

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

Right of Way

A. THE PARTIES

1. SELLER (TRANSFEROR) NAME(S) <i>Jordan Building Corporation</i>	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE <i>PO Box 503, Essex Ctr., VT 05451</i>	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. <i>03-0282660</i>
2. BUYER (TRANSFeree) NAME(S) <i>Town of Richmond</i>	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.

B. THE PROPERTY

3. PROPERTY LOCATION (Address in full) <i>Mary Drive, Richmond, VT; and 60' Wide Right of Way</i>	4. DATE OF CLOSING
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5. INTEREST IN PROPERTY

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

6. FRONTAGE AND DEPTH

7. TOTAL ACREAGE

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

1. ☒ NONE	5. ☐ BARN	9. ☐ STORE
2. ☐ FACTORY	6. ☐ APARTMENT WITH (INSERT NUMBER) DWELLING UNITS	10. ☐ OTHER
3. ☐ HOUSE	7. ☐ MOBILE HOME	
4. ☐ CAMP/VACATION HOME	8. ☐ CONDOMINIUM WITH (INSERT NUMBER) DWELLING UNITS	

CHECK WHETHER THE BUILDINGS WERE ☐ NEVER OCCUPIED ☐ PREVIOUSLY OCCUPIED

C. USE 9. PRIMARY USE OF PROPERTY BEFORE TRANSFER AS SHOWN IN GRANDLIST BOOK (CHECK ONE):

1. ☐ PRIMARY RESIDENCE	3. ☐ OPERATING FARM	5. ☐ COMMERCIAL	7. ☐ INDUSTRIAL	9. ☒ OTHER <i>Road & R-O-W</i>
2. ☐ TIMBERLAND	4. ☐ GOVERNMENT USE	6. ☐ OPEN LAND	8. ☐ CAMP OR VACATION	

10. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. ☐ PRIMARY RESIDENCE	3. ☐ OPERATING FARM	5. ☐ COMMERCIAL	7. ☐ INDUSTRIAL	9. ☒ OTHER <i>Road & R-O-W</i>
2. ☐ TIMBERLAND	4. ☐ GOVERNMENT USE	6. ☐ OPEN LAND	8. ☐ CAMP OR VACATION	

11. 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, Working Farmland Tax Abatement Use Value Appraisal Programs)? ☐ Yes ☒ No

D. EXEMPTION 12. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTION ENTITLED "VALUE."

Exemption #2 - Transfer to a municipality

E. VALUE	13. TOTAL PRICE PAID \$ <i>N/A</i>	15. PRICE PAID FOR REAL PROPERTY: IF LESS THAN FAIR MARKET VALUE, ENTER FAIR MARKET VALUE AND DESCRIBE THE CIRCUMSTANCES
14. PRICE PAID FOR PERSONAL PROPERTY \$		\$ <i>N/A</i>

F. PROPERTY TRANSFER TAX

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

G. LAND GAINS TAX

17. DATE SELLER ACQUIRED *10/30/90*

18. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS: *Exemption #8 - Transfer to a municipality*

(CONTINUE ON REVERSE SIDE)

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <i>Richmond</i>	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER <i>193-18</i>
DATE OF RECORD <i>February 11, 1993</i>	SIGNED <i>Silvana P. Gelfand</i>	
BOOK NUMBER <i>83</i>	DATE <i>February 11, 1993</i>	
PAGE NO. <i>24-27</i>		
LISTED VALUE \$	GRAND LIST OF 19 <i>92</i>	
MAP AND PARCEL NOS.		

RATE SCHEDULE

1. Tax on Special Rate Property:

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

1. (a) \$ -0-
 (b) \$ _____
 (c) \$ _____
 (d) \$ _____
 (e) \$ 0.005
 (f) \$ -0-

2. Tax on General Rate Property:

- a. Enter amount from Line 15 on front of return
- b. Enter amount from Line 1(d) of Rate Schedule above
- c. Subtract Line 2(b) from Line 2(a)
- d. Tax rate
- e. Tax due on General Rate Property: multiply Line 2(c) by Line 2(d)

2. (a) \$ -0-
 (b) \$ _____
 (c) \$ _____
 (d) \$ 0.0125
 (e) \$ -0-

3. Total Tax Due:

Add Line 1(f) and Line 2(e) and enter on Line 16 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. EC-4-1443 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 _____

Seller(s) further certify 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. 4C0832 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

This transfer is in compliance with or is exempt from Vermont income tax withholding for the following reason (Check one):

- ☒ 1. Seller(s) certify that, at the time of transfer, each seller was a resident of Vermont or an estate; or
- ☐ 2. Buyer(s) certify that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale; or
- ☐ 3. Buyer(s) certify that the buyer has withheld Vermont income tax from the purchase price and will remit it to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer.

