

MARTHA'S VINEYARD LAND BANK COMMISSION  
 167 Main Street Box 2057 Edgartown, MA 02539

# FORM LB1

## Affidavit Attesting To The True And Complete Purchase Price

**To be submitted with:** 1) deed and one copy to be recorded or registered and 2) either or both of the following: (a) a certified check or attorney escrow account check in the amount of the transfer fee due, and, if applicable, (b) Form LB2, Affidavit Claiming Basis For Exemption From Transfer Fee.

**Instructions:** You must provide **all** information in parts A, B and C. The Land Bank and Dukes County Registry of Deeds will complete parts D and E. **Please** use a typewriter or press firmly with a ball point pen.

**PART A. REAL ESTATE DESCRIPTION:** Town: \_\_\_\_\_ Tax Map No. \_\_\_\_\_ Parcel No. \_\_\_\_\_  
 County of Dukes County Registry of Deeds: Book \_\_\_\_\_ Page \_\_\_\_\_ Land Court Certificate of Title No. \_\_\_\_\_  
 Address or Location \_\_\_\_\_ Acreage \_\_\_\_\_  
 Present Use:  dwelling  business  vacant land  other (specify) \_\_\_\_\_  
 Amenity:  paved road  sewer  water  waterfront  water view  pre-1850 structure  abuts conservation

**PART B. GRANTEES/GRANTORS IDENTIFICATION:** Grantee's Legal Rep. \_\_\_\_\_  
 Name of all Grantees \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Name of Grantors \_\_\_\_\_ State \_\_\_\_\_

**PART C. TRUE AND COMPLETE PURCHASE PRICE:** \$ \_\_\_\_\_

I, \_\_\_\_\_ do hereby certify, under the pains and penalties of perjury, that the purchase price reported above is the true and complete purchase price for the transfer of real property interest as described in Part A and between the parties named in Part B pursuant to Chapter 736 of the Acts of 1985 of the Commonwealth of Massachusetts and includes all considerations paid or transferred by or on behalf of the purchaser to the seller or his nominee, or for his benefit, for the transfer of any real property interest, including ...

- (a) all cash or its equivalent so payed or transferred;
- (b) all cash or other property paid or transferred by or on behalf of the purchaser to discharge or reduce any obligation of the seller;
- (c) the principal amount of all notes or their equivalent, or other deferred payments, given or promised to be given by or on behalf of the purchaser to the seller or his nominee;
- (d) the outstanding balance of all obligations of the seller which are assumed by the purchaser or to which the real property interest transferred remains subject after the transfer, determined at the time of

- transfer (but excluding real estate taxes and other municipal liens or assessments which are not overdue at the time of transfer);
- (e) the fair market value, at the time of transfer, of any other consideration or thing of value paid or transferred by or on behalf of the purchaser, including, but not limited to, any property, goods or services paid, transferred or rendered in exchange for such real property interest; and
- (f) the difference between fair market value and actual consideration paid if the purchaser is neither a spouse or lineal descendent.

X \_\_\_\_\_ (Date)  
 (Signature of Grantee or Massachusetts attorney. All others must attach a power of attorney.)

**PART D. FEE (No personal checks)**

**PART E. REGISTRY RECORD**

MARTHA'S VINEYARD LAND BANK		
<input type="checkbox"/> PAID	\$ _____	
<input type="checkbox"/> EXEMPT	\$ _____	
No. _____	Date _____	Certification _____

DUKES COUNTY REGISTRY OF DEEDS	
Record Date _____	
Book _____	Page _____
Registered _____	
Document No. _____	