

05120

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Richmond Land Trust, Inc.	P.O. Box 605, Richmond, VT 05477	03-6041580
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
VT Housing & Conservation Board VT Land Trust, Inc.	136 1/2 Main St., Montpelier, VT 05602 8 Bailey Avenue, Montpelier, VT 05602	03-0311984

<b>C</b> PROPERTY LOCATION (Address in full) Lower Huntington Gorge, Richmond, VT 05477	<b>D</b> DATE OF CLOSING 11-9-95
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**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 checked="" type="checkbox"/> Conservation 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 19 +/- 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 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)?  Yes  No

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW. #2

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

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 \_\_\_\_\_

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET #6 (CONTINUE ON REVERSE SIDE)

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

TOWN/CITY Richmond  
 DATE OF RECORD November 9, 1995  
 BOOK NUMBER 95 PAGE NO. 463-472  
 LISTED VALUE \$ 32200 GRAND LIST OF 19 95  
 PARCEL ID OR MAP NO. D6047  
 GRAND LIST CATEGORY \_\_\_\_\_

ACKNOWLEDGEMENT  
 RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  
 SIGNED Helena P. Goff CLERK  
 DATE November 9, 1995

TOWN NUMBER  
95-97

### RATE SCHEDULE

<b>1. Tax on Special Rate Property:</b>	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) .....	1. a. \$ _____
b. Value of property enrolled in current use program .....	b. \$ _____
c. Value of qualified working farm .....	c. \$ _____
d. Add Lines 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. \$ _____
<b>2. Tax on General Rate Property:</b>	
a. Enter amount from Line O on front of return .....	2. a. \$ _____
b. Enter amount from Line 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. \$ _____
<b>3. Total Tax Due:</b>	
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 1 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) b (1)
- E. That this transfer 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>Warren L. Beckin, CHAIR (RLT)</i>	<i>11/9/95</i>	<i>Robert J. Seals (WHCB)</i> <i>Robert J. Seals (RLT)</i>	<i>11/9/95</i>

Preparer's Signature *Elizabeth M. Egan* Prepared by Elizabeth M. Egan, Esquire

Preparer's Address 136 1/2 Main St., Montpelier, VT Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_

(Print or Type)