WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Mark V. Donaldson, Grantor, in consideration of Ten and More Dollars paid to my full satisfaction by Grantees, Timothy J. Gallagher and Donnamarie McCarthy, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Timothy J. Gallagher and Donnamarie McCarthy, as joint tenants with rights of survivorship, and their heirs and assigns forever, certain lands and premises in the Town of Waterbury, County of Washington and State of Vermont, described as follows, viz:

Being a portion of the land and premises conveyed to Mark V. Donaldson by Warranty Deed of James M. Cataldo, Trustee of the Blush Hill Trust created under the Declaration of Trust Establishing Blush Hill Trust dated August 28, 1987, as amended by First Amendment dated September 15, 2006, which Warranty Deed is dated September 2, 2020 and recorded in Book 466, Pages 210-211 of the Waterbury Land Records.

Being a parcel of land containing 12.52 acres, more or less, and depicted as Proposed Lot 2 ("Lot 2") on a survey prepared by Gilson Land Surveying, PLLC entitled "3 Lot Subdivision, Property of Mark & Rebeca Donaldson, Parcel 13-007.100, Blush Hill Road, Waterbury, VT" dated January 13, 2022 and recorded at Slide 537-01 of the Waterbury Land Records (the "Survey").

Lot 2 is benefitted by a twelve foot (12') wide right of way and easement along the first one hundred fifty feet (150') of the existing driveway on Lot 1. Grantees may construct a twelve foot (12') wide driveway departing in a southerly direction from the existing private driveway on Lot 1, to be constructed anywhere within the first one hundred fifty feet (150') of the existing driveway on Lot 1. Said existing private driveway will be used in common with the owners of Lot 1 for pedestrian and vehicular ingress and egress and for underground power and utility lines across Lot 1 to Lot 2. Said right of way and easement may only be used for access and utilities to one single-family structure on Lot 2. The Grantees acknowledge that the right of way is a private driveway already in existence and cannot be moved unless agreed to by both lot owners, and the location of the private driveway to Lot 2 in a southerly direction will be fixed upon construction. Lot 2 also has the right to access the existing electric supply/meter located on Lot 1 for the purpose of providing utilities to a structure to be constructed on Lot 2. The costs to repair, plow and maintain the shared portion of the private driveway shall be shared equally by the owners of Lots 1 and 2, but the responsibility to contribute to shared costs shall only arise once a structure is under construction or constructed on each lot. The owners will be individually responsible for any damage caused by themselves, their invitees and guests to the common right of way and easement. In the event the owner of Lot 2 needs to repair, replace or maintain any underground utility located within the easement area, said owner will restore any disturbed areas, including seeding and mulching as necessary, to its condition prior to any work relating to installation, repair or replacement.

1

Lot 2 is subject to an easement for the benefit of Lot 3 for the purpose of accessing, installing, repairing, maintaining and other reasonable purposes as may arise regarding the wastewater system serving Lot 3 that is located on Lot 2 and shown on the Survey.

This conveyance is made subject to and with the benefit of any and all easements, rights-of-way, conditions, and restrictions of record, provided, however, that this paragraph shall not reinstate any such interest or encumbrance previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated section 601-606 and any amendments thereto.

Reference is hereby made to the above-referenced deeds, survey and instruments, the records thereof, the references therein and the respective records thereof, all in further aid of this description.

TO HAVE AND TO HOLD all the granted premises, together with all the privileges and appurtenances thereof, to the said Grantees, Timothy J. Gallagher and Donnamarie McCarthy, as joint tenants with rights of survivorship, and their heirs and assigns, to their own use and behoof forever; and I, the Grantor, Mark V. Donaldson, for myself and my heirs, executors and assigns, do covenant with the said Grantees, Timothy J. Gallagher and Donnamarie McCarthy, and their heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, and that they are free from every encumbrance, except as aforesaid.

And I, the Grantor, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has signed this _____ day of May, 2023.

Mark V. Donaldson

STATE OF VERMONT COUNTY OF LAMOILLE

> Commission No. 0004894

This record was acknowledged before me on the day of May, 2023, by Mark V. Donaldson.

2

Before me,

Notary Public

My Commission Expires: 1/31/2025

Draft do not record

VT Form
PTT-172

VERMONT PROPERTY TRANSFER TAX RETURN

1-401-811-200 Confirmation number

For Town Use Only

TRANSFEREES (Buyers)

TRANSFERORS (Sellers)

