

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.
Vermont Farm Bureau		2083 East Main Street	03-0219817
Service Company, Inc.		Richmond VT 05477	
B BUYER'S (TRANSFeree'S) NAME(S)		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Richmond Land Trust, Inc.		PO Box 605	22-2859809
		Richmond VT 05477	
C PROPERTY LOCATION (Address in full)			D DATE OF CLOSING
U.S. Route 2, Richmond VT			5 / 11 / 2000
E INTEREST IN PROPERTY			
1. <input 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 checked="" type="checkbox"/> OTHER <u>Conservation Restrictions</u>			
F FRONTAGE AND DEPTH		G TOTAL ACREAGE <u>4.4</u>	
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 <input type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			
I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE 3. <input type="checkbox"/> CAMP/VACATION 5. <input type="checkbox"/> OPERATING FARM 7. <input type="checkbox"/> COMMERCIAL ____ DESCRIBE ____ 9. <input type="checkbox"/> OTHER ____ DESCRIBE ____ 2. <input checked="" 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 type="checkbox"/> CAMP/VACATION 5. <input type="checkbox"/> OPERATING FARM 7. <input type="checkbox"/> COMMERCIAL ____ DESCRIBE ____ 9. <input type="checkbox"/> OTHER ____ DESCRIBE ____ 2. <input checked="" 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. <u>32 V.S.A. §9603(14)</u>			
M TOTAL PRICE PAID \$ <u>112,000</u>		N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>112,000</u>
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			\$ <u>0</u>
Q DATE SELLER ACQUIRED <u>May 5, 1994</u>			
R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET <u>#1</u> (CONTINUE ON REVERSE SIDE)			

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY _____ DATE OF RECORD _____ BOOK NUMBER _____ PAGE NO. _____ LISTED VALUE \$ _____ GRAND LIST OF 19 _____ PARCEL ID OR MAP NO. _____ GRAND LIST CATEGORY _____	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED _____ CLERK _____ DATE _____	TOWN NUMBER _____
--	---	-------------------

RATE SCHEDULE

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

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.)

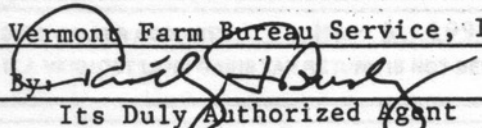
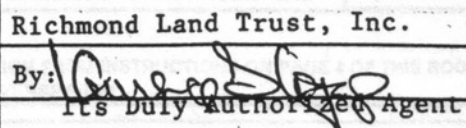
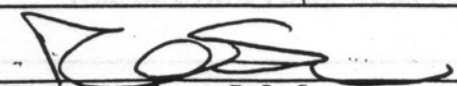
Seller(s) further certifies as follows:

- 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
Vermont Farm Bureau Service, Inc. By:  Its Duly Authorized Agent	5/11/2000	Richmond Land Trust, Inc. By:  Its Duly Authorized Agent	5-11-2000
Preparer's Signature  Spokes Foley, P.L.C. PO Box 986 Burlington VT 05402		Prepared by <u>Richard A. Spokes</u> Buyer's Representative _____ Tel. _____ (Print or Type)	

Keep a copy of this return for your records.

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 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.
Vermont Farm Bureau		2083 East Main Street	03-0219817
Service Company, Inc.		Richmond VT 05477	
B BUYER'S (TRANSFeree'S) NAME(S)		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Richmond Land Trust, Inc.		PO Box 605	22-2859809
		Richmond VT 05477	
C PROPERTY LOCATION (Address in full) U.S. Route 2, Richmond VT			D DATE OF CLOSING 5/11/2000
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 3.6	
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 <input type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			
I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE 3. <input type="checkbox"/> CAMP/VACATION 5. <input type="checkbox"/> OPERATING FARM 7. <input type="checkbox"/> COMMERCIAL _____ DESCRIBE _____ 9. <input type="checkbox"/> OTHER _____ DESCRIBE _____			
2. <input checked="" 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 type="checkbox"/> CAMP/VACATION 5. <input type="checkbox"/> OPERATING FARM 7. <input type="checkbox"/> COMMERCIAL _____ DESCRIBE _____ 9. <input type="checkbox"/> OTHER _____ DESCRIBE _____			
2. <input checked="" 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. 32 V.S.A. §9603(14)			
M TOTAL PRICE PAID \$ 100.00		N PRICE PAID FOR PERSONAL PROPERTY \$ 0	O PRICE PAID FOR REAL PROPERTY \$ 100.00
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-
Q DATE SELLER ACQUIRED May 5, 1994			
R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #1			

(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY _____	ACKNOWLEDGEMENT	TOWN NUMBER
DATE OF RECORD _____	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT)	
BOOK NUMBER _____ PAGE NO. _____	AND TAX PAID.	
LISTED VALUE \$ _____ GRAND LIST OF 19 _____	SIGNED _____ CLERK	
PARCEL ID OR MAP NO. _____	DATE _____	
GRAND LIST CATEGORY _____		

RATE SCHEDULE

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

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~~ ^{Deferral} Permit No. DE-4-2478 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
Vermont Farm Bureau Service Company, Inc. By:	5/11/2000	Richmond Land Trust, Inc. By:	5-11-2000
Duly Authorized Agent		Duly Authorized Agent	

Preparer's Signature Spokes Foley, P.L.C. PO Box 986 Burlington VT 05402-0986	Prepared by <u>Richard A. Spokes</u> Buyer's Representative _____ Tel. _____ (Print or Type)
--	--

Keep a copy of this return for your records.