

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT the TOWN OF HINESBURG, a Vermont municipality located in the County of Chittenden, State of Vermont, Grantor, in consideration of -----TEN AND MORE----- Dollars paid to its full satisfaction by LOT 31 ASSOCIATION, a Vermont non-profit association with a principal place of business in Hinesburg, in the County of Chittenden, State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, LOT 31 ASSOCIATION, and its successors and assigns forever, a certain piece of land in the Town of Hinesburg, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being a part and portion only of all and the same land and premises conveyed to the Town of Hinesburg by Warranty Deed of David F. Lyman dated June 2, 2005, and of record in Book 178, Pages 694-695 of the Town of Hinesburg Land Records.

Being Lot 31 as depicted on a plat entitled, "Subdivision Plat, Creekside, Route 116, Hinesburg, Vermont", dated March 2, 2004 (March 27, 2003 being the date of the survey), prepared by Button Professional Land Surveyors, PC, and of record in Map Slide _____ of the Town of Hinesburg Land Records.

RESERVED AND EXCEPTED from this conveyance are the following rights in favor of Grantor and its successors and assigns:

1. All development rights in and to Lot 31 and a perpetual conservation easement and restriction as follows:
 - a. No building, structure or appurtenant facility or improvement shall be constructed, created, installed, erected or moved onto the lot;
 - b. The lot shall only be used for residential purposes appurtenant to the five lots owned by the members of Grantee herein;
 - c. No signs, billboards or outdoor advertising of any kind shall be erected on the lot;
 - d. There shall be no disturbance of the surface including, but not limited to, filling, excavation or removal of topsoil, sand, gravel, rocks or minerals, except for usual and customary residential purposes;
 - e. The lot shall not be subdivided or conveyed in separate parcels. The lot shall always be owned by an association whose only members shall be the owners of the five (5) lots in the Creekside Development constituting the members of the Association on the date hereof;
 - f. The area within 100 feet of the stream traversing the property shall not be disturbed and shall remain unmowed and in its natural vegetative state.

Except as hereinabove prohibited, Grantee shall have the right to use the lot for usual and customary residential purposes including, but not limited to, gardens. A small fire pit made of natural materials shall be permitted.

Should Grantee, its successors and assigns, be in breach of any of the restrictions set forth herein, Grantor, its successors and assigns, shall be entitled to recover all costs occasioned by virtue of such breach including, but not limited to, reasonable attorney's fees. No delay or omission by Grantor in the exercise of any right or remedy upon any breach shall impair Grantor's rights or remedies or be construed as a waiver.

2. A 15-foot easement and right of way for public pedestrian use and use by Grantor, its successors and assigns, in and along the westerly bounds of Lot 31; provided, however, that the recreation path easement shall not be located within 100 feet of the stream buffer area, unless the VAST trail is permitted within such area, in which event the 15-foot easement shall be centered on such trail.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, LOT 31 ASSOCIATION, and its successors and assigns, to their own use and behoof forever; and the said Grantor, TOWN OF HINESBURG, for itself and its successors and assigns, does covenant with the said Grantee, LOT 31 ASSOCIATION, and 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 as aforesaid and except for easements and rights-of-way of record, if any, and except for taxes and municipal charges hereafter due and payable, which have been prorated as of the date of closing, and which the Grantee accordingly assumes and agrees to pay; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of March, 2014.

TOWN OF HINESBURG

By: _____
Joe Colangelo, Town Administrator and
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Hinesburg, in said County, this ____ day of March, 2014, personally appeared JOE COLANGELO, Town Administrator and Duly Authorized Agent of the TOWN OF HINESBURG, who acknowledged the foregoing instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of the TOWN OF HINESBURG.

Before me: _____

NOTARY PUBLIC

My commission expires: 2/10/2015

VERMONT
Property Transfer Tax Return

Form
PT-172



A. SELLER'S (TRANSFEROR'S) INFORMATION

TOTAL number of SELLERS **1**

If more than 2, attach Form 172-S.