TO SOME MARKEY

DONALDSON MARK V 1115 NORTH HOLLOW ROAD STOWE, VT 05672

GALLAGHER TIMOTHY 848 BRICKELL KEY DRIVE, #304 MIAMI, FL 33131

*Any additional transferors or transferees are listed	at the bottom of this page						
Date Acquired by Transferor: Sep-02-2020	Date of this Closing: May	y-01-2023 Land S	Size (acres): 12.52				
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns				
BLUSH HILL ROAD (LOT 2)	Waterbury	696-221-1	2376 This sale did not involve land				
Buyer Seller relationship type:		If other, descri	ption:				
If transfer is exempt from Property Transfer Ta	x: 00 None						
Interest in property: Fee Simple		If other, descri	otion:				
If "undivided" percent of interest:	V (
Type of building construction: None	The state of the s	If other, descri	ption:				
Transferors use of property before transfer: Other	her	If other, descri	ption: Investment				
Transferees use of property after transfer: Dom	icile/Primary Residence	If other, descri	otion:				
Will the property be rented after transfer? No	Enro	lled in the Curren	t Use Program? No				
Have development rights been conveyed separat	rely? No New	New owner elects to continue current use enrollment? No					
Does the transferee hold title to any adjoining pr	roperty: No						
Value paid or transferred as defined in 32 V.S.A	§ 9601(6)	\$489,000.00					
Value paid or transferred for personal property		\$0.00					
Value paid or transferred for real property		\$489,000.00					
Tax Due		\$6,140.50					
Preparer's Name: LAJOIE GOLDFINE L	Pro	eparer's Phone:	(802) 760-6489				
Preparer's Address: STOWE, VT 05672-0000		eparer's E-mail:	JESSE@LGLAWVT.COM				
Additional Transferor (S) / Transferee (B)							
DONNAMARIE MCCARTHY	848	BRICKELL KEN DE	IVE #304 MIAMI EL 33131-0000				

Do Not Send For Recording

Sensitive information file sheet

Confirmation number 1-401-811-200 Verification Code 3rct75

TRANSFERORS (Sellers)

536-47-0482

DONAL**DSON MARK V**

1115 NORTH HOLLOW ROAD

STOWE, VT 05672

TRANSFEREES (Buyers)

527-55-3623

GALLAGHER TIMOTHY

848 BRICKELL KEY DRIVE, #304

MIAMI, FL 33131

Property Physical Location:

BLUSH HILL ROAD (LOT 2)

City/Town:

Land Size (acres):

SPAN#:

Waterbury

12.52

696-221-12376

Date Acquired by Transferor: Sep-02-2020

Date of this Closing: May-01-2023

Was 2.5% VT Income tax withheld? No

If no - exemption claimed: Under penalties of perjury the Transferor(s) certify that at the time of transfer each Transferor was a resident of Vermont or an estate

If exemption 04 - Commissioners Certificate #:

Property Transfer Tax Exemption#: 00 None

Land Gains Exemption #: 00 None

Value paid or Transferred

Value paid or transferred

\$489,000,00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$489,000.00

Special rate information for principal residence and exemption 99 filings

\$0.00

Total amount of value eligible for special rate

\$100,000,00

Tax Due on amount of value eligible for special rate

\$500.00

If exemption 99 claimed, value taxed at 0.0125

\$0.00

Total Due on amount(s) of value eligible for special rates

\$0.00

General rate, and total tax due

Tax Due on amount of value subject to the General Rate

\$5,640.50

Total Tax Due

\$6,140.50

Do Not Record

Additional Transferor (S) / Transferee (B) Information

B DONNAMARIE MCCARTHY

118-50-9414

PROPERTY TAX PAYMENT AGREEMENT

THIS AGREEMENT is entered into by and between Mark V. Donaldson (the "Seller"), and Timothy J. Gallagher and Donnamarie McCarthy (the "Buyers). Seller and Buyers acknowledge and agree that:

- 1. Seller owns two contiguous parcels of land located on Blush Hill Road in the Town of Waterbury, Vermont which are designated as of Lot 1 and Lot 2 (hereinafter referred to as the "Donaldson Lots"). Buyers are purchasing Lot 2 which contains 12.52 acres (hereinafter referred to as "Lot 2").
- 2. Given the conveyance of Lot 2 is taking place after April 1, 2023, the Donaldson Lots will be taxed as one property for the 2023 tax year.
- 3. Seller will provide Buyers with a copy of the 2023 tax bill within seven (7) days of receiving it from the Town. The parties shall then calculate and confirm in writing the amount each party owes.
- 4. Seller and Buyers are each responsible for paying a portion of the 2023 taxes, which will be due in equal installments on or about August 11, 2023 and November 3, 2023.
- 5. Buyers will be responsible for paying eighty-one and one-half percent (81.5%) of each installment and Seller is responsible for eighteen and one-half percent (18.5%). The parties agree to make all such payments directly to the Town of Waterbury in a timely manner.
- 6. Seller agrees to indemnify and hold Buyers harmless from loss or damage arising out of or related to the failure of Seller to make timely payment of any installment of its portion of the 2023 taxes.
- 7. Buyers agree to indemnify and hold Seller harmless from loss or damage arising out of or related to the failure of Buyers to make timely payment of any installment of their portion of the 2023 taxes.

8. In an action or proceeding to enforce this Agreement, the prevailing party shall be entitled to costs and reasonable attorneys' fees.

Witness

Mark V. Donaldson - Seller

Mitness

Mark V. Donaldson - Seller

Mitness

Mark V. Donaldson - Seller

Mark V. Donaldson - Seller

Mitness

Mark V. Donaldson - Seller

Mitness

Mark V. Donaldson - Seller

Mark V. Donal

ACT 250 DISCLOSURE STATEMENT VERMONT NATURAL RESOURCES BOARD MONTPELIER, VERMONT 05602

NOTE: IF THIS TRANSACTION DOES NOT INVOLVE THE PARTITION OR DIVISION OF LAND BY A PERSON, THIS ACT 250 DISCLOSURE STATEMENT IS NOT REQUIRED. REFER TO 10 V.S.A. § 6001(14)(a) and (b) FOR THE DEFINITION OF "PERSON".

