

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. |
| Green Peak Development LLC | P.O. Box 1112, Manchester, VT 05254 | [REDACTED] |
| B BUYER'S (TRANSFEEE'S) NAME(S) | COMPLETE MAILING ADDRESS FOLLOWING TRANSFER | SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. |
| Adam D. Snider Louise D. Snider | 1839 Union St., Niksayuna, NY 12309 same | [REDACTED] |

| | |
|---|-------------------------------------|
| C PROPERTY LOCATION (Address in full) Unit #52, Snow Creek Condo, Warren. Vermont | D DATE OF CLOSING 7/25/08 |
|---|-------------------------------------|

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 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 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 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 checked="" type="checkbox"/> OTHER <u>investment</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>246,500.00</u> | N PRICE PAID FOR PERSONAL PROPERTY \$ _____ | O PRICE PAID FOR REAL PROPERTY \$ <u>246,500.00</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 \$ 3,081.25

Q DATE SELLER ACQUIRED 12/8/03

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>7-25-08</u> | RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. | 6249 |
| BOOK NUMBER <u>196</u> | PAGE NO. <u>499-500</u> | SIGNED <u>[Signature]</u> CLERK | |
| LISTED VALUE \$ <u>280,600</u> | GRAND LIST YEAR OF <u>2008</u> | DATE <u>7-31-08</u> | |
| PARCEL ID NO. <u>329052</u> | GRAND LIST CATEGORY <u>0</u> | | |
| SPAN <u>690 219 13094</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. \$ | 0.00 |
| 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. [REDACTED] | 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. \$ | 246,500.00 |
| b. Enter amount from Line 1d of Rate Schedule above | b. \$ | 0.00 |
| c. Subtract Line 2b from Line 2a | c. \$ | 246,500.00 |
| d. Tax Rate | d. \$ | 0.0125 |
| e. Tax due on General Rate Property: Multiply Line 2c by Line 2d | e. \$ | 3,081.25 |
| 3. Total Tax Due: | | |
| Add Lines 1f and 2e and enter here and on line P on front of return | 3. \$ | 3,081.25 |

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. 5W0666 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. 5W0666 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>James Beck Doolittle</i> | 7/25/2008 | <i>[Signature]</i> | 7/25/2008 |
| <i>230 Jones, Agent</i> | 7/25/2008 | <i>[Signature]</i> | 7/25/08 |
| | | | |

Preparer's Signature _____ Prepared by Thomas A. Greene P.C.

Preparer's Address PO Box 1818, Manchester Ctr, VT 05255 Buyer's Representative Neal D. Ferenc Tel. 496-4969
(Print or Type)