BLACK OUT ON TOWN COPY ONLY	Entity SELLER #1 Federal ID number 036000511	Individual SELLER #1 Social Security Number	Individual SELLER #2 Social Security Number
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Entity SELLER #1 Name
TOWN OF HINESBURG

Individual SELLER #1 Last Name First Name Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)

10632 ROUTE 116

City or Town State Zip Code
HINESBURG VT 05461

Individual SELLER #2 Last Name First Name Initial

Individual SELLER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town State Zip Code

B. BUYER'S (TRANSFEEE'S) INFORMATION

TOTAL number of BUYERS **1**

If more than 2, attach Form 172-B.

INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY	Entity BUYER #1 Federal ID number	Individual BUYER #1 Social Security Number	Individual BUYER #2 Social Security Number
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Entity BUYER #1 Name
LOT 31 ASSOCIATION

Individual BUYER #1 Last Name First Name Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town State Zip Code
HINESBURG VT 05461

Individual BUYER #2 Last Name First Name Initial

Individual BUYER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town State Zip Code

For Town Use Only

Buyer #1 or Entity LOT 31 ASSOCIATION
 SSN or FID _____
 Property Location LOT 31, CREEKSIDE, ROUTE 116 HINESBURG VT
 Date of Closing 03-25-2014



C. PROPERTY LOCATION
 Number and Street or Road Name
LOT 31, CREEKSIDE, ROUTE 116
 City or Town
HINESBURG VT

D. DATE OF CLOSING 03 25 2014
 M M D D Y Y Y Y

E. INTEREST IN PROPERTY - Write the number from the list If "4", enter % Interest here . %

1. Fee Simple 2. Life Estate 3. Undivided 1/2 Interest 4. Undivided ___% Interest 5. Time-Share 6. Lease 7. Easement/Row 8. Other _____

F. LAND SIZE (Acres or fraction thereof) _____ ±

G. SPECIAL FACTORS If sale was between family members, enter number from list below Check if development rights have been conveyed

1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other _____

FINANCING: Conventional/Bank Owner Financing Other _____

H. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply)

1. None 2. Factory 3. Single Family Dwelling 4. Seasonal Dwelling

5. Farm Buildings 6. Multi-Family with Dwelling Units Transferred 7. Mobile Home 8. Condominium with Units Transferred

9. Store 10. Residential New Construction 11. Other _____

I. SELLER'S USE OF PROPERTY BEFORE TRANSFER (Enter number from list) 7. Commercial _____ 8. Industrial _____ 9. Other _____

1. Primary Residence 2. Open Land 3. Secondary Residence 4. Timberland 5. Operating Farm 6. Government Use

Check if property was rented BEFORE transfer

J. BUYER'S USE OF PROPERTY AFTER TRANSFER (Enter number from list) 7. Commercial _____ 8. Industrial _____ 9. Other _____

1. Primary Residence 2. Open Land 3. Secondary Residence 4. Timberland 5. Operating Farm 6. Government Use

Check if property will be rented AFTER transfer Check if property was purchased by tenant Check if buyer holds title to any adjoining property

K. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124

1. Check if property being conveyed is subject to a land use change tax lien 2. Check if new owner elects to continue enrollment of eligible property

L. If transfer is exempt from Property Transfer Tax, cite exemption number from instructions and complete Sections M, N, and O below.

M. TOTAL Price Paid 14,000.00

N. Price paid for Personal Property _____

O. Price paid for Real Property 14,000.00

State type of Personal Property _____

If price paid for Real Property is less than fair market value, please explain _____

P. Value of purchaser's principal residence included in Line O for special tax rate (See instructions)

Q. For transfers prior to July 1, 2011, fair market value of property enrolled in current use program included in Line O for special tax rate

R. For transfers prior to July 1, 2011, fair market value of qualified working farm included in Line O for special tax rate