1.	SUBDIVIDER'S (TR.	ANSFEROR) FULL NAME(S)	MAIL	ING ADDRES	S	
MA	RK V. DONALDSON		1115 No	ORTH HOLLO		
		FPERSON FOR SUBDIVIDER		ING ADDRES	S	TELEPHONE NO.
MA	RK V. DONALDSON	I SA	ME AS ABOV	E		
2.	BUYER'S (TRANSF	EREE) FULL NAME(S)	MAIL	ING ADDRES	S	
	MOTHY J. GALLAG NNAMARIE MCCART			ICKELL KE		#304
3.	DESCRIPTION OF F	PROPERTY		DIUCH UT	TT DOND	
	TOWN WATERBURY		ROAL	BLUSH HI	LL ROAD	NUMBER OF ACRES 12.52
4.	State the total number NUMBER OF LOTS	per of lots or parcels the Subdi	vider intends t	o create as p	art of this	partition or division of land.
5.		divided or partitioned any oth ted within five miles (if in a dif			years whic	th is located within the same to
	See map.	Lots within the same to	own?	☑ NO □	YES	NUMBER OF LOTS
		Lots within the same d	istrict?	☑ NO □	YES	NUMBER OF LOTS
		Lots within five miles?			_	NUMBER OF LOTS
6.	with the Subdivider		er land within	the past five	years which	orporation, or other entity affiliat th is located within the same to oned?
	⊠ NO [YES IF "YES," COMPLET	E THE FOLLO	VING ABOUT	THE FAMI	LY MEMBER
	NAME	ADDRESS				RELATIONSHIP
7.		profit or derive any considera ther entity as listed in #6 above		al benefit froi	m the parti	tion or division of the land of th
	NO [YES IF "YES," COMPLET		WING ABOUT	THE FAMI	LY MEMBER
	NAME	ADDRESS	/			RELATIONSHIP

8.	Will any family member or entity listed in #6 above derive any profit or consideration, or acquire any other beneficial interest from the partition or division of the land subject to this statement? (Read instructions before answering.)
	NO ☐ YES IF "YES," LIST THE FAMILY MEMBER BELOW. NAME OF FAMILY MEMBER RELATIONSHIP TO SUBDIVIDER
9.	List below in the space provided the name of all individuals and entities affiliated with the subdivider(s) in the partition or division of the subject land, as that affiliation is conditioned and limited according to the definition of "person" in 10 V.S.A. § 6001(14).
N/.	NAME NATURE OF AFFILIATION A
10.	List below any partition or division of land by any individuals or entities now or previously affiliated with the Subdivider(s) for benefit or profit which has occurred within the preceding five years (including this transaction) and which is located within five miles of the land being divided or partitioned, within the jurisdictional area of the District Environmental Commission (see District Map), or within the same town.
N/I	NAME LOCATION (TOWN) DESCRIPTION OF LAND NO. OF LOTS DATE CREATED
11.	NOTICE THAT AN ACT 250 PERMIT MAY BE REQUIRED As the Subdivider(s) of this property, I/we hereby notify the buyer that an Act 250 permit may be required prior to this partition or division of the property. Failure to obtain an Act 250 permit in violation of 10 V.S.A. § 6081 may result in prosecution under the Environmental Enforcement Act, 10 V.S.A. Chapter 200. Prior to the partition or division of the land in question, the buyer may submit to the District Coordinator this Disclosure
	Statement and other relevant information and should request a jurisdictional opinion from the District Coordinator as to the applicability of Act 250 to this proposed partition or division of land.
12.	If an Act 250 permit has been issued for the land being partitioned, enter the Land Use Permit Number
	I/we the Subdivider(s) hereby swear and affirm that this Disclosure Statement is true and complete to the best of my/our knowledge. Knowing falsification of any statement contained herein is punishable pursuant to the provisions of 10 V.S.A. § 6003; 10 V.S.A. Chapters 201 and 211; and 13 V.S.A. § 3016.
	DATE: May 1 2023
	Signature(s) of Subdivider(s)



State of Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401 Agency of Administration

Vermont Land Gains Tax Certificate of Commissioner

Apr-27-2023

Letter ID: 1-470-564-608

Transferee: TIMOTHY GALLAGHER

Address: 848 BRICKELL KEY DRIVE, #304 MIAMI FL 33131

Transferor: MARK DONALDSON

Address: 1115 NORTH HOLLOW ROAD STOWE VT 05672

This certificate applies only to the transfer of the property below by the parties named above: BLUSH HILL ROAD (LOT 2), WATERBURY

The Commissioner of Taxes of the State of Vermont hereby certifies, subject to later audit of the Transferors Land Gains Tax return:

Conditional upon withholding of \$8,803.36 by buyer.

