</u></p> <p>LISTED VALUE \$ <u>18,000</u> GRAND LIST YEAR OF <u>2006</u></p> <p>PARCEL ID NO. <u>325124</u></p> <p>GRAND LIST CATEGORY <u>0</u></p> <p>SPAN <u>690 219 11713</u></p>	<p style="text-align: center;">ACKNOWLEDGEMENT</p> <p style="text-align: center;">RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>[Signature]</u> CLERK</p> <p>DATE <u>1-2-07</u></p>	<p>TOWN NUMBER</p> <p style="font-size: 2em;"><u>5848</u></p>
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RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$	
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. \$	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 due on General Rate Property: Multiply Line 2c by Line 2d	d. \$0125
	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 _____
 - 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:

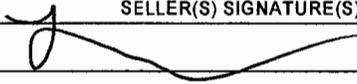
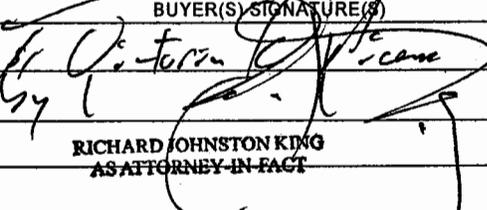
1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions)

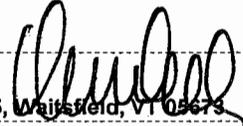
E. That this transfer ~~does~~ / does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

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
	1/2/07	 RICHARD JOHNSTON KING AS ATTORNEY-IN-FACT	1/2/07

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

Preparer's Address P.O. Box 25, Waitsfield, VT 05673 Buyer's Representative Richard J. King, Esq. Tel. 802-496-4371
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Philip C. Godwin	111 Deerhaven Road	
Joann Godwin	Mahwah, NJ 07430	

C PROPERTY LOCATION (Address in full) Unit 126 (w/LO 124) (Interval I-IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
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E INTEREST IN PROPERTY

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

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

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

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

M TOTAL PRICE PAID \$ <u>497,981.25</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>497,981.25</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>6,224.77</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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1/26/07</u>	TOWN NUMBER <u>5849</u>
TOWN/CITY <u>Warren</u>			
DATE OF RECORD <u>12/15/06</u>			
BOOK NUMBER <u>187</u>	PAGE NO. <u>390-393</u>		
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>250012</u>			
GRAND LIST CATEGORY <u>C</u>			
SPAN <u>69021913481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax rate	e.	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.\$	497,981.25
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract Line 2b from Line 2a	c.\$	497,981.25
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	6,224.77
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	6,224.77

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>Philip C. Godwin</i>	
By: <i>Margaret L. Godwin</i>	12/28/06	Philip C. Godwin	
Duly Authorized Agent		<i>Joann Godwin</i>	
		Joann Godwin	
Preparer's Signature <i>[Signature]</i>		Prepared by Gravel and Shea	
Preparer's Address P.O. Box 369 Burlington, VT		Buyer's Representative <i>[Signature]</i> Tel. _____	

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Donna Polizio Aaron G. Feliz	360 Farragut Avenue Hastings-on-Hudson, NY 10706	[REDACTED]
C PROPERTY LOCATION (Address in full) Unit 224 (w/LO 222) (Interval 1) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006

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)
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. 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 Ski Resort Lands
 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 \$ 136,944.84 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 136,944.84

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 \$ 1,711.81

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12-7-06</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5850
BOOK NUMBER <u>187</u> PAGE NO. <u>424-427</u>	LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u>	SIGNED <u>[Signature]</u> CLERK	
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>	DATE <u>12/07</u>	
SPAN <u>69021913481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax rate	e.	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.\$	136,944.84
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract Line 2b from Line 2a	c.\$	136,944.84
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	1,711.81
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,711.81

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~~ (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). 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>Donna Polizio</i>	12/27/06
By: <i>Margaret L. Gravel</i> Duly Authorized Agent	12/28/06	<i>Aaron G. Feliz</i>	12/27/06
Preparer's Signature _____		Prepared by <u>Gravel and Shea</u>	
Preparer's Address <u>P.O. Box 369 Burlington, VT</u>		Buyer's Representative (Print or Type) _____	Tel. _____

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
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>
Michael Blahut	205 Clipper Road	
Sharon Blahut	Manahawkin, NJ 08050	
C PROPERTY LOCATION (Address in full) Unit 125 (Interval IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006

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)
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. 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 Ski Resort Lands DESCRIBE
 2. OPEN LAND 4. TIMBERLAND 6. GOVERNMENT USE 8. OTHER _____ DESCRIBE

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

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

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

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

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

M TOTAL PRICE PAID \$ 135,548.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 135,548.00

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 1,694.35

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-2-07</u>	TOWN NUMBER <u>5851</u>
TOWN/CITY <u>Warren</u>			
DATE OF RECORD <u>12-7-06</u>			
BOOK NUMBER <u>185</u> PAGE NO. <u>454-957</u>			
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u>			
PARCEL ID NO. <u>250012</u>			
GRAND LIST CATEGORY <u>C</u>			
SPAN <u>640 219 13481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax rate	e.	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.\$	135,548.00
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract line 2b from Line 2a	c.\$	135,548.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	1,694.35
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,694.35

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>Michael Blahut</i>	12/26/04
By: <i>Gregory L. Harty</i>	12/26/04	Michael Blahut	12/26/04
Duly Authorized Agent		<i>Sharon Blahut</i>	12/26/04
		Sharon Blahut	
Preparer's Signature <i>Gregory L. Harty</i>		Prepared by <i>Gravel and Shea</i>	
Preparer's Address P.O. Box 369 Burlington, VT		Buyer's Representative _____ Tel. _____	

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Serena Fox	32 Pine Street Warren, Ut 05674	
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
P. Susan Hanson E	PO Box 616 Warren Vt 05674	

C PROPERTY LOCATION (Address in full) 662 Loop Road, Warren	D DATE OF CLOSING 1-2-2007
---	--------------------------------------

E INTEREST IN PROPERTY

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

F LAND SIZE (Acres or fraction thereof) 2 acres ±	G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input 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 _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

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

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

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

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>265,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>265,000.00</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 \$ 2562.50

Q DATE SELLER ACQUIRED 9-14-2004

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	5852
DATE OF RECORD <u>1-2-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>187</u> PAGE NO. <u>488-489</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>160,100</u> GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-3-07</u>	
PARCEL ID NO. <u>038001-6</u>		
GRAND LIST CATEGORY <u>R1</u>		
SPAN <u>690219 11941</u>		

RATE SCHEDULE

<p>1. Tax on Special Rate Property:</p> <p>a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)</p> <p>b. Value of property enrolled in current use program</p> <p>c. Value of qualified working farm</p> <p>d. Add Lines 1a, b and c</p> <p>e. Tax rate</p> <p>f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e</p>	<p>1. a. \$ <u>100,000.00</u></p> <p>b. \$ _____</p> <p>c. \$ _____</p> <p>d. \$ _____</p> <p>e. _____ 0.005</p> <p>f. \$ <u>500.00</u></p>
<p>2. Tax on General Rate Property:</p> <p>a. Enter amount from Line O on front of return</p> <p>b. Enter amount from Line 1d of Rate Schedule above</p> <p>c. Subtract Line 2b from Line 2a</p> <p>d. Tax Rate</p> <p>e. Tax due on General Rate Property: Multiply Line 2c by Line 2d</p>	<p>2. a. \$ <u>265,000.00</u></p> <p>b. \$ <u>100,000.00</u></p> <p>c. \$ <u>165,000.00</u></p> <p>d. _____ 0.0125</p> <p>e. \$ <u>2062.50</u></p>
<p>3. Total Tax Due:</p> <p>Add Lines 1f and 2e and enter here and on line P on front of return</p>	<p>3. \$ <u>2562.50</u></p>

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Seller(s) further certifies as follows:

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

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

E. That this transfer ~~is~~/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (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
<u>Serena Fox</u>	<u>1/2/07</u>	<u>Susan Hanson</u> <i>[Signature]</i>	

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
B BUYER'S (TRANSFEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
David J. Newton Lynn E. Wolff	36 Concord Square Boston, MA 02118	
C PROPERTY LOCATION (Address in full) Unit 219 (w/LO 221) (Interval I-IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006

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)
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. 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 Ski Resort Lands 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 \$ 512,411.88 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 512,411.88

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 6,405.15

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED: <u>[Signature]</u> CLERK DATE: <u>1-3-07</u>	TOWN NUMBER <u>5853</u>
TOWN/CITY <u>Warren</u>			
DATE OF RECORD <u>12-7-06</u>			
BOOK NUMBER <u>187</u> PAGE NO. <u>535-538</u>			
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u>			
PARCEL ID NO. <u>250012</u>			
GRAND LIST CATEGORY <u>C</u>			
SPAN <u>690 219 13481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$ _____
b. Value of property enrolled in current use program	b.\$ _____
c. Value of qualified working farm	c.\$ _____
d. Add Lines 1a, b and c	d.\$ <u>0.00</u>
e. Tax rate	e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$ <u>0.00</u>
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return	2. a.\$ <u>512,411.88</u>
b. Enter amount from Line 1d of Rate Schedule above	b.\$ <u>0.00</u>
c. Subtract Line 2b from Line 2a	c.\$ <u>512,411.88</u>
d. Tax Rate	d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$ <u>6,405.15</u>
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$ <u>6,405.15</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. 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 _____

