



VT Form PTT-172 VERMONT PROPERTY TRANSFER TAX RETURN

1-094-495-744 Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

DALEY NICHOLAS
100 WEED RD
ESSEX, VT 05452

TRANSFEREES (Buyers)

120 NORTH MAIN, LLC
100 WEED ROAD
ESSEX, VT 05452

*Any additional transferors or transferees are listed at the bottom of this page

Form fields including Date Acquired by Transferor, Date of this Closing, Land Size, Property Physical Location, City/Town, SPAN#, Buyer Seller relationship type, and various tax-related questions.

Preparer's Name: BAUER GRAVEL FARN
Preparer's Address: COLCHESTER, VT 05446-0000

Preparer's Phone: (802) 654-0953
Preparer's E-mail: NDALEY@VTLAWOFFICES.COM

Additional Transferor (S) / Transferee (B)

S ROBERT M CONN

307 BRIGHAM HILL ROAD ESSEX VT 05452-0000

Formation of Partnership/LLC

Transferee's Name 120 NORTH MAIN, LLC
Property Location 120 NORTH MAIN STREET
Date of this Closing Mar-16-2022

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.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as 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.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number* <u>297</u>	Page Number* <u>618</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>22063120</u>	Date of Record* <u>3.16.2022</u>
Grand List Value <u>225,700</u>	Grand List Category* <u>C</u>	SPAN* <u>549-173-01364</u>
Comments, additional information, etc.		

Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
Deed Acknowledgment and Return Received

SIGNED Jane Conlee

Clerk DATE 3/18/22

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