Conditional upon buyer satisfying all requirements of the exemptions claimed on the Land Gains Withholding Tax Return as set forth in 32 V.S.A. § 10002. The amount of tax which will be due from the buyer if these requirements are not met is \$35,213.45

• This Certificate does not relieve the Transferee from submitting a Vermont Land Gains Withholding Return (LGT-177) or the Transferor from submitting a Land Gains Tax Return (LGT-178). Both forms must be submitted even if no tax is due. Submit these returns electronically in myVTax, www.myvtax.vermont.gov.

Vermont Department of Taxes Real Estate Transaction Tax Section Phone: 802-828-6851

Email: tax.rett@vermont.gov



Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401 Phone: (802) 828-6851

VT Form

VERMONT LAND GAINS WITHHOLDING TAX RETURN

To be completed by Transferee (Buyer)

TRANSFEROR'S (Seller's) INFORMATION

	63' K Pa	_				
	Entity TRANSFEROR Name					Federal ID Number
OR	4.6	^				OR Social Security Number
	Individual TRANSFEROR Last Name	First Name			Initial	Social Security Number
	DONALDSON	MARK V			XXX-XX-0482	
TRANSFEROR Mailing Address Following Transfer					Daytime Telephone Number	
	TRANSFEROR Mailing Address Following Transfer 1115 NORTH HOLLOW ROAD					
Line	2 for Mailing Address Following Transfer (if needed)					For Department Use Only
	/ h					
City	Par H	and h	State	ZIP Code		
	STOWE	Pa	VT	05672		
Fore	Foreign Country (if not United States) Email Address					
	USA	100	TON	@AVAILABLE.C		
de la companya de la		6) ZSZ Y		A CONTRACTOR OF THE STATE OF TH		

B.	TRANSFEREE'S (Buyer's) INFORMATION	٧ ,	Monade	````					U-SECOND STATE OF THE SECOND STATE OF THE SECO
	Entity TRANSFEREE Name		l.				F	Federal ID Number	I SERVICE OF
OR	Individual TRANSFEREE Last Name GALLAGHER	First Name TIMOTHY	- Once a North Control	To l	N.	Initial		Social Security Number XXX-XX-3623	ROLLING
TRA	NSFEREE Mailing Address Following Transfer 848 BRICKELL KEY DRIVE, #30	4		4	m A		Daytir	me Telephone Number	
Line	2 for Mailing Address Following Transfer (if needed)				Br.	10.	I	For Department Use Only	
City	MIAMI		State FL	ZIP Code 33131	×.	San Pro			
Fore	ign Country (if not United States) USA			Address C@AVAILA	BLE.C	ОМ			

C. PROPERTY INFORMATION		
Property Physical Location - Number and Street or Road Name BLUSH HILL ROAD (LOT 2)	(2016-2016-2016-2016-2016-2016-2016-2016-	Land Size (in acres) 12.52
City or Town Waterbury	Check if property is located in multiple cities or towns	SPAN 696-221-12376

D. HOLDING PERIOD						
Date Acquired by Transferor (mm dd yyyy)	Date of this Closing (mm dd yyyy)	Time Held				
Sep-02-2020	May-01-2023		2	_Years	 Months	

Transferre's Hame TIMOTHY GALLAGHER

Property Location BLUSH HILL ROAD (LOT 2)

Date of this Closing May-01-2023

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

E					
	EXEN	PTIONS		01	
	E1.	If transfer is exempt from Land Gains Tax, enter exemption number E1.			
		E1a. If Line E1 is "08," enter descriptionE1a.	agyangan ayan ayan aran ficura durun sa durun da kaya kana ka ka		
	E2.	If a Vermont Commissioner's Certificate issued, enter Certificate number E2.	a		
	E3.	Is the transferor simultaneously filing a Form LGT-178 and paying the full amount of tax due?	X Yes	N₀	
F.	TAX	ALCULATIONS			
KL	nes E1,	E2, or E3 do not apply, then:			
	F1.	Sales price attributable to land. (see instructions)	4	89,000.00	
		OR			
	F2.	Amount of Installment Sale payment subject to withholding F2.		0.00	
	F3.	Withholding tax rate F3.	· Breezestatus anno de constitución de constit	10.00	%
	F4.	TAX DUE (Multiply Line F1 or Line F2 by Line F3)		8,803.36	
		 If simultaneously filing a Transferor (Seller) Form LGT-178, enter the amount If an exemption is claimed on Line E1, enter -0- (or, if over allowable acreage, Form LGT-178). 	, enter the atn	ount shown due fi	hom
~					
G. We he		ATURES tity this return is true, correct, and complete to the best of our knowledge.	40.		
	Elgna A	Printed name Taxo R. Siscell	Mary Control	Date Apr-28-2023	
	Ma	y the Department of Taxes discuss this return with the preparer shown? X Yes	☐ No	(4/2)	
		Preparer's signature LAJOIE GOLDFINE LLC	Date Apr-28-202	NAME AND POST OF THE PARTY OF T	,.)
Prep	arer's	Preparer's printed name	Preparer's Telephone Number 1 802 1 760-6489		
Use	Only	Firm's name (or if self-employed, your name) and address LAJOIE GOLDFINE LLC			
		Preparer's amail address jesse@lglawvt.com			

Send completed return to:

Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401

Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401

Phone: (802) 828-6851

VT Form LGT-178

VERMONT LAND GAINS TAX RETURN

To be completed by Transferor (Seller)

NOTE: H.541 of the 2019 Legislative Session changed the definition of "land" subject to the Land Gains Tax to encompass only Vermont land that has been purchased and subdivided by the transferor within six years prior to the sale or exchange of the land, or timber or rights to timber when sold within six years of their purchase, provided the underlying land is also sold within six years. Underlying land means the land from which timber or timber rights have been separated, whether subdivided or not. These changes are effective with returns filed after Jan. 1, 2020.