S. PROPERTY TRANSFER TAX DUE from rate schedule on page 3 of this form.

COMPLETE RATE SCHEDULE FOR ALL TRANSFERS. 175.00

Make checks payable to **VERMONT DEPARTMENT OF TAXES**

T. DATE SELLER ACQUIRED 06 02 2005
 M M D D Y Y Y Y

U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 5 of this booklet

Buyer #1 or Entity LOT 31 ASSOCIATION
 SSN or FID _____
 Property Location LOT 31, CREEKSIDE, ROUTE 116 HINESBURG VT
 Date of Closing 03-25-2014



RATE SCHEDULE

Tax on Special Rate Property

1. Value of purchaser's principal residence. Also enter on Line P. (See instructions)	1.	_____
2. For transfers prior to July 1, 2011, value of property enrolled in current use program. Also enter on Line Q.	2.	_____
3. For transfers prior to July 1, 2011, value of qualified working farm. Also enter on Line R.	3.	_____
4. Add Lines 1, 2, and 3	4.	_____
5. Tax rate	5.	0.0050
6. Tax due on Special Rate Property (Multiply Line 4 by Line 5)	6.	0.00

Tax on General Rate Property

7. Enter amount from Line O on page 2 of this form	7.	14,000.00
8. Enter amount from Line 4 above	8.	_____
9. Subtract Line 8 from Line 7	9.	14,000.00
10. Tax rate	10.	0.0125
11. Tax due on General Rate Property (Multiply Line 9 by Line 10)	11.	175.00

TOTAL TAX DUE

12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form	12.	175.00
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LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

The parties are hereby given notice that:

- * The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- * The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- * The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions on page 7.

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 number _____ 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.

For Town Use Only

Buyer #1 or Entity LOT 31 ASSOCIATION
 SSN or FID _____
 Property Location LOT 31, CREEKSIDE, ROUTE 116 HINESBURG VT
 Date of Closing 03-25-2014



Transferor and Transferee state that the information submitted on this return is true, correct and complete to the best of their knowledge.

Prepared by (print or type) JOSEPH D. FALLON, ESQ.
 Preparer's Address P.O. BOX 257 Buyer's Representative _____
HINESBURG, VT 05402-0257 Buyer's Representative Telephone _____

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number _____ Page Number _____ Grand List year of _____
 City or Town _____ Date of Record _____
 _____ MM DD YYYY
 Grand List Value _____ Parcel ID Number _____
 Grand List Category* _____ SPAN _____
ACKNOWLEDGMENT
Return received
 SIGNED _____, Clerk DATE _____

* Please use the following numeric two-digit grand list category codes

Residential <6 Acres. 01	Seasonal >6 Acres. 06	Utilities Other. 11
Residential >6 Acres. 02	Commercial. 07	Farm. 12
Mobile Home/Un. 03	Commercial Apt. 08	Other. 13
Mobile Home/La. 04	Industrial. 09	Woodland. 14
Seasonal <6 Acres. 05	Utilities Elec. 10	Miscellaneous. 15

For Town Use Only

VERMONT

Property Transfer Payment Voucher

Form PT-173



Entity BUYER #1 Federal ID number

Individual BUYER #1 Social Security Number

INTERNATIONAL address checkbox

Entity BUYER #1 Name as shown on PT-172
LOT 31 ASSOCIATION

Individual BUYER #1 Last Name as shown on Form PT-172

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name) as shown on Form PT-172

City or Town
HINESBURG

State
VT

Zip Code
05461

Date of Closing (MMDDYYYY)
03 25 2014

Amount of Payment
175.00

Make checks payable to:
VT DEPARTMENT OF TAXES

FOR COMPUTERIZED USE ONLY

FID

SSN

INTL

N

LOT 31 ASSOCIATION

HINESBURG

VT

05461

CLOS 03252014

AMT

17500

- Due date: Date of closing
- Make checks payable to and send this voucher to:
Vermont Department of Taxes
133 State Street
Montpelier, VT 05633-1401
- All payments must accompany a voucher for proper tax credit.

For assistance with this form and general property transfer tax questions, please call 802-828-5860, x31.