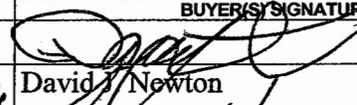
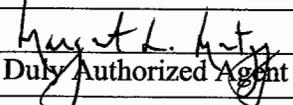
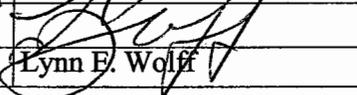
Seller(s) further certifies as follows:

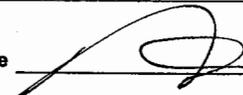
- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. 5W1045-15D and is in compliance with said 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~~ (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). 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			
By:  Duly Authorized Agent	12/28/06	David J. Newton	12/28/06
			
		Lynn E. Wolff	

Preparer's Signature  Prepared by Gravel and Shea

Preparer's Address P.O. Box 369
Burlington, VT Buyer's Representative _____ Tel. _____
(Print or Type)

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 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Anthony C. Tanguay	P.O. Box 517 Newport VT. 05855	
B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
George S. Robinson	41 Pinnacle Rd. Warren VT. 05674	
C PROPERTY LOCATION (Address in full)		D DATE OF CLOSING
Lots 19, 20, 21, 22, 23 Block 35 Plat E Alpine Development Warren		

BACK OUT
OR TOWN
COPY ONLY

BACK OUT
OR TOWN
COPY ONLY

E INTEREST IN PROPERTY

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

F LAND SIZE (Acres or fraction thereof) .5 Acre

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

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

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

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

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

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

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>2,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>2,000.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 25.00

Q DATE SELLER ACQUIRED 7/14/03

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		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	5854
DATE OF RECORD <u>1-4-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>187</u> PAGE NO. <u>540-541</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>2600</u> GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-4-07</u>	
PARCEL ID NO. <u>418119</u> GRAND LIST CATEGORY <u>m</u> <u>69021912242</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$ _____
b. Value of property enrolled in current use program	b. \$ _____
c. Value of qualified working farm	c. \$ _____
d. Add Lines 1a, b and c	d. \$ _____
e. Tax rate	e. _____ 0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$ _____
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return	2. a. \$ <u>2000.00</u>
b. Enter amount from Line 1d of Rate Schedule above	b. \$ <u>200.00</u>
c. Subtract Line 2b from Line 2a	c. \$ <u>2,000.00</u>
d. _____	d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$ <u>25.00</u>
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$ <u>25.00</u>

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
	1-4-07		1/4/07

Preparer's Signature _____ Prepared by _____

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Edward J. McDonough	124 Fellows St, South Portland, ME 04106	[REDACTED]
	Sheila E. McDonough	same	[REDACTED]
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>
	Kathleen M. McDonough	(tax bill to) 207 Common St., Watertown, MA 02472	[REDACTED]
	Erin T. McDonough	26 Orchard Ave., Waltham, MA 02452	[REDACTED]
C	PROPERTY LOCATION (Address in full)		D DATE OF CLOSING
	Unit #24 North Lynx, Warren, VT		

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 parent/child
 FINANCING: CONVENTIONAL/BANK OWNER FINANCING OTHER _____

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

1. NONE 5. FARM BUILDINGS 9. STORE

2. FACTORY 6. MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED 10. OTHER _____ DESCRIBE _____

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

4. CAMP/VACATION HOME 8. CONDOMINIUM WITH 1 UNITS TRANSFERRED

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

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

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

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

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

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

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

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

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

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

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

STATE TYPE OF PERSONAL PROPERTY _____

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

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

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

Q DATE SELLER ACQUIRED 9-5-03

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>12/26-06</u> BOOK NUMBER <u>187</u> PAGE NO. <u>542-544</u> LISTED VALUE \$ <u>40,000</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>306024</u> GRAND LIST CATEGORY <u>0</u> SPAN <u>690 219 10521</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-4-07</u>	TOWN NUMBER <u>5855</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 on Special Rate Property: Multiply Line 1d by Line 1e	f. \$ 0.00

2. Tax on General Rate Property:

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

3. Total Tax Due:

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

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Edward J. McDonough</i>	12/26/06	<i>John McDonough</i>	12/26/06
<i>Shula C. McDonough</i>	12/26/06	<i>John C. McDonough</i>	12-26-06

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	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 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>
--	---	--

Andrew Kaplan	297 McClain Street	[REDACTED]
Kate Winship Kaplan	Bedford Hills, NY 10507	[REDACTED]

C PROPERTY LOCATION (Address in full) Unit 109 (Interval II) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING
--	--------------------------

E INTEREST IN PROPERTY

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

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

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

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

M TOTAL PRICE PAID \$ <u>152,673.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>152,673.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,908.41</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 1-4-07
BOOK NUMBER 187 PAGE NO. 563-566
LISTED VALUE \$ Sub GRAND LIST YEAR OF 2006
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 [Signature] CLERK
DATE 1-4-07

TOWN NUMBER
5856

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a. \$ _____
b. Value of property enrolled in current use program		b. \$ _____
c. Value of qualified working farm		c. \$ _____
d. Add Lines 1a, b and c		d. \$ <u>0.00</u>
e. Tax rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f. \$ <u>0.00</u>
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a. \$ <u>152,673.00</u>
b. Enter amount from Line 1d of Rate Schedule above		b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a		c. \$ <u>152,673.00</u>
d. Tax Rate		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e. \$ <u>1,908.41</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>1,908.41</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. 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 _____

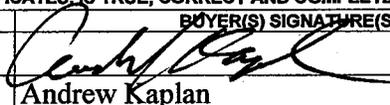
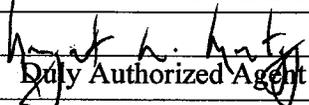
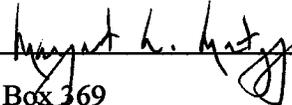
Seller(s) further certifies as follows:

- 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~~ 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			<u>12/29/06</u>
By:  Duly Authorized Agent	<u>1/4/07</u>	Andrew Kaplan	
		Kate Winship Kaplan 	
Preparer's Signature 	Prepared by <u>Gravel and Shea</u>		
Preparer's Address <u>P.O. Box 369 Burlington, VT</u>	Buyer's Representative (Print or Type) _____	Tel. _____	

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Preservation Properties, LLC	PO Box 113 Charlotte, VT 05445	[REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
David A. Welles Deborah D. Welles	179 Westledge Road West Simsbury, CT 06092	[REDACTED]

C PROPERTY LOCATION (Address in full) 118 Fuller Hill Road, Warren, VT	D DATE OF CLOSING 1/05/2007
--	---------------------------------------

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

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

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

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

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

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL <u>spec house</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 32V.S.A. YES NO

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

M TOTAL PRICE PAID \$ _____	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>485,000.00</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	\$ 6,062.50
---	-------------

Q DATE SELLER ACQUIRED 6/28/2002

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		ACKNOWLEDGMENT
TOWN/CITY <u>Warren</u> DATE OF RECORD <u>1-5-07</u> BOOK NUMBER <u>187</u> PAGE NO. <u>574</u> LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>023000-6</u> GRAND LIST CATEGORY <u>2, H, L</u> SPAN <u>690219 12346</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-5-07</u>	TOWN NUMBER <u>5857</u>

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$	_____
b. Value of property enrolled in current use program	b. \$	_____
c. Value of qualified working farm	c. \$	_____
d. Add Lines 1a, b and c	d. \$	_____
e. Tax rate	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$	_____
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a. \$	485,000.00
b. Enter amount from Line 1d of Rate Schedule above	b. \$	_____
c. Subtract Line 2b from Line 2a	c. \$	_____
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	_____
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	6,062.50

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Permit No. EC-5-3589-1 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 10V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) b
- E. That this transfer does/does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

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

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>G. Jones</i>	1/5/07	<i>David Wells</i>	1-5-07
		<i>Deborah Wellesby</i> <i>Bleith K. Co. POA</i>	1/5/07
Preparer's Signature <i>William S. Smith, III</i>		Prepared by <u>William S. Smith, III</u>	
Preparer's Address <u>38 North Main Street, Northfield, VT</u>		Buyer's Representative <u>S Getzinger, Esq.</u> Tel. <u>496-6763</u> <small>(Print or Type)</small>	

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

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

Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
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B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
---	---	--

Edward H. Thomson, III	800 The Plaza	[REDACTED]
Sandra S. Thomson	P.O. Box 260	[REDACTED]
	Sea Girt, NJ 08750	

C PROPERTY LOCATION (Address in full) Unit 310 (w/LO 308) (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
--	--

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

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

M TOTAL PRICE PAID \$ <u>189,185.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>189,185.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>2,364.81</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.		5858
DATE OF RECORD <u>12/15/06</u>	SIGNED <u>[Signature]</u> CLERK		
BOOK NUMBER <u>187</u> PAGE NO. <u>593-596</u>			
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u>			
PARCEL ID NO. <u>250012</u>			
GRAND LIST CATEGORY <u>C</u>			
SPAN <u>690 219 13481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax rate	e.	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.\$	189,185.00
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract Line 2b from Line 2a	c.\$	189,185.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	2,364.81
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	2,364.81

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~~ 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>Edward H. Thomson III</i>	
By: <i>Margaret L. Hartig</i>	1/4/07	Edward H. Thomson, III	1/4/07
Daily Authorized Agent		<i>Sandra S. Thomson</i>	
		Sandra S. Thomson	
Preparer's Signature <i>Margaret L. Hartig</i>		Prepared by <i>Gravel and Shea</i>	
Preparer's Address P.O. Box 369 Burlington, VT		Buyer's Representative _____ Tel. _____	

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
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>
Michael J. Rist Lori K. Rist	133 North Main Street West Boylston, MA 01583	
C PROPERTY LOCATION (Address in full)	D DATE OF CLOSING	
Unit 125 (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	12/15/2006	

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

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

CHECK WHETHER THE BUILDINGS WERE EVER 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.