	F-C-TDANOFEDOD NATE					
	Entity TRANSFEROR Name					Federal ID Number
OR	1 h					OR Fooled Security Number
UK	Individual TRANSFEROR Last Name	First Name			Initial	Social Security Number
	DONALDSON	MARK			V	XXX-XX-0482
TRAI	NSFEROR Mailing Address Following Transfe	r / _ / \				Daytime Telephone Number
	1115 NORTH HOLLOW RO	AD				
Line	2 for Mailing Address Following Transfer (if ne			×		For Department Use Only
City		Ys.	State	ZIP Code		i
,	STOWE		VT	05672		
Fore	ign Country (if not United States)		85	ddress		
1 010.	USA	7.44		@AVAILABLE	E.COM	
4000000				MA.		
3.	TRANSFEREE'S (Buyer's) INFORI	WATION	1	122		
TEMPER H	Entity TRANSFEREE Name		STATUTE OF THE			Federal ID Number
	Linky HOWOI LINEL Hallo					
OR	Individual TRANSFEREE Last Name	First Name		No.	Initial	OR Social Security Number
	GALLAGHER	TIMOTHY		V.	inuai	XXX-XX-3623
7772 A I						Daytime Telephone Number
IRAI	NSFEREE Mailing Address Following Transfer				A STATE OF THE STA	Бауште тетерионе ишпрет
	848 BRICKELL KEY DRIV	E, #304			CAN	
Line	2 for Mailing Address Following Transfer (if ne	eded)				For Department Use Only
Marian Maria						
City			State	ZIP Code	1	x ⁶ 7
	MIAMI		FL	33131		K. M. san
Fore	ign Country (if not United States)		Email /	\ddress		· () .
	USA		NOT	@AVAILABLE	E.COM	
) i	PROPERTY INFORMATION					
Prop	erty Physical Location - Number and Street or	Road Name				Land Size (in acres)
•	BLUSH HILL ROAD (LOT					12.52
City	or Town		Check	if property is located r		SPAN
Uny .			in multi	ple cities or towns		696-221-12376
	Waterbury					090-221-12370
).	HOLDING PERIOD	Name and Alexandra and Alexand				
MATERIAL PROPERTY.		a of this Olegian (some del susua)	A CHARLENGE	Time Held	estas de partir accido	
Date		of this Closing (mm dd yyyy)		Time neid	2 _{Ye}	ears 7 Months
	Sep-02-2020 Ma	y-01-2023	Market College States	_	Ye	ears/ Months
	EXEMPTIONS					
		I and Gains Tax auto	e avaes	ntion number (coe	anick ref	erence mide) F1 01
	LI. II transfer is exempt from	Land Gains Tax, ente	i exem	huon number (see	danck tele	erence Smae) ET. o.
	•					
	Ela. If Line El is "08,"	enter description		E1a		
	E1. If transfer is exempt from	Land Gains Tax, ente	r exem	ption number (see	quick refe	erence guide) E1. 01

Rev. 12/19

Transferee's Name TIMOTHY GALLAGHER

Property Location BLUSH HILL ROAD (LOT 2)

Date of this Closing May-01-2023

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

The second second	CONTRACTOR OF STREET		
F.	TRAN	SFER INFORMATION	
	F1.	How did the transferor acquire this property? (see quick reference guide)	F1. <u>01</u>
		F1a. If Line F1 is "04," enter description	
	F2.	Interest conveyed in this transfer (see quick reference guide)	F2. <u>01</u>
		F2a. If Line F2 is "07," enter percent of interest here F2a.	
		F2b. If Line F2 is "08," enter description	
	F3.	Type of building construction at time of transfer (see quick reference guide) F3.	01
		F3a. If Line F3 is "05," enter number of units transferred	F3a. 0
		F3b. If Line F3 is "06," enter number of dwelling units transferred	F3b. <u>0</u>
		F3c. If Line F3 is "20," enter description F3c.	
G.	SALE	INFORMATION	
	G 1.	Value paid or transferred (from Form PTT-172, Line J10)	
	G2.	Selling price of timber, if applicable (see instructions)	
	G3.	Add Line G1 and Line G2	
	G4.	Total selling expenses (from Schedule LGT-179, Line B5)	
1	G5.	Adjusted selling price (Subtract Line G4 from Line G3)	.G5. 469,563.00
Н.	LAND	AND STRUCTURES COST INFORMATION	(7) ,
	Н1.	Total cost of land (from Schedule LGT-179, Line C6)	
	H2.	Total cost of structures (from Schedule LGT-179, Line D5)	
	нз.	Basis of timber or timber rights, if applicable (see instructions)	
	H4.	Total cost of land and structures (Add Lines H1 through H3)	. н4. <u>249,478.95</u>
10.00 K	TOTA	L GAIN OR LOSS	
	H5.	Total gain or loss (Subtract Line H4 from Line G5)	. н5. 220,084.05
PERSONAL PROPERTY.	The second second		