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
Jordan Building Corporation		Town of Richmond	
BY: <u>Joseph A. Jordan, President</u> Joseph Jordan, Duly Authorized Agent	<u>11-20-92</u>	BY: <u>Wm. A. Christen</u>	<u>2/8/93</u>

Preparer's Signature

Prepared by Vincent A. Paradis, Esquire
 (Print or Type)

Preparer's Address PO Box 174, Essex Jct., VT 05452

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT JORDAN BUILDING CORPORATION, a Vermont Corporation, with principal place of business in Essex, County of Chittenden and State of Vermont, GRANTOR, in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by THE TOWN OF RICHMOND, a Vermont municipal corporation, of Richmond, County of Chittenden and State of Vermont, GRANTEE, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, THE TOWN OF RICHMOND, a Vermont municipal corporation, and its successors and assigns forever, a certain piece of land in Town of Richmond, County of Chittenden and State of Vermont and State of Vermont, described as follows, viz:

Being a portion of the lands and premises as conveyed to the Grantor herein by Warranty Deed of Sylvia E. Peet dated October 30, 1990 and of record at Volume 71, Pages 365-367 of said Land Records.

Being those parcels of land identified as "Mary Drive" and "60' Wide Right-Of-Way to be Deeded to Town of Richmond" as shown on a survey map entitled "Peet Subdivision, Brown's Trace Road, Richmond, Vermont, Property Plat" prepared by Lamoureux & Stone, and being of record in Map Volume 6, Page 33 of the Town of Richmond Land Records.

Said "Mary Drive" is more particularly described as follows:

Commencing at an iron pipe located on the westerly sideline of Browns Trace Road, said point also being the intersection of the southerly sideline of Mary Drive and the northeasterly corner of lands now or formerly of D. & J. Erkson, thence proceeding S 87 degrees 49'11" W a distance of 333.80 feet along the northerly boundary of said lands of Erkson to a point marked by an iron pipe; thence turning to the right and proceeding N 13 degrees 35'00" E a distance of 10.39 feet to a point marked by an iron pipe; thence turning to the left and proceeding S 87 degrees 49'11" W a distance of 62.48 feet to a point marked by an iron pipe, said point also being the northeasterly corner of Lot No. 1 as depicted on the above-referenced plan of land; thence proceeding S 87 degrees 51'40" W along the northerly sideline of Lot No. 1 for a distance of 254.21 feet to a point marked by a concrete monument; thence curving to the left along the northerly sideline of Lot No. 1 a radius of 205.59 feet and a length of

165.05 feet to a point marked by a concrete monument; thence proceeding S 41 degrees 51'07" W a distance of 18.00 feet to a point marked by an iron pipe, which said point also marks the intersection of Lots No. 1 and 2; thence continuing S 41 degrees 51'07" W along the sideline of Lot No. 2 for a distance of 119.00 feet to a point marked by an iron pipe, which said point also marks the intersection of Lots No. 2 and 3; thence continuing S 41 degrees 51'07" W along the sideline of Lot No. 3 for a distance of 83.00 feet to a point marked by a concrete monument; thence curving to the right along the sidelines of Lot No. 3, the "60' Wide Right of Way to be Deeded to the Town of Richmond", Lot No. 6, Lot No. 7 and Lot No. 8 for a radius of 60.00 feet and the following lengths: 32.83 feet, 65.28 feet, 65.38 feet, 13.00 feet, and 85.86 feet to a point marked by a concrete monument; thence curving to the left along the sideline of Lot No. 8 for a radius of 30.00 feet and a length of 36.93 feet to a point marked by a concrete monument; thence proceeding N 41 degrees 51'07" E a distance of 135.15 feet to a point marked by a concrete monument; thence curving to the right along the sideline of Lot No. 8 for a radius of 265.59 feet and a length of 213.23 feet to a point marked by a concrete monument; thence turning to the left and proceeding N 00 degrees 45'14" W a distance of 11.46 feet to a point marked by an iron pipe, said point also marking the northeasterly corner of Lot No. 8; thence turning to the right and proceeding N 89 degrees 14'46" E a distance of 99.23 feet to a point marked by an iron pipe; thence proceeding N 89 degrees 54' 31" E a distance of 231.33 feet to a point marked by an iron pipe; thence proceeding N 85 degrees 31'59" E a distance of 143.03 feet to a point marked by an iron pipe; thence proceeding N 89 degrees 34'29" E a distance of 192.32 feet to a point marked by a concrete monument set on the westerly sideline of Browns Trace Road; thence turning to the right and proceeding southerly along Browns Trace Road on a bearing of S 12 degrees 23'39" W a distance of 72.25 feet to the point marked by an iron pipe, said point being the point and place of beginning.