M TOTAL PRICE PAID \$ <u>101,231.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>101,231.00</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 \$ 1,265.39

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren

DATE OF RECORD 12-7-06

BOOK NUMBER 187 PAGE NO. 627-630

LISTED VALUE \$ Sub GRAND LIST YEAR OF 2006

PARCEL ID NO. 250012

GRAND LIST CATEGORY C

SPAN 690219 13481

ACKNOWLEDGMENT

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

SIGNED [Signature] CLERK

DATE 1-5-07

TOWN NUMBER

5859

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax	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.\$	101,231.00
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract Line 2b from Line 2a	c.\$	101,231.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	1,265.39
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,265.39

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			
By:	1/4/07	Michael J. Rist	1/4/07
Duly Authorized Agent		Lori K. Rist	1/4/07
Preparer's Signature		Prepared by <u>Gravel and Shea</u>	
Preparer's Address <u>P.O. Box 369 Burlington, VT</u>		Buyer's Representative (Print or Type) _____	Tel. _____

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

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

Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
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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>
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Andrew F. Ian and Debbie K. Ian, Trustees of the Andrew F. Ian and Debbie K. Ian Revocable Trust Dated 8/12/2006	15 Indian Ridge Road Atkinson, NH 03811	[REDACTED]
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C PROPERTY LOCATION (Address in full) Unit 306 (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
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E INTEREST IN PROPERTY

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

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

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

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

M TOTAL PRICE PAID \$ <u>126,016.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>126,016.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,575.20</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12-7-06</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	<u>5860</u>
BOOK NUMBER <u>187</u>	PAGE NO. <u>6661-6664</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-5-07</u>	
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>		
SPAN <u>690 219 13481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax Rate	e.	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.\$	126,016.00
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract Line 2b from Line 2a	c.\$	126,016.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	1,575.20
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,575.20

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~~ (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). 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		Andrew F. Ian and Debbie K. Ian Revocable	
By:	1/4/07	Trust dated 8/12/2006 Andrew F. Ian, Trustee Debbie K. Ian, Trustee	1/4/07
Preparer's Signature	Prepared by Gravel and Shea		
Preparer's Address P.O. Box 369 Burlington, VT	Buyer's Representative (Print or Type)		Tel. _____

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
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Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
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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 M. Brown	134 Cliff Avenue	[REDACTED]
Nicholas O. Hahn	Pelham, NY 10803	[REDACTED]
Mary-Beth Hahn		[REDACTED]

C PROPERTY LOCATION (Address in full) Unit 337 (w/LO 437) (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/ /2006
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E INTEREST IN PROPERTY

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

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

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

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

M TOTAL PRICE PAID \$ <u>224,179.32</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>224,179.32</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>2,802.24</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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
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.	
BOOK NUMBER <u>187</u>	PAGE NO. <u>666-669</u>	SIGNED <u>[Signature]</u> CLERK	5861
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>	DATE <u>1-5-07</u>	
SPAN <u>69021913481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a. \$ _____
b. Value of property enrolled in current use program		b. \$ _____
c. Value of qualified working farm		c. \$ _____
d. Add Lines 1a, b and c		d. \$ <u>0.00</u>
e. Tax rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f. \$ <u>0.00</u>
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a. \$ <u>224,179.32</u>
b. Enter amount from Line 1d of Rate Schedule above		b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a		c. \$ <u>224,179.32</u>
d. Tax Rate		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e. \$ <u>2,802.24</u>
3. Total Tax		3. \$ <u>2,802.24</u>
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		David N. Brown	
By: <i>[Signature]</i>	1/5/07	Nicholas O. Hahn	1/5/07
Duly Authorized Agent		Mary-Beth Hahn	
Preparer's Signature <i>[Signature]</i>		Prepared by <i>[Signature]</i> Gravel and Shea	
Preparer's Address P.O. Box 369 Burlington, VT		Buyer's Representative _____ Tel. _____	

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
	Jesse Stowell		
	Jennifer Higgins		
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>
	Jesse Stowell	131 Laflame Road, Warren, VT 05674	
	Jennifer Higgins-Stowell		
C	PROPERTY LOCATION (Address in full) 131 Laflame Road, Warren, VT		D DATE OF CLOSING 1-4-07

E INTEREST IN PROPERTY

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

F LAND SIZE (Acres or fraction thereof) **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. NONE 5. FARM BUILDINGS 9. STORE
 2. FACTORY 6. MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED 10. OTHER _____ DESCRIBE
 3. SINGLE FAMILY DWELLING 7. MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____
 4. CAMP/VACATION HOME 8. CONDOMINIUM WITH _____ UNITS TRANSFERRED

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

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

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

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

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

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

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

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

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

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

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

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

Q DATE SELLER ACQUIRED 5-30-03

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER 5861
TOWN/CITY <u>Warren</u> DATE OF RECORD <u>1-4-07</u> BOOK NUMBER <u>187</u> PAGE NO. <u>206</u> LISTED VALUE \$ <u>142300</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>00 9003-6</u> GRAND LIST CATEGORY <u>R2</u> SPAN <u>690 219 12350</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-11-07</u>	

RATE SCHEDULE

1. Tax on Special Rate Property:

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

2. Tax on General Rate Property:

a. Enter amount from Line O on front of return	2. a. \$
b. Enter amount from Line 1d of Rate Schedule above	b. \$0.00
c. Subtract Line 2b from Line 2a	c. \$
d. Tax rate	d. \$0.125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$0.00

3. Total Tax Due:

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

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Janet Stowell</i>	1/4/07	<i>Janet Stowell</i>	1/4/07
<i>for W Stowell</i>	1/4/07	<i>for W Stowell</i>	1/4/07

Preparer's Signature

[Handwritten Signature]

Prepared by **Olenick & Olenick, P.C.**

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

Buyer's Representative (Print or Type)

Tel.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road	
	Warren, VT 05674	
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>
Dominique Lange	850 E. Broadway #1	
Christian Wylde	Boston, MA 02127	
C PROPERTY LOCATION (Address in full) Unit 201 (w/LO 203) (Interval IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006 1-10-07

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

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

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

M TOTAL PRICE PAID \$ <u>232,252.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>232,252.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>2,903.15</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12/7/06</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5862
BOOK NUMBER <u>187</u>	PAGE NO. <u>723-726</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-11-07</u>	
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>		
SPAN <u>690 219 1348</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$	_____
b. Value of property enrolled in current use program	b. \$	_____
c. Value of qualified working farm	c. \$	_____
d. Add Lines 1a, b and c	d. \$	0.00
e. Tax Rate	e.	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. \$	232,252.00
b. Enter amount from Line 1d of Rate Schedule above	b. \$	0.00
c. Subtract Line 2b from Line 2a	c. \$	232,252.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	2,903.15
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	2,903.15

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>Dominique Lange</i>	
By: <i>Margaret C. Grady</i> Duly Authorized Agent	11/10/07	<i>Christian Wyde</i>	11/10/07
		Christian Wyde	
Preparer's Signature <i>[Signature]</i>		Prepared by <i>Gravel and Shea</i>	
Preparer's Address <u>P.O. Box 369</u> <u>Burlington, VT</u>		Buyer's Representative _____	Tel. _____

Keep a copy of this return for your records.

Rev. 9/05 FORM PT-1

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

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

Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
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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>
---	---	--

Stuart Matz	11 West 25th Street Baltimore, MD 21218	[REDACTED]
-------------	--	------------

C PROPERTY LOCATION (Address in full) Unit 201 (w/LO 203) (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
--	--

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ 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.

M TOTAL PRICE PAID \$ <u>232,522.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>232,522.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>2,906.53</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>12-7-06</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>187</u>	PAGE NO. <u>756-759</u>	SIGNED <u>[Signature]</u> CLERK	5863
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>	DATE <u>1-11-07</u>	
SPAN <u>690 219 13481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	
b. Value of property enrolled in current use program	b.\$	
c. Value of qualified working farm	c.\$	
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax rate	e.	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.\$	232,522.00
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract line 2b from Line 2a	c.\$	232,522.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	2,906.53
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	2,906.53

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

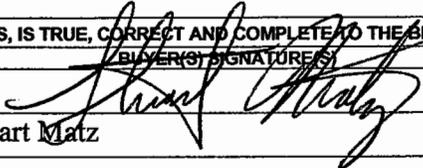
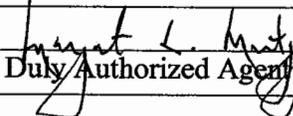
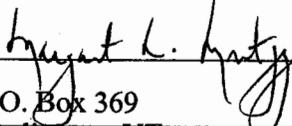
- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations 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~~ (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). 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			
By:  Duly Authorized Agent	1/10/07	Stuart Matz	1/10/07
Preparer's Signature 	Prepared by <u>Gravel and Shea</u>		
Preparer's Address <u>P.O. Box 369 Burlington, VT</u>	Buyer's Representative (Print or Type)	Tel. _____	

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Christopher S. Kelly	5 Hamilton Street	
Christi A. Kelly	Cold Spring, New York 10516	
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Southvillage44 LLC		
Suzanne Zywicki, Member	40 West 67th Street, #4-D New York, New York 10023	

C PROPERTY LOCATION (Address in full) South Village #44, Warren	D DATE OF CLOSING 1-5-07
---	------------------------------------

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

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

1. <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 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>Investment/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.