Transferee's Name	TIMOTHY GALLAGHER
Property Location	BLUSH HILL ROAD (LOT 2)
	May-01-2023

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

	TAX	CALCULATION			
	11.	Total gain or loss (Amount from Line H5)			
	12.	Gain as a percentage of basis			
	I3.	Taxable gain			
		I3a. Will you use the statewide percentages from Technical Bulletin 34 to allocate gain on Form LGT-179, buildings Schedule A?	I3a.	Yes	No
	I4.	Tax rate			
	15.	Total Tax Due (Multiply Line I3 by Line I4) If a Commissioner's Certificate was issued, enter the withholding amount required.	. I5.	8,803.36	
	I6.	If a Vermont Commissioner's Certificate was issued, enter Certificate Number			
	17.	Tax due from transferee: If transferee fails to meet all requirements of the exemption claimed on Line E2, transferee is liable for			
J.	WITH	HOLDING REFUND CALCULATION		388456CAS 55004 \$10045CAS 55004 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504 \$1504	actical section and action and action and action and action and action action and action acti
	J1.	Amount of advance payment or tax withheld by transferee			
	J2.	REFUND (If Line I5 less than Line J1, subtract Line I5 from Line J1)	J2.	0.00	SACONO DI POSTO DI PARTICIPA DI POSTO D
	J3.	TAX DUE after credits applied (If Line J1 is less than Line I5, subtract Line J1 from Line I5).	J3.	0.00	
	R	EMINDER: If you used Schedule LGT-179 to complete this return, it must be su	1		v
K.	SIGN	ATURES	A		and the second second second
We h	ereby ce	tify this return is true, correct, and complete to the best of our knowledge.			
	Sign.	ature of Primary Transferor Printed name		Date	
	A	MARK- DONALDSON		MAY 1	2023
	Ma	y the Dept. of Taxes discuss this return with the preparer shown? Yes N	o		
		Preparer's signature	Date		
Droi	parer's			r's Telephone Number 802) 760-6489	
	Only	Firm's name (or yours if self-employed) and address	•	002 1 100-0 -1 02	nda kan amunika da maka maka da Pantin Sangan da Ma
		Preparer's email address jesse@lglawvt.com			500000000000000000000000000000000000000
	2/61/2012/05/2006			Committee of the Commit	A STATE OF THE PARTY OF THE PAR

Send completed return to:

Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401

Phone: (802) 828-5860

VT Schedule

VERMONT LAND GAINS SCHEDULES

To be completed by Transferor (Seller)

Please PRINT In BLUE or BLACK INK

ATTACH TO FORM LGT-178

Entity TRANSFEROR Name			Federal ID Number
OR Individual TRANSEROR Lock Name			OR Social Social Shumbar
Individual TRANSFEROR Last Name	First Name	Initial	Social Security Number
DONALDSON	MARK	V	XXX-XX-0482
Property Location Value			Date of Closing
BLUSH HILL ROAD (LOT 2)	May-01-2023		

A.	BUILD	INGS Complete this section if the transfer includes buildings.
	A1.	Value of land, excluding buildings (see instructions)
	A2.	Value paid or transferred (from Form LGT-178, Line G1)
	A3.	Percentage of gain on land (Divide Line A1 by Line A2)
	A4.	Total realized gain. (from Form LGT-178, Line I1)
	A5.	Taxable land gain (Multiply Line A3 by Line A4). If an exemption was not claimed on Form LGT-178, Line E1, enter the amount from Line A5 onto Form LGT-178, Line I3. If an exemption was claimed on Form LGT-178, Line E1, complete Schedule LGT-179, Part F
B.	SELLI	NG EXPENSES
	B1.	Legal fees
	B2.	Sales commissions
	В3.	Advertising
	B4.	Other (describe) B4. <u>0.00</u>
	B5.	Total selling expenses (Add Lines B1 - B4). Enter this figure on Form LGT-178, Line G4

Transferee's Name_TIMOTHY GALLAGHER

Property Location BLUSH HILL ROAD (LOT 2)