Said "60' Wide Right-Of-Way to be Deeded to the Town of Richmond" is more particularly described as follows:

Commencing a point marked by an iron pipe, said point being the northerly corner of Lot No. 4 and the southerly sideline of the cul-de-sac of Mary Drive; thence proceeding southerly along Lot No. 4 as follows: S 00 degrees 36'16" E a distance of 145.11 feet to an iron pipe; S 10 degrees 30'13" W a distance of 151.97 feet to an iron pipe; and S 29 degrees 35'49" E a distance of 228.12 feet to a point marked by an iron pipe; said point being the southwesterly corner of Lot No. 4 and the southeasterly corner of the herein conveyed 60' Wide Right-Of-Way; thence turning to the right and proceeding S 45 degrees 24'00" W a distance of 62.12 feet to a point marked by an iron pipe; said point being the southwesterly corner of the herein conveyed 60' wide right of way and the southeasterly corner of Lot No. 5; thence turning to the right and proceeding

northerly along Lot No. 5 as follows: N 29 degrees 35'49" W a distance of 266.10 feet to an iron pipe; N 10 degrees 30'13" E a distance of 168.03 feet to an iron pipe; and N 00 degrees 36'16" W a distance of 69.81 feet to an iron pipe; said point also marking the northeasterly corner of Lot No. 5 and the southeasterly corner of Lot No. 6; thence proceeding northerly along the easterly sideline of Lot No. 6 N 00 degrees 36'16" W a distance of 85.52 feet to a point marked by an iron pipe, said point being on the southerly sideline of the cul-de-sac of Mary Drive; thence turning to the right and proceeding easterly along the curve of the southerly sideline of the cul-de-sac of Mary Drive for a length of 65.28 feet to a point marked by an iron pipe; said point being the point and place of beginning.

Said lands and premises are also subject to the following:

- A. Subdivision Permit No. EC-4-1443 dated January 23, 1990 and of record at Volume 69, Pages 38-41 of said Land Records; and
- B. Subdivision Permit No. EC-6-1443-1 dated October 24, 1990 and of record at Volume 71, Page 280 of said Land Records; corrected by instrument dated November 11, 1990 and of record at Volume 71, Page 469 of said Land Records; and
- C. Land Use Permit No. 4C0832 dated October 19, 1990 and of record at Volume 71, Pages 256-262 of said Land Records; and
- D. Applicable terms and conditions of the approval granted by the set forth on the above-mentioned survey; and
- E. Terms and conditions of the approval granted by the Town of Richmond.

Reference is hereby made to the above-mentioned deeds and records, and to the deeds and records contained therein, in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, **THE TOWN OF RICHMOND**, a Vermont municipal corporation, and its successors and assigns, to its own use and behoof forever;

And the said GRANTOR, **JORDAN BUILDING CORPORATION**, a Vermont corporation, for itself and its successors and assigns, does covenant with the said GRANTEE, **THE TOWN OF RICHMOND**, its

successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except for all easements, rights of way and other rights as may appear of record, and except as aforesaid; and it does hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Jordan Building Corporation, by and through its duly authorized agent, hereunto set its hand and seal this 20th day of November A.D. 1992.

IN THE PRESENCE OF

Forrest Hamelin
Witness

Susan C. Bigelow
Witness

JORDAN BUILDING CORPORATION

BY: Joseph A. Jordan President
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Essex Junction this 20th day of November A.D. 1992, Joseph Jordan, duly authorized agent for JORDAN BUILDING CORPORATION, personally appeared and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed, and the free act and deed of Jordan Building Corporation.

Before me, Susan C. Bigelow
Notary Public