M TOTAL PRICE PAID \$ <u>314,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>314,000.00</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

\$ 3,925.00

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

4-20-03

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		ACKNOWLEDGMENT
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.
BOOK NUMBER <u>187</u>	PAGE NO. <u>790-791</u>	SIGNED <u>[Signature]</u> CLERK
LISTED VALUE \$ <u>115,000</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-8-07</u>
PARCEL ID NO. <u>321044</u>	GRAND LIST CATEGORY <u>0</u>	TOWN NUMBER <u>5864</u>
SPAN <u>690219 11769</u>		

RATE SCHEDULE

<p>1. Tax on Special Rate Property:</p> <p>a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)</p> <p>b. Value of property enrolled in current use program</p> <p>c. Value of qualified working farm</p> <p>d. Add Lines 1a, b and c</p> <p>e. Tax rate</p> <p>f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e</p>	<p>1. a. \$ _____</p> <p>b. \$ _____</p> <p>c. \$ _____</p> <p>d. \$ _____</p> <p>e. _____ 0.005</p> <p>f. \$ _____</p>
<p>2. Tax on General Rate Property:</p> <p>a. Enter amount from Line O on front of return</p> <p>b. Enter amount from Line 1d of Rate Schedule above</p> <p>c. Subtract Line 2b from Line 2a</p> <p>d. Tax Rate</p> <p>e. Tax due on General Rate Property: Multiply Line 2c by Line 2d</p>	<p>2. a. \$ 314,000.00</p> <p>b. \$ _____</p> <p>c. \$ _____</p> <p>d. _____ 0.0125</p> <p>e. \$ 3,925.00</p>
<p>3. Total Tax Due:</p> <p>Add Lines 1f and 2e and enter here and on line P on front of return</p>	<p>3. \$ 3,925.00</p>

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
Christopher A. Kelly and Christopher A. Kelly	12/19/2006	Suzanne Zywicki, Member Southvillage LLC	
Christi A. Kelly by Sheila K. Getzinger, Esq.	12/18/2006		1/5/07

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Carlton E. Nichols	P.O. Box 260, 86 Massachusetts Avenue, Harvard, MA 01451	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Alexei K. Nichols	45 Park Terrace West, Apt. 0A New York, NY 10034	[REDACTED]
Carlton E. Nichols, III	P.O. Box 260, Harvard, MA 01451	[REDACTED]
Elizabeth L. Nichols	P.O. Box 260, Harvard, MA 01451	[REDACTED]
C PROPERTY LOCATION (Address in full)		D DATE OF CLOSING
230 Drumleys South Road, Warren, VT		1/3/07

E INTEREST IN PROPERTY

1. <input type="checkbox"/> FEE SIMPLE	3. <input checked="" 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 Parent/Child
 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 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> (NUMBER) UNITS TRANSFERRED	

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

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

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

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

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

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

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

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

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

STATE TYPE OF PERSONAL PROPERTY N/A
 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 03/27/84

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		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-3-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5865
BOOK NUMBER <u>187</u>	PAGE NO. <u>792-794</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>88000</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-8-07</u>	
PARCEL ID NO. <u>307026</u>	GRAND LIST CATEGORY <u>U</u>		
SPAN <u>690 219 1214</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a. \$ _____
b. Value of property enrolled in current use program		b. \$ _____
c. Value of qualified working farm		c. \$ _____
d. Add Lines 1a, b and c		d. \$ _____
e. Tax rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f. \$ _____
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a. \$ <u>0</u>
b. Enter amount from Line 1d of Rate Schedule above		b. \$ <u>0</u>
c. Subtract Line 2b from Line 2a		c. \$ <u>0</u>
d. Tax Rate		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e. \$ <u>0</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>0</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 54 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>Carl Nichols</i>	1/3/07	<i>Henri L. Sans Jr.</i>	1/3/07
		<i>John R. Nichols</i>	1/3/07
		<i>Carl Nichols</i>	1/3/07

Preparer's Signature *Henri L. Sans Jr.* Prepared by Atty. Henri L. Sans, Jr.

Preparer's Address P.O. Box 463, 213 School Street Buyer's Representative _____ Tel. _____
Gardner, MA 01440 (Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

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

Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
------------------------------	--	------------

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

William Douglas Twombly	20 Reichert Circle	[REDACTED]
Jennifer Kaye Twombly	Westport, CT 06880	[REDACTED]

C PROPERTY LOCATION (Address in full) Unit 231 (w/LO 233) (Interval II & IV) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
--	--

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ 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 _____ 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.

M TOTAL PRICE PAID \$ <u>332,146.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>332,146.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>4,151.83</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren
DATE OF RECORD 12-7-06
BOOK NUMBER 187 PAGE NO. 797-800
LISTED VALUE \$ Sub GRAND LIST YEAR OF 2006
PARCEL ID NO. 250012
GRAND LIST CATEGORY B
SPAN 69021913481

ACKNOWLEDGMENT

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

SIGNED [Signature] CLERK
DATE 1-8-07

TOWN NUMBER
5866

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$	_____
b. Value of property enrolled in current use program	b.\$	_____
c. Value of qualified working farm	c.\$	_____
d. Add Lines 1a, b and c	d.\$	0.00
e. Tax Rate	e.	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.\$	332,146.00
b. Enter amount from Line 1d of Rate Schedule above	b.\$	0.00
c. Subtract Line 2b from Line 2a	c.\$	332,146.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$	4,151.83
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	4,151.83

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>William Douglas Twombly</i>	1/5/07
By: <i>Margaret L. Hatley</i> Duly Authorized Agent	1/5/07	<i>Jennifer Kaye Twombly</i>	1/5/07

Preparer's Signature *Margaret L. Hatley* Prepared by Gravel and Shea

Preparer's Address P.O. Box 369 Buyer's Representative _____ Tel. _____
Burlington, VT (Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Herbert von Recklinghausen	P. O. Box 204, Warren, Vermont 05674	
B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Lisa A. Hewitt	64 Hillside Road, Warren, Vermont 05674	
C PROPERTY LOCATION (Address in full) 64 Hillside Road, Warren, Vermont		D DATE OF CLOSING 01-05-2007

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) 1.4 acres ±

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED Y NO _____ YES _____
 WAS SALE BETWEEN FAMILY MEMBERS Y 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 checked="" type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

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

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

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

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>120,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>120,000.00</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 \$ 250.00

Q DATE SELLER ACQUIRED 10-9-1996

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

(CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Warren

DATE OF RECORD 1-5-07

BOOK NUMBER 188 PAGE NO. 1-2

LISTED VALUE \$ 56,800 GRAND LIST YEAR OF 2006

PARCEL ID NO. 417001

GRAND LIST CATEGORY R1

SPAN 690 219 1309

ACKNOWLEDGMENT

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

SIGNED [Signature] CLERK

DATE 1-9-07

TOWN NUMBER 5867

RATE SCHEDULE

<p>1. Tax on Special Rate Property:</p> <p>a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)</p> <p>b. Value of property enrolled in current use program</p> <p>c. Value of qualified working farm</p> <p>d. Add Lines 1a, b and c</p> <p>e. Tax rate</p> <p>f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e</p>	<p>1. a. \$ <u>100,000.00</u></p> <p>b. \$ _____</p> <p>c. \$ _____</p> <p>d. \$ <u>EXEMPT VIFA</u></p> <p>e. <u>0.005</u></p> <p>f. \$ <u>500.00</u></p>
<p>2. Tax on General Rate Property:</p> <p>a. Enter amount from Line O on front of return</p> <p>b. Enter amount from Line 1d of Rate Schedule above</p> <p>c. Subtract Line 2b from Line 2a</p> <p>d. Tax Rate</p> <p>e. Tax due on General Rate Property: Multiply Line 2c by Line 2d</p>	<p>2. a. \$ <u>120,000.00</u></p> <p>b. \$ <u>100,000.00</u></p> <p>c. \$ <u>20,000.00</u></p> <p>d. <u>0.0125</u></p> <p>e. \$ <u>250.00</u></p>
<p>3. Total Tax Due:</p> <p>g. Add Lines 1f and 2e and enter here and on line P on front of return</p>	<p>3. \$ <u>250.00</u></p>

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Seller(s) further certifies as follows:

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

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

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

WITHHOLDING CERTIFICATION

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

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

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

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

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

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.			
SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Herbert von Recklinghausen		Lisa A. Hewitt	11/5/07

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

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

VERMONT HOUSING FINANCE AGENCY

PROPERTY TRANSFER TAX EXEMPTION

Borrowers that receive mortgage financing assisted by VHFA are exempt from paying that portion of the Vermont Property Transfer Tax due on the first \$100,000 of the purchase price of the mortgaged property.

Borrower(s):
Lisa A. Hewitt

Social Security Number(s):
[REDACTED]

Property Address:
64 Hillside Avenue

VHFA Approval Date:

___December 11, 2006__

Date of Closing:

___January 05, 2007__

VHFA has approved a home mortgage application for the above Borrower(s).