Date of this Closing May-01-2023

<u>NOTE</u>: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

C.	COST	OF LAND			
	C1.	Cost of land	27,929.11		
	C2.	Cost of land improvements (attach list)	19,164.48		
	С3.	Transfer tax at purchase	,854.96		
	C4.	Legal fees at purchase	84.55		
	C5.	Other (describe) TITLE INSURANCE C5. 2	45.85		
	C6.	AND RECOR Total cost of land (Add Lines C1 - C5). Enter this figure Form LGT-178, Line H1.	re on	C6. 249	9,478.95
).	COST	OF STRUCTURES			
	D1.	Cost of structures. D1. 0	0.00		
	D2.	Other (describe) D2 . 0	0.00		
	D3.	Other (describe) D3. 0	in the second se		
	D4.	Other (describe) D4. 0	.00		
	D5.	Total cost of structures (Add Lines D1 - D4). Enter this Form LGT-178, Line H2	is figure on	D5. _0.	00
	INST	ALLMENT SALES	- Harris		
	E1.	Amount of this principal payment E1.	0.00		
	E2.	Amount reported on Form LGT-178, Line G1 E2.	0.00		
	E3.	Divide Line E1 by Line E2	0.00		
	E4.	Amount reported on Form LGT-178, Line I5 E4.	8,803.36		
	E5.	Multiply Line E3 by Line E4		E5. 0.0	0

Transferee's Name
Property Location BLUSH HILL ROAD (LOT 2)
Date of this Closing May-01-2023

<u>NOTE</u>: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

F.	ACRE	ES BEYOND THOSE ALLOWED BY EXEMPTION	
	F1.	Total number of acres transferred F1.	12.52
	F2.	Total number of exempt acres transferred (see instructions)	10.00
	F3.	Percentage of area used for exempt purposes F3.	100.00
	F4.	Exempt area (Multiply Line F2 by Line F3) F4.	10.00
	F5.	Nonexempt area (Subtract Line F4 from Line F1) F5.	2.52
	F6.	Percentage of gain from nonexempt acres (Divide Line F5 by Line F1)	0.20
	F7.	Taxable land gain (Multiply Line F6 by Line A5. If trinclude buildings, multiply Line F6 by Form LGT-178, amount on Form LGT-178, Line I3	Line II.) Enter this

	U VOID	CORRECTE	ED		
FILER'S name, street address, city or tov foreign postal code, and telephone numb Gale & McAllister PLLC	1 Date of closing 05/01/2023	OMB No. 1545-0997			
382 Hercules Drive, Suite Colchester VT 05446	1	2. Gross proceeds	2023	Proceeds From Real Estate Transactions	
		\$ 489,000.00	Form 1099-S		
FILER'S federal identification number	TRANSFEROR'S identification number	3. Address or legal description	on .	Сору С	
27-1484307	536-47-0482	Blush Road Waterbury VT 056	For Filer		
TRANSFEROR'S Name Mark V. Donaldson Street Address (including apt. number) 1115 North Hollow Road City, State, and ZIP code Stowe VT 05672		Waterbury VI 030	For Privacy Act and Paperwork Reduction Act		
		4. Transferor received or will re	Notice, see the		
		part of the consideration (if o	Instructions for Certain		
		5. If checked, transferor is a foreign person (nonresident allen, foreign partnership, foreign estate, or foreign trust)			
Account or escrow number (see instructions) 23-0273		6. Buyer's part of real estate \$ 291.83			

Form 1099-S

www.irs.gov/form1099s

Department of the Treasury - Internal Revenue Service

YOU ARE REQUIRED BY LAW to provide your correct taxpayer name and identification number for the transaction described above to Gale & McAllister PLLC

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

UNDER PENALTIES OF PERJURY, I certify that the number shown on this statement is my correct taxpayer identification number. I acknowledge that I have received a copy of this statement.

Mark V. Donaldson

A. Settlement Statement	U.	S. Department Urban Dev	t of Housing and	OMB Approval No. 23	502-0265
		Orban De	veiopinent		
B. Type of Loan			(50.1	NI	
1. □ FHA 2. □ RHS 3. ☑ Conv. Unins	4. 🗆 V.				
8. File Number 23-0273 5	Loan Num			lortgage Insurance Case Numl	
C. NOTE: This form is furnished to give you "(p.o.c.)" were paid outside the cl	a statement	of actual settlement co	rmational nurnoses and are no	t included in the totals.	. Hellis marked
D. NAME AND ADDRESS OF BORROWER:	Timothy J	Gallagher and Donn d, Waterbury, VT 05	aMarie McCarthy	. Included in the terms.	
E. NAME AND ADDRESS OF SELLER:	Mark V. D				
	1115 Nortl	Hollow Road, Stowe	e, VT 05672		
F. NAME AND ADDRESS OF LENDER:	CASH				
G. PROPERTY LOCATION:	Blush Roa Waterbury	d VT 05676			
H. SETTLEMENT AGENT		Allister PLLC les Drive, Suite 1, Co	lchester VT 05446		
PLACE OF SETTLEMENT	382 Hercu	es Drive, Suite 1, Co	Ichester VT 05446		
I. SETTLEMENT DATE: 05/01/2023		.,	DISBURSEMENT DATE	05/01/2023	
J. Summary of Borrower's Transaction			K. Summary of Seller's Tr	ansaction	
100. Gross Amount Due From Borrower			400. Gross Amount Due To		
101. Contract Sales Price		489,000.00	401. Contract Sales Price		489,000.00
102. Personal Property		107,000.00	402. Personal Property		
		9,597.25	403.		
103. Settlement charges to borrower (line 1400)		9,397.23	404.		
104.					
105.			405.	11	
Adjustments for items paid by seller in advance			Adjustments for items paid		291.83
106. City/Town taxes 05/01/2023 to 06/30/2023		291.83	406. City/Town taxes 05/0	11/2023 to 06/30/2023	291.03
107. County taxes			407. County taxes		
108.	····		408.		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. Gross Amount Due From Borrower		498,889.08	420. Gross Amount Due T	o Seller	489,291.83
200. Amounts Paid By Or In Behalf Of Borrowe	r		500. Reductions In Amoun	nt Due To Seller	
201. Deposit or carnest money Horsley Lajoic Gold	Ifine LLC	50,000.00	501. Excess deposit (see ins	tructions)	50,000.00
202. Principal amount of new loan(s)			502. Settlement charges to s	eller (line 1400)	28,420.63
203. Existing loan(s) taken subject to			503. Existing loan(s) taken	subject to	
204.			504.		
205.			505.		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items un	paid by seller	
210. City/Town taxes 01/01/2023 to 05/01/2023		180,43	510. City/Town taxes 01/0		180.43
		100.43	511. County taxes		
211. County taxes			512. Assessments		
212. Assessments			513.		
213.			514.		
214.					
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.	- A II	70 (01 07
220. Total Paid By/For Borrower 50,180.43			520. Total Reduction Amo		78,601.06
300. Cash At Settlement From/To Borrower			600. Cash At Settlement F	rom/To Seller	
		T			
301. Gross Amount due from borrower (line 120)		498,889.08	601. Gross Amount due to 2		489,291.83 78,601.06

