

**- CORRECTED - (withholding certification)**

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S) Nemo Revocable Trust c/o J. Paul Giuliani, Trustee	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER P. O. Box 1455 Montpelier, Vermont 05601-1455	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
<b>B</b> BUYER'S (TRANSFEEE'S) NAME(S) Constantine Valadakis Tammy Valadakis	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER P. O. Box 1604 Waitsfield, Vermont 05673	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

Back on Town Copy Only  
Back on Town Copy Only

<b>C</b> PROPERTY LOCATION (Address in full) Village Edge No. 3 and No 4 Warren, Vermont	<b>D</b> DATE OF CLOSING 9-28-2007
---	---------------------------------------

**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

**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 2 \_\_\_\_\_ (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 LAND 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 \$ 333,000.00    **N** PRICE PAID FOR PERSONAL PROPERTY \$ \_\_\_\_\_    **O** PRICE PAID FOR REAL PROPERTY \$ 333,000.00

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

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

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

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS      \$ 4,162.50

**Q** DATE SELLER ACQUIRED 09-01-2000

**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 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>9/28/07</u></p> <p>BOOK NUMBER <u>192</u>      PAGE NO. <u>333-334</u></p> <p>LISTED VALUE \$ <u>69400</u>      GRAND LIST YEAR OF <u>2007</u></p> <p>PARCEL ID NO. <u>310004</u></p> <p>GRAND LIST CATEGORY <u>0</u></p> <p>SPAN <u>690219 12112</u></p>		<p align="center">ACKNOWLEDGMENT</p> <p>RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>[Signature]</u>      CLERK</p> <p>DATE <u>10/2/07</u></p>	<p>TOWN NUMBER</p> <p><u>06200</u></p> <p><u>6003</u></p> <p><u>Colwell</u></p>
--	--	--	---

## RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions).....	1. a. \$	0.00
b. Value of property enrolled in current use program .....	b. \$	
c. Value of qualified working farm .....	c. \$	
d. Add Lines 1a, b and c.....	d. \$	0.00
e. Tax rate.....	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e.....	f. \$	0.00
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return .....	2. a. \$	333,000.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$	0.00
c. Subtract Line 2b from Line 2a .....	c. \$	333,000.00
d. Tax Rate .....	d.	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$	4,162.50
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$	4,162.50

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

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

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

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

1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or

2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):

a. Parcel to be sold: Exemption Number \_\_\_\_\_

b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

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

1. This property is the subject of Act 250 Permit No. \_\_\_\_\_ and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) \_\_\_\_\_

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

## WITHHOLDING CERTIFICATION

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

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

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
Nemo Revocable Trust		Constantine & Tammy	
BY:		Constantine Valadakis	
J. Paul Giuliani, Trustee		Valadakis by	
		Tammy Valadakis	
Preparer's Signature			
		Prepared by	
Preparer's Address		Buyer's Representative	Tel.
		(Print or Type)	

**Sheila K. Getzinger**  
ATTORNEY AT LAW  
**P. O. Box 515**  
**Waitsfield, Vermont 05673**

Telephone (802) 496-6763  
Facsimile (802) 496-6764  
Email: getzinger@gmavt.net

Courier Delivery:  
6971 Main Street  
Waitsfield, Vermont 05673

5/13  
2 PM

May 13, 2008

Reta Goss  
Warren Town Clerk  
P. O. Box 337  
Warren, Vermont 05674

RE: Nemo Revocable Trust to Valadakis - Village Edge 3 and 4

Dear Reta:

Enclosed for filing is a Corrected Vermont Property Transfer Tax Return relating to the above referenced transaction which took place last September. The wrong box was checked in the Withholding section of the Return filed earlier and this Return corrects that. Also enclosed is my check for \$8.00 to cover the filing fee.

I'm enclosing one copy of the Return for you with the social security numbers blocked out, and one copy of this letter with the original Return for filing with the State.

Thank you.

Sincerely,



Sheila K. Getzinger  
Encs.