Date: ___January 05, 2007__

Lender: VERMONT STATE EMPLOYEES CREDIT UNION

Authorized Signature: [Handwritten Signature]

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VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Anthony C. Tanguay	P.O. Box 517 Newport, VT 05855	
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>
Douglas D. Ricketts	P.O. Box 267 Warren, VT 05674	

C PROPERTY LOCATION (Address in full) Lot 6, Block 37, Plat D Alpine Village, Warren, Vermont	D DATE OF CLOSING 1/3/2007
---	--------------------------------------

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

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

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

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

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

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

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

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

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

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

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

M TOTAL PRICE PAID \$ 200.00	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ 200.00
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

PROPERTY TRANSFER TAX MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	\$ 2.50
--	---------

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

Q DATE SELLER ACQUIRED 7/19/2004

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>	ACKNOWLEDGMENT	
DATE OF RECORD <u>12-27-06</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>17-18</u>	SIGNED <u>[Signature]</u> CLERK	5868
LISTED VALUE \$ <u>300</u> GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-9-07</u>	
PARCEL ID NO. <u>417122</u>		
GRAND LIST CATEGORY <u>h</u>		
SPAN <u>690219-12844</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a. \$ _____
b. Value of property enrolled in current use program		b. \$ _____
c. Value of qualified working farm		c. \$ _____
d. Add Lines 1a, b and c		d. \$ _____
e. Tax rate		e. <u>0.005</u>
Special Rate Property: Multiply Line 1d by Line 1e		f. \$ _____
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a. \$ <u>200.00</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. \$ _____
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>2.50</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 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 10V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
 2. This property is exempt from Act 250 because: (list exemption number from 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
	12-27-06		Jan 4 2007

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

Preparer's Address P.O. Box 656 Moretown, VT 05660 Buyer's Representative _____ Tel. _____
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
B BUYER'S (TRANSFEREE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Roger Boyle	10 Wooddale Road Greewich, CT 06830	
C PROPERTY LOCATION (Address in full) Unit 407 (w/LO 405) (Interval II) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

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

M TOTAL PRICE PAID \$ <u>153,984.40</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>153,984.40</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 \$ 1,924.81

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>12-7-06</u> BOOK NUMBER <u>188</u> PAGE NO. <u>37-40</u> LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>250012</u> GRAND LIST CATEGORY <u>C</u> SPAN <u>69021913481</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-12-07</u>	TOWN NUMBER <u>5869</u>
---	--	----------------------------

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a.\$ _____
b. Value of property enrolled in current use program		b.\$ _____
c. Value of qualified working farm		c.\$ _____
d. Add Lines 1a, b and c		d.\$ <u>0.00</u>
e. Tax Rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f.\$ <u>0.00</u>
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a.\$ <u>153,984.40</u>
b. Enter amount from Line 1d of Rate Schedule above		b.\$ <u>0.00</u>
c. Subtract Line 2b from Line 2a		c.\$ <u>153,984.40</u>
d. Tax Rate		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e.\$ <u>1,924.81</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>1,924.81</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. 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>Roger Boyle</i>	
By: <i>Margaret H. Harty</i> Duly Authorized Agent	1/10/07	<i>Roger Boyle</i> <i>Chad Claf</i> <i>Chad - fs</i>	1/10/07
Preparer's Signature <i>Margaret H. Harty</i>		Prepared by <u>Gravel and Shea</u>	
Preparer's Address <u>P.O. Box 369 Burlington, VT</u>		Buyer's Representative (Print or Type) _____ Tel. _____	

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
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>
John M. Schuchman	90 Huxley Road	
Jennifer Paige Lambdin	Metuchen, NJ 08840	

C PROPERTY LOCATION (Address in full) Unit 206 (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING
---	--------------------------

E INTEREST IN PROPERTY

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

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

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

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

CHECK WHETHER THE BUILDINGS WERE EVER 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.

M TOTAL PRICE PAID \$ <u>125,398.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>125,398.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,567.48</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER <u>5870</u>
TOWN/CITY <u>Warren</u> DATE OF RECORD <u>1-11-07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>61-64</u> LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>250012</u> GRAND LIST CATEGORY <u>C</u> SPAN <u>6902191348</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-12-07</u>	

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a. \$ _____
b. Value of property enrolled in current use program		b. \$ _____
c. Value of qualified working farm		c. \$ _____
d. Add Lines 1a, b and c		d. \$ <u>0.00</u>
e. Tax rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f. \$ <u>0.00</u>
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a. \$ <u>125,398.00</u>
b. Enter amount from Line 1d of Rate Schedule above		b. \$ <u>0.00</u>
c. Subtract Line 2b from Line 2a		c. \$ <u>125,398.00</u>
d. Tax Rate		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e. \$ <u>1,567.48</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>1,567.48</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. 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~~ (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). 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			7 Jan 2007
By:	1/11/07	John M. Shuchman	
Duly Authorized Agent			1/17/07
		Jennifer Paige Lambdin	

Preparer's Signature Prepared by Gravel and Shea

Preparer's Address P.O. Box 369 Burlington, VT Buyer's Representative (Print or Type) _____ Tel. _____

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

[A] SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Jonathan K. Draudt	141 Tamarac Street Warren, Vermont 05674	

[B] BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Peter W. Vaughan	70 Tamarac Street 10 Northwood Court Lynn C. Vaughan Warren, Vermont 05674 Cheshire, CT 06410	

[C] PROPERTY LOCATION (Address in Full) 70 Tamarac Street, Warren, Vermont	[D] DATE OF CLOSING 1/12/07
--	---------------------------------------

[E] INTEREST IN PROPERTY

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

[F] LAND SIZE (Acres or fraction thereof)	[G] SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input 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 ____ 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 _____	SERIAL 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 checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ Describe
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ Describe

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

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

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

[M] TOTAL PRICE PAID: \$165,000.00	[N] PRICE PAID FOR PERSONAL PROPERTY: \$	[O] PRICE PAID FOR REAL PROPERTY: \$165,000.00
---	---	---

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

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

[P] TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	2062.50 \$4312.50
---	---------------------------------

[Q] DATE SELLER ACQUIRED November 12, 1996

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	5871
DATE OF RECORD <u>1-12-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>67-68</u>	SIGNED <u>[Signature]</u> , CLERK	
LISTED VALUE <u>\$38,300</u> GRAND LIST YEAR <u>2006</u>	DATE <u>1-16-07</u>	
PARCEL ID NO. <u>4152164</u>		
GRAND LIST CATEGORY <u>V1</u>		
SPAN <u>1690219 10838</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.	\$400,000.00
b. Value of property enrolled in current use program	b.	\$
c. Value of qualified working farm	c.	\$
d. Add Lines 1(a), (b) and (c)	d.	\$
e. Tax Rate	e.	\$.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e)	f.	\$ 500.00
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a.	\$165,000.00
b. Enter amount from Line 1(d) of Rate Schedule above	b.	\$100,000.00
c. Subtract Line 2(b) from Line 2(a)	c.	\$ 65,000.00
d. Tax rate	d.	\$.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e.	\$812.50
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3.	\$1312.50

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

2062-50

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

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

Seller(s) further certifies as follows:

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

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

WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, Seller(s) certifies that at 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
JKD <i>Gabriel W. Dault</i>		PWW <i>[Signature]</i>	1-12-07
		LCV <i>[Signature]</i>	1/12/07

Preparer's Signature _____ Prepared By Darby Stearns Thorndike Kotler & Ware, LLP
 Preparer's Address 89 South Main St., Waterbury, VT 05676 Buyer's Representative _____ Tele _____
 Keep a copy of this return for your records Rev 9/05 FORM PT-1

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S) Kenneth Proulx	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
Judy Proulx, a/k/a	Carlisle, MA 01741	[REDACTED]
July Proulx		[REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S) Judy Bennett Proulx	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
	Carlisle, MA 01741	[REDACTED]

C PROPERTY LOCATION (Address in full) 679 Ridge View Road, Warren, VT	D DATE OF CLOSING
---	--------------------------

E INTEREST IN PROPERTY

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

F FRONTAGE AND DEPTH	G TOTAL ACREAGE 10.2±
-----------------------------	---------------------------------

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

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	7. <input type="checkbox"/> DWELLING UNITS TRANSFERRED	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (IN REAT NUMBER)	10. <input type="checkbox"/> OTHER _____ DESCRIBE	
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME		
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (IN CAT 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 _____ DESCRIBE	9. <input type="checkbox"/> OTHER _____ DESCRIBE
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ 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 _____ DESCRIBE	9. <input type="checkbox"/> OTHER _____ DESCRIBE
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ DESCRIBE	

K IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland or Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. Transfer for estate planning purposes

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

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE ENTER FAIR MARKET VALUE ON LINE O AND DESCRIBE THE CIRCUMSTANCES:

PROPERTY TRANSFER TAX

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

Q DATE SELLER ACQUIRED 08/18/04

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

(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	TOWN NUMBER
DATE OF RECORD <u>1-8-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID	5872
BOOK NUMBER <u>188</u> PAGE NO. <u>107-109</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>264,700</u> GRAND LIST OF IS <u>2006</u>	DATE <u>1-19-07</u>	
PARCEL ID OR MAP NO. <u>002003-9</u>		
GRAND LIST CATEGORY <u>m</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions)		1. a. \$ -0-
b. Value of property enrolled in current use program		b. \$ -0-
c. Value of qualified working farm		c. \$ -0-
d. Add Lines 1(a), (b) and (c)		d. \$ -0-
e. Tax rate		e. 0.00
1. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e)		f. \$ -0-
2. Tax on General Rate Property:		
a. Enter amount from Line 0 on front of return		2. a. \$ -0-
b. Enter amount from Line 1(d) of Rate Schedule above		b. \$ -0-
c. Subtract Line 2(b) from Line 2(a)		c. \$ -0-
d. Tax rate		d. 0.01
2. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)		e. \$ -0-
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return		3. \$ -0-

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

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

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

a. Parcel to be sold:	Exemption Number _____	Number of acres _____
b. Parcel retained:	Exemption Number _____	Number of acres _____

Please contact the district office in your area to determine compliance with Act 250. (See map on page 26.)

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. 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 REW-1.)
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>Kenneth Proulx</i> Kenneth Proulx	01/08/07	<i>Judy Bennett Proulx</i> Judy Bennett Proulx	01/08/07
<i>Judy Proulx</i> Judy Proulx, a/k/a July Proulx	01/08/07		

Preparer's Signature _____

Prepared by Deborah E. Batog, Esq.