303. CASH From BORROWER 448,708.65 603. CASH To SELLER 410,690.77

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on May 1, 2023.

1800. Lean Origination Fee	L. SETTLEMENT CHARGES					
Found to Special Special Control (1997) 1998 Found to Control (1997) 1998 Fo						
Page Selected Se						
791. Commission paid at settlement 792. Monaphy of the connection with Loan 793. 1991. Lean Objection Fee to CASH 793. 1991. Lean Objection Fee to CASH 794. 1992. Monaphy of the CASH 795. 1992. Monaphy of the CASH 795. 1993. 1994. 1995. 199						
796. 796. 796. 796. 797. 796. 797. 797.		<u>U</u>			Settlement	
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100. Lean Digitation Fee						
1901. Lano Discount 10 CASH 10	706.					
1901. Lano Discount 10 CASH 10	800 Items Payable In connection	with Loan				
1902. Loan Discount 1903. 1904. 1905.		WILL LOAD	to CASH			
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995. 1906. Reserves Deposited With Lender 1907. Morgage Insurance 1907. Morgage Insurance 1908. Consult Property Taxes 1909. County Property T	903. Hazard Insurance premium					
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1109. Lender's coverage	1107. Attorney's fees - title search a	nd closing	to Gale & McAlliste	er PLLC		
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1204. Miscellaneous fee/taxes 1205. Miscellaneous fee/taxes 1206. Recording POA 1207. Recording ACT 250 1300. Additional Settlement Charges 1301. Seller Attorney Fees 1301. Seller Attorney Fees 1302. Reduced Withholding 1302. Reduced Withholding 1303. 1304. 1305. 1400. TOTAL SETTLEMENT CHARGES 1400. TOTAL SETTLEMENT CHARGES 1400. TOTAL SETTLEMENT CHARGES 1400. TOTAL SETTLEMENT CHARGES 1501. Seller Attorneys at Law 1502. Reduced Settlement Charges 1503. Seller Mark V. Donaldson 1504. Seller Mark V. Donaldson 1505. Seller Mark V. Donaldson 1505. Seller Mark V. Donaldson 1507. Seller Mark V. Donaldson					6.140.50	
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1301. Seller Attorney Fees 1302. Reduced Withholding 1303. 1304. 1305. 1400. TOTAL SETTLEMENT CHARGES We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby, acknowledge receipt of this completed Settlement (Pages 1 and 2) on May. 1, 2023. 1400. Total Settle Action of the section		raes				
302. Reduced Withholding to Vermont Dept of Taxes 1303. 1304. 1305. 1400. TOTAL SETTLEMENT CHARGES 9,597,25 28,420.63 We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement (Pages 1 and 2) on May 1, 2023. Timp from Theory of Charles, but 37 Borrower Timothy I Gallagher Denni Year in Carthy 57 Seller Mark V. Donaldson		g.s	to Lainie Goldfine	Attorneys at Law		1,250.00
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Borrower DonnaMarie McCarthy Borrower DonnaMarie McCarthy Borrower DonnaMarie McCarthy Borrower DonnaMarie McCarthy	We, the undersigned, identified in	Section D hereof and Sell	er in Section E hereof, hereby,	acknowledge receipt of this complete	d Settlement Statement (Page	es 1 and 2) on
Borrower DonnaMarie McCarthy Borrower DonnaMarie McCarthy	May 1, 2023.	ilastrel, 5	1/2		1///	
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Borrower DonnaMarie McCarthy	Borrower Timothy J Gallagher	La Ca Chi.	5-	Seller Mark V. Donaldson		
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	20oner Dominariano incoattay					

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Date: 5/1/2023