Preparer's Address 1000 Franklin Village Drive
Franklin, MA 02038

Buyer's Representative Deborah E. Batog (508) 520-
(Print or Type) 2200

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S) Judy Bennett Proulx	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road Carlisle, MA 01741	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFEEE'S) NAME(S) Judy B. Proulx, Trustee of the Judy B. Proulx Revocable Trust	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road Carlisle, MA 01741	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full) 679 Ridge View Road, Warren, VT	D DATE OF CLOSING
---	--------------------------

E INTEREST IN PROPERTY

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

F FRONTAGE AND DEPTH	G TOTAL ACREAGE 10.2±
-----------------------------	---------------------------------

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

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INHERIT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INHERIT 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 _____ DESCRIBE _____	9. <input type="checkbox"/> OTHER _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ 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 _____ DESCRIBE _____	9. <input type="checkbox"/> OTHER _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ DESCRIBE _____	

K IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland or Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW.
Transfer for estate planning purposes.

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

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE
ENTER FAIR MARKET VALUE ON LINE O AND DESCRIBE THE CIRCUMSTANCES: Transfer for estate planning purposes.

PROPERTY TRANSFER TAX

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

Q DATE SELLER ACQUIRED 08/18/04

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

(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	
DATE OF RECORD <u>1-9-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>110-111</u>	SIGNED <u>[Signature]</u> CLERK	5873
LISTED VALUE \$ <u>264,700</u> GRAND LIST OF IS <u>2006</u>	DATE <u>1-19-07</u>	
PARCEL ID OR MAP NO. <u>002003-9</u>		
GRAND LIST CATEGORY <u>n</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. \$ <u> -0- </u>
b. Value of property enrolled in current use program	b. \$ <u> -0- </u>
c. Value of qualified working farm	c. \$ <u> -0- </u>
d. Add Lines 1(a), (b) and (c)	d. \$ <u> -0- </u>
e. Tax rate	e. <u> 0.00%</u>
Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e)	
	f. \$ <u> -0- </u>

2. Tax on General Rate Property:

a. Enter amount from Line O on front of return	2. a. \$ <u> -0- </u>
b. Enter amount from Line 1(d) of Rate Schedule above	b. \$ <u> -0- </u>
c. Subtract Line 2(b) from Line 2(a)	c. \$ <u> -0- </u>
d. Tax rate	d. <u> 0.01%</u>
Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	
	e. \$ <u> -0- </u>

3. Total Tax Due:

Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3. \$ <u> -0- </u>
---	--------------------------

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

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

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

Please contact the district office in your area to determine compliance with Act 250. (See map on page 26.)

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. 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 REW-1.)
- 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>Judy Bennett Proulx</i> Judy Bennett Proulx	01/09/07	JUDY B. PROULX 2006 REVOCABLE TRUST By: <i>Judy B. Proulx, Trustee</i> Judy B. Proulx, Trustee	01/09/07

Preparer's Signature _____

Prepared by Deborah E. Batog, Esq.

Preparer's Address 1000 Franklin Village Drive
Franklin, MA 02038

Buyer's Representative Deborah E. Batog, (508) 520-2200
(Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S) Kenneth Proulx	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
Judy Proulx, a/k/a	Carlisle, MA 01741	[REDACTED]
July Proulx		[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S) Judy Bennett Proulx	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road Carlisle, MA 01741	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full) 0 East Warren Road, Warren, VT	D DATE OF CLOSING
--	--------------------------

E INTEREST IN PROPERTY

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

F FRONTAGE AND DEPTH	G TOTAL ACREAGE 29.8 acres ±
-----------------------------	--

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

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH ____ (INERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH ____ (INCRYP 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 _____ DESCRIBE _____	9. <input type="checkbox"/> OTHER _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ 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 _____ DESCRIBE _____	9. <input type="checkbox"/> OTHER _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ DESCRIBE _____	

K IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland or Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW.
Transfer for estate planning purposes.

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

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE
ENTER FAIR MARKET VALUE ON LINE O AND DESCRIBE THE CIRCUMSTANCES: Transfer for estate planning purposes.

PROPERTY TRANSFER TAX

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

Q DATE SELLER ACQUIRED 01/16/04

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

(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	
DATE OF RECORD <u>1-8-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
BOOK NUMBER <u>188</u> PAGE NO. <u>112-114</u>	SIGNED <u>[Signature]</u> CLERK	5874
LISTED VALUE \$ <u>119600</u> GRAND LIST OF 19 <u>2006</u>	DATE <u>1-19-07</u>	
PARCEL ID OR MAP NO. <u>002003-8</u>		
GRAND LIST CATEGORY <u>m</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions)	1. a. \$	-0-
b. Value of property enrolled in current use program	b. \$	-0-
c. Value of qualified working farm	c. \$	-0-
d. Add Lines 1(a), (b) and (c)	d. \$	-0-
e. Tax rate	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e)	f. \$	-0-
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a. \$	-0-
b. Enter amount from Line 1(d) of Rate Schedule above	b. \$	-0-
c. Subtract Line 2(b) from Line 2(a)	c. \$	-0-
d. Tax rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e. \$	-0-
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3. \$	-0-

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

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

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

Please contact the district office in your area to determine compliance with Act 250. (See map on page 26.)

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. 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 REW-1.)
- 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>Kenneth Proulx</i> Kenneth Proulx	01/08/07		01/08/07
<i>Judy Proulx</i> Judy Proulx, d/b/a July Proulx	01/08/07	<i>Judy Bennett Proulx</i> Judy Bennett Proulx	

Preparer's Signature _____ Prepared by Deborah E. Batog, Esq.

Preparer's Address 1000 Franklin Village Drive Buyer's Representative Deborah E. Batog Tel. (508) 520-2700
Franklin, MA 02038 (Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S) Judy Bennett Proulx	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road Carlisle, MA 01741	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S) Judy B. Proulx, Trustee of Judy B. Proulx 2006 Revocable Trust	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 246 Elizabeth Ridge Road Carlisle, MA 01741	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

C PROPERTY LOCATION (Address in full) 0 East Warren Road, Warren, VT	D DATE OF CLOSING
--	--------------------------

E INTEREST IN PROPERTY

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

F FRONTAGE AND DEPTH	G TOTAL ACREAGE 29.8 acres ±
-----------------------------	--

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

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	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	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

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

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

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input checked="" type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL _____ DESCRIBE _____	9. <input type="checkbox"/> OTHER _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ 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 _____ DESCRIBE _____	9. <input type="checkbox"/> OTHER _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ DESCRIBE _____	

K IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland or Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. Transfer for estate planning purposes.

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

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE
ENTER FAIR MARKET VALUE ON LINE O AND DESCRIBE THE CIRCUMSTANCES: Transfer for estate planning purposes.

PROPERTY TRANSFER TAX

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

Q DATE SELLER ACQUIRED 01/16/04

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT	
DATE OF RECORD <u>1-9-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID	
BOOK NUMBER <u>188</u> PAGE NO. <u>115-116</u>	SIGNED <u>[Signature]</u> CLERK	5875
LISTED VALUE \$ <u>119,600</u> GRAND LIST OF IS <u>2006</u>	DATE <u>1-19-07</u>	
PARCEL ID OR MAP NO. <u>002003-8</u>		
GRAND LIST CATEGORY <u>h</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-
b. Value of property enrolled in current use program	b. \$	-0-
c. Value of qualified working farm	c. \$	-0-
d. Add Lines 1(a), (b) and (c)	d. \$	-0-
e. Tax rate	e.	0.005
Tax Due on Special Rate Property: Multiply Line 1(d) by Line 1(e)		
f. \$		-0-
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a. \$	-0-
b. Enter amount from Line 1(d) of Rate Schedule above	b. \$	-0-
c. Subtract Line 2(b) from Line 2(a)	c. \$	-0-
d. Tax rate	d.	0.0125
e. Tax Due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e. \$	-0-
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3. \$	-0-

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

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

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

Please contact the district office in your area to determine compliance with Act 250. (See map on page 26.)

Seller(s) further certifies as follows:

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

WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. 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 REW-1.)
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>Judy Bennett Proulx</i> Judy Bennett Proulx	01/09/07	JUDY B. PROULX, TRUSTEE OF JUDY B. PROULX 2006 REVOCABLE TRUST	01/09/07
		By: <i>Judy B. Proulx</i> Judy B. Proulx, Trustee	

Preparer's Signature _____

Prepared by Deborah E. Batog, Esq.

Preparer's Address 1000 Franklin Village Drive
Franklin, MA 02038

Buyer's Representative Deborah E. Batog (508) 520-
(Print or Type) 2200

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Michael J. Murray Rebecca Murray	17 Humes Court Stratham, NH 03887	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Roger Odoardi Susan Odoardi	23 Playhouse Circle Hampton, NH 03842	[REDACTED]

C PROPERTY LOCATION (Address in full) Bridges 7c, Warren Vt	D DATE OF CLOSING 1/17/07
---	-------------------------------------

E INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>150,000.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>150,000.00</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 \$ 1875.00

Q DATE SELLER ACQUIRED 4-23-03

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>1-2-07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>119-120</u> LISTED VALUE \$ <u>34,200</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>305007</u> GRAND LIST CATEGORY <u>0</u> SPAN <u>690219 13121</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-19-07</u>	TOWN NUMBER <u>5876</u>
--	--	--------------------------------

RATE SCHEDULE

<p>1. Tax on Special Rate Property:</p> <p>a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)</p> <p>b. Value of property enrolled in current use program</p> <p>c. Value of qualified working farm</p> <p>d. Add Lines 1a, b and c</p> <p>e. Tax rate</p> <p>f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e</p>	<p>1. a. \$ _____</p> <p>b. \$ _____</p> <p>c. \$ _____</p> <p>d. \$ _____</p> <p>e. <u>0.005</u></p> <p>f. \$ _____</p>
<p>2. Tax on General Rate Property:</p> <p>a. Enter amount from Line O on front of return</p> <p>b. Enter amount from Line 1d of Rate Schedule above</p> <p>c. Subtract Line 2b from Line 2a</p> <p>d. Tax rate</p> <p>e. Tax due on General Rate Property: Multiply Line 2c by Line 2d</p>	<p>2. a. \$ <u>150,000⁰⁰</u></p> <p>b. \$ _____</p> <p>c. \$ _____</p> <p>d. <u>0.0125</u></p> <p>e. \$ _____</p>
<p>Total Tax Due:</p> <p>Add Lines 1f and 2e and enter here and on line P on front of return</p>	<p>3. \$ <u>1875⁰⁰</u></p>

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-5-0272 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. 5W0155 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
MJM <i>[Signature]</i>	1/12/07	RO <i>[Signature]</i>	1/17/07
RM <i>[Signature]</i>	1/2/07	by: <i>[Signature]</i>	1/17/07

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
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>
Robert J. Nosenchuk	11 Crows Nest Road	
Wendi F. Nosenchuk	Andover, NJ 07821	

C PROPERTY LOCATION (Address in full) Unit 224 (w/LO 222) (Interval II) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 1/19/2007
---	---------------------------------------

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 <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.

M TOTAL PRICE PAID \$ <u>166,457.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>166,457.00</u>
--	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>2,080.71</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-19-07</u>	TOWN NUMBER <u>5877</u>
TOWN/CITY <u>Warren</u>			
DATE OF RECORD <u>1-18-07</u>			
BOOK NUMBER <u>188</u> PAGE NO. <u>135-138</u>			
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u>			
PARCEL ID NO. <u>250012</u>			
GRAND LIST CATEGORY <u>C</u>			
SPAN <u>6902191348</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a.\$ _____
b. Value of property enrolled in current use program		b.\$ _____
c. Value of qualified working farm		c.\$ _____
d. Add Lines 1a, b and c		d.\$ _____ 0.00
e. Tax rate		e. _____ 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.\$ _____ 166,457.00
b. Enter amount from Line 1d of Rate Schedule above		b.\$ _____ 0.00
c. Subtract Line b from Line a		c.\$ _____ 166,457.00
d. Tax Rate		d. _____ 0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e.\$ _____ 2,080.71
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ _____ 2,080.71

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>Robert J. Nosenchuk</i>	
By: <i>Margaret L. Hardy</i> Duly Authorized Agent	1/18/07	Robert J. Nosenchuk	1/18/07
		<i>Wendi F. Nosenchuk</i>	
		Wendi F. Nosenchuk	
Preparer's Signature: <i>[Signature]</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)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
John D O'Connell	16 Dimetro Road #9 Warren VT 05674	
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>
Lourie S Campbell	261 Buzzell Road Warren VT 05674	

C PROPERTY LOCATION (Address in full) Lots 11-15 Block 6 Plat H Alpine Village Warren	D DATE OF CLOSING 1-3-06
---	------------------------------------

E INTEREST IN PROPERTY

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

F LAND SIZE (Acres or fraction thereof) 2.84 A +-	G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
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 _____ 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.

M TOTAL PRICE PAID \$ 55,000.00	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ 55,000.00
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	\$ 687.50
P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS		

Q DATE SELLER ACQUIRED 8-25-06

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		ACKNOWLEDGMENT
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-18-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.
BOOK NUMBER <u>188</u>	PAGE NO. <u>170-171</u>	SIGNED <u>[Signature]</u> CLERK DATE <u>1-19-07</u>
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>	
PARCEL ID NO. <u>480601</u>	GRAND LIST CATEGORY <u>m</u>	TOWN NUMBER <u>5878</u>
SPAN <u>69021910122</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$ _____
b. Value of property enrolled in current use program	b. \$ _____
c. Value of qualified working farm	c. \$ _____
d. Add Lines 1a, b and c	d. \$ _____
e. Tax rate	e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$ _____
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return	2. a. \$ <u>55,000.00</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. \$ _____
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$ <u>687.50</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 _____
 - 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 10V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) _____
- E. That this transfer does not (strike one) result in a partition or subdivision of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (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>John B. O'Connell</i>	<i>1/18/07</i>	<i>John O'Connell</i>	<i>1/18/07</i>

Preparer's Signature *[Signature]* Prepared by _____
 Preparer's Address _____ Buyer's Representative (Print or Type) _____ Tel. _____

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Ronald W. Wagner	79 Main Street	[REDACTED]
Marsha K. Wagner	Boylston, MA 01505	[REDACTED]
C PROPERTY LOCATION (Address in full) Unit 121 (w/LO 123) (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006

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)
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. 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 Ski Resort Lands 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 \$ 141,529.79 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$ 141,529.79

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

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>1-19-07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>190-193</u> LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>250012</u> GRAND LIST CATEGORY <u>C</u> SPAN <u>69021913481</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-19-07</u>	TOWN NUMBER <u>5879</u>
---	---	--------------------------------

RATE SCHEDULE

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a.\$ _____
b. Value of property enrolled in current use program	b.\$ _____
c. Value of qualified working farm	c.\$ _____
d. Add Lines 1a, b and c	d.\$ <u>0.00</u>
e. Tax Rate	e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$ <u>0.00</u>
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return	2. a.\$ <u>141,529.79</u>
b. Enter amount from Line 1d of Rate Schedule above	b.\$ <u>0.00</u>
c. Subtract Line b from Line 2a	c.\$ <u>141,529.79</u>
d. Tax Rate	d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e.\$ <u>1,769.12</u>
3. Total Tax Due:	
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$ <u>1,769.12</u>

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

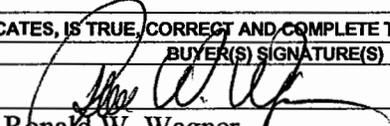
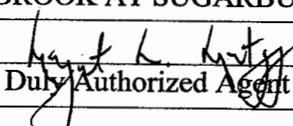
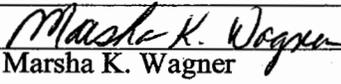
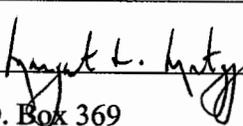
- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations 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. 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~~ (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). 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			1/19/07
By:  Duly Authorized Agent	1/19/07	Ronald W. Wagner	
			1/19/07
		Marsha K. Wagner	
Preparer's Signature 		Prepared by <u>Gravel and Shea</u>	
Preparer's Address <u>P.O. Box 369 Burlington, VT</u>		Buyer's Representative (Print or Type) _____	Tel. _____

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Roger W. Sullivan Ellen A. Sullivan	35 Highland Rd, Windsor Locks, Conn. 35 Highland Rd, Windsor Locks, Conn.	XXXXXXXXXX XXXXXXXXXX
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>
Bruce O. Millioed	11 Meadows Rd, Rocky Hill, Conn.	XXXXXXXXXX

C PROPERTY LOCATION (Address in full) Lots 1+2+3, Block 14, Flat A, Alpine Village, Warren VT.	D DATE OF CLOSING ✓
--	-------------------------------

E INTEREST IN PROPERTY

1. <input type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input 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) 100 x 165' (18150 sq')	G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input checked="" type="checkbox"/> OTHER <u>PAID IN FULL</u>
--	---

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 _____ (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 _____ (NUMBER) UNITS TRANSFERRED	

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

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

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

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>1800.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ _____
---	--	--

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

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>22.50</u>
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Q DATE SELLER ACQUIRED 21 July 1969

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		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-15-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>237-238</u>	LISTED VALUE \$ <u>2400</u> GRAND LIST YEAR OF <u>2006</u>	SIGNED <u>[Signature]</u> CLERK	5880
PARCEL ID NO. <u>417359</u>	GRAND LIST CATEGORY <u>m</u>	DATE <u>1-22-07</u>	
SPAN <u>690 219 12893</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a. \$ _____
b. Value of property enrolled in current use program		b. \$ _____
c. Value of qualified working farm		c. \$ _____
d. Add Lines 1a, b and c		d. \$ _____
e. Tax rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f. \$ _____
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a. \$ <u>1800</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. \$ _____
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>22.50</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 _____
 - 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>Roger Sullivan</i>	1-15-07	<i>Jane O'Malley</i>	1-15-07
<i>Ellen O. Sullivan</i>	1-15-07		

Preparer's Signature *Roger W Sullivan* Prepared by *Roger Sullivan*

Preparer's Address 135 Highland Road Buyer's Representative SELF Tel 860-673-0760
Windsor Locks Conn 06092 (Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

[A] SELLER'S (TRANSFEROR'S) NAME(S) William P. Connors, Jr. <i>Deborah Connors</i>	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 5 Dionne Circle Brunswick, ME 04011-3210	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
[B] BUYER'S (TRANSFEEE'S) NAME(S) Ludwig G. Laudisi, Jr.	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER 595 Main Street, Roosevelt Island New York, New York 10044	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY

[C] PROPERTY LOCATION (Address in Full) Sugabush Row House Unit #D	[D] DATE OF CLOSING 1/17/07
---	--------------------------------

[E] INTEREST IN PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

[M] TOTAL PRICE PAID: \$127,500.00	[N] PRICE PAID FOR PERSONAL PROPERTY: \$	[O] PRICE PAID FOR REAL PROPERTY: \$127,500.00
------------------------------------	--	--

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

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

[P] TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS **\$1593.75**

[Q] DATE SELLER ACQUIRED 12/22/86

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	<u>5881</u>
DATE OF RECORD <u>1-19-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>240-241</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>51,000</u> GRAND LIST YEAR <u>2006</u>	DATE <u>1-23-07</u>	
PARCEL ID NO. <u>301004</u>		
GRAND LIST CATEGORY <u>0</u>		
SPAN <u>690 219 10639</u>		

VENDOR ID# 1247

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See instructions)	1. a.	\$
b. Value of property enrolled in current use program	b.	\$
c. Value of qualified working farm	c.	\$
d. Add Lines 1(a), (b) and (c)	d.	\$
e. Tax Rate	e.	\$.005
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line (e)	f.	\$
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a.	127,500.00
b. Enter amount from Line 1(d) of Rate Schedule above	b.	\$
c. Subtract Line 2(b) from Line 2(a)	c.	\$127,500.00
d. Tax rate	d.	\$.0125
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e.	\$1593.75
3. Total Tax Due:		
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3.	\$1593.75

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) _____
- E. That this transfer does 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
WPC, Jr. <i>William P. Connors</i>	1-19-07	LGL, Jr. <i>Frederic J. Landis Jr.</i>	01/19/07
DC <i>Deborah A. Connors</i>	1-19-07		
<i>Shula Ware</i>			

Preparer's Signature _____
Preparer's Address 89 South Main St., Waterbury, VT 05676

Prepared By Darby Stearns Thorndike Kolter & Ware, LLP
Buyer's Representative _____
Tele _____

Keep a copy of this return for your records

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	[REDACTED]
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Robert Lagudi	77 Lincoln Street	[REDACTED]
Barbara Lagudi	Sloatsburg, NY 10974	[REDACTED]

C PROPERTY LOCATION (Address in full) Unit 223 (w/LO 225) (Interval II) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
---	--

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES WAS SALE BETWEEN FAMILY MEMBERS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
---	--

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

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ 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.

M TOTAL PRICE PAID \$ <u>140,443.88</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>140,443.88</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,755.55</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Warren</u> DATE OF RECORD <u>1-22-07</u> BOOK NUMBER <u>188</u> PAGE NO. <u>244-247</u> LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u> PARCEL ID NO. <u>250012</u> GRAND LIST CATEGORY <u>690 219 13481</u> SPAN <u>C</u>	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>[Signature]</u> CLERK DATE <u>1-23-07</u>	TOWN NUMBER <u>5882</u>
---	---	----------------------------

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)		1. a.\$ _____
b. Value of property enrolled in current use program		b.\$ _____
c. Value of qualified working farm		c.\$ _____
d. Add Lines 1a, b and c		d.\$ <u>0.00</u>
e. Tax rate		e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e		f.\$ <u>0.00</u>
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return		2. a.\$ <u>140,443.88</u>
b. Enter amount from Line 1d of Rate Schedule above		b.\$ <u>0.00</u>
c. Subtract amount from Line 2a		c.\$ <u>140,443.88</u>
d. Tax Rate		d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d		e.\$ <u>1,755.55</u>
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return		3. \$ <u>1,755.55</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. 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~~ 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>Robert Lagudi</i>	12/3/06
By: <i>Margaret L. Gravel</i>	1/22/07	Robert Lagudi	
Duly Authorized Agent		<i>Barbara J. Lagudi</i>	12/3/06
		Barbara Lagudi	
Preparer's Signature <i>[Signature]</i>		Prepared by <u>Gravel and Shea</u>	
Preparer's Address <u>P.O. Box 369</u> <u>Burlington, VT</u>		Buyer's Representative _____	Tel. _____

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

Send to Bure TO

A	SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
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Grant Hansel	137 Prospect, Hingham, MA 02043	
Joan M. Hansel	137 Prospect, Hingham, MA 02043	

B	BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
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Sherry Janet Qualls, Trustee of the Trust	<i>PO Box 250</i>	
For The Family of Grant and Joan Hansel	<i>276 No CAROLITE ST, LANCASTER, PA 17608</i>	

C PROPERTY LOCATION (Address in full)	D DATE OF CLOSING
--	--------------------------

Unit #12 Castlerock, Warren, VT

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 <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. 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. #4

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

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

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 8-11-97

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Warren</u>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	<u>5883</u>
DATE OF RECORD <u>1-22-07</u>	SIGNED <u>[Signature]</u> CLERK	
BOOK NUMBER <u>188</u> PAGE NO. <u>249-251</u>	DATE <u>1-25-07</u>	
LISTED VALUE \$ <u>110,000</u> GRAND LIST YEAR OF <u>2006</u>		
PARCEL ID NO. <u>312 012</u>		
GRAND LIST CATEGORY <u>0</u>		
SPAN <u>690 219 11229</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. \$	
b. Enter amount from Line 1d of Rate Schedule above	b. \$	0.00
c. Subtract Line 2b from Line 2a	c. \$	
d. Tax rate	d.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	0.00
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. \$	0.00

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

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

Seller(s) further certifies as follows:

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

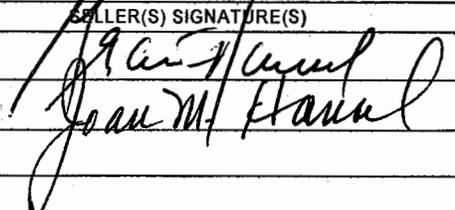
1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
2. This property is exempt from Act 250 because: (list exemption number from Line D in Instructions) _____

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

WITHHOLDING CERTIFICATION

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

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
			

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

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

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	

B BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. BLACK OUT ON TOWN COPY ONLY
Reed A. Bizub	679 Center Street Ridgefield, NJ 07657	

C PROPERTY LOCATION (Address in full) Unit 209 (Interval III) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT	D DATE OF CLOSING 12/15/2006
---	--

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

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

1. 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 Ski Resort Lands DESCRIBE
 2. OPEN LAND 4. TIMBERLAND 6. GOVERNMENT USE 8. OTHER _____ DESCRIBE

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

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

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

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

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

M TOTAL PRICE PAID \$ <u>152,512.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>152,512.00</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 \$ 1,906.40

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		ACKNOWLEDGMENT	TOWN NUMBER
TOWN/CITY <u>Warren</u>	DATE OF RECORD <u>1-25-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	5884
BOOK NUMBER <u>188</u>	PAGE NO. <u>253-256</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>Sub</u>	GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-25-07</u>	
PARCEL ID NO. <u>250012</u>	GRAND LIST CATEGORY <u>C</u>		
SPAN <u>690 219 13481</u>			

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$	_____
b. Value of property enrolled in current use program	b. \$	_____
c. Value of qualified working farm	c. \$	_____
d. Add Lines 1a, b and c	d. \$	0.00
e. Tax Rate	e.	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. \$	152,512.00
b. Enter amount from Line 1d of Rate Schedule above	b. \$	0.00
c. Subtract line 2b from Line 2a	c. \$	152,512.00
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	1,906.40
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,906.40

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>Reed A. Bizub</i>	1/25/07
By: <i>[Signature]</i> Duly Authorized Agent	1/25/07	Reed A. Bizub	

Preparer's Signature *[Signature]* Prepared by Gravel and Shea

Preparer's Address P.O. Box 369 Buyer's Representative _____ Tel. _____
Burlington, VT (Print or Type)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <small>BLACK OUT ON TOWN COPY ONLY</small>
Clay Brook at Sugarbush, LLC	1840 Sugarbush Access Road Warren, VT 05674	
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>
Chester M. Mayer	2265 King Street	
Robin L. Mayer	P.O. Box 367	
	Orient, NY 11957	
C PROPERTY LOCATION (Address in full) Unit 306 (Interval II) Clay Brook at Sugarbush Condominium, Forest Dr., Warren, VT		D DATE OF CLOSING 12/15/2006

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 <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.

M TOTAL PRICE PAID \$ <u>100,794.12</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ _____	O PRICE PAID FOR REAL PROPERTY \$ <u>100,794.12</u>
STATE TYPE OF PERSONAL PROPERTY _____		
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____		

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

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ <u>1,259.93</u>
---	--------------------

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)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER 5887
TOWN/CITY <u>Warren</u>	ACKNOWLEDGMENT	
DATE OF RECORD <u>1-19-07</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>188</u> PAGE NO. <u>319-322</u>	SIGNED <u>[Signature]</u> CLERK	
LISTED VALUE \$ <u>Sub</u> GRAND LIST YEAR OF <u>2006</u>	DATE <u>1-19-07</u>	
PARCEL ID NO. <u>250012</u>		
GRAND LIST CATEGORY <u>69021913481</u>		
SPAN <u>C</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$	_____
b. Value of property enrolled in current use program	b. \$	_____
c. Value of qualified working farm	c. \$	_____
d. Add Lines 1a, b and c	d. \$	0.00
e. Tax Rate	e.	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. \$	100,794.12
b. Enter amount from Line 1d of Rate Schedule above	b. \$	0.00
c. Subtract Line 2b from Line 2a	c. \$	100,794.12
d. Tax Rate	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	1,259.93
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return	3. \$	1,259.93

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~~ 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>Chester M. Mayer</i>	
By: <i>Margaret L. Mayer</i>	1/19/07	Chester M. Mayer	1/19/07
Duly Authorized Agent		<i>Robin L. Mayer</i>	
		Robin L. Mayer	
Preparer's Signature <i>[Signature]</i>		Prepared by <i>Gravel and Shea</i>	
Preparer's Address	P.O. Box 369 Burlington, VT	Buyer's Representative (Print or Type)	Tel. _____