


E-Filed

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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1-273-790-720  
Confirmation number

7560	
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For Town Use Only

**TRANSFERORS (Sellers)**

JLD PROPERTIES OF ST. ALBANS, LLC  
2 CHURCH STREET  
BURLINGTON, VT 05401

**TRANSFEREES (Buyers)**

WAITT & C, LLC  
38 MAIN STREET, SUITE 233  
ST. ALBANS, VT 05478

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

<b>Date Acquired by Transferor:</b> Dec-18-2009	<b>Date of this Closing:</b> Nov-01-2022	<b>Land Size (acres):</b> 0.19
<b>Property Physical Location:</b> 18-20 NORTH MAIN STREET	<b>City/Town:</b> St. Albans City	<b>SPAN#</b> 549-173-00623
<b>Buyer Seller relationship type:</b>	<b>If other, description:</b>	<b>Check if property is located in multiple cities or towns</b> <input type="checkbox"/>
<b>If transfer is exempt from Property Transfer Tax:</b> 00 None	<b>If other, description:</b>	<b>This sale did not involve land</b> <input type="checkbox"/>
<b>Interest in property:</b> Fee Simple	<b>If other, description:</b>	
<b>If "undivided" percent of interest:</b>	<b>If other, description:</b> Commercial Rentals	
<b>Type of building construction:</b> Other	<b>If other, description:</b> Light commercial rentals	
<b>Transferors use of property before transfer:</b> Commercial	<b>If other, description:</b> Light commercial rentals	
<b>Transferees use of property after transfer:</b> Commercial	<b>Enrolled in the Current Use Program?</b> No	
<b>Will the property be rented after transfer?</b> Yes	<b>New owner elects to continue current use enrollment?</b> No	
<b>Have development rights been conveyed separately?</b> No		
<b>Does the transferee hold title to any adjoining property:</b> No		
<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>	\$210,000.00	
<b>Value paid or transferred for personal property</b>	\$0.00	
<b>Value paid or transferred for real property</b>	\$210,000.00	
<b>Tax Due</b>	\$3,045.00	

**Preparer's Name:** GRAVEL & SHEA PC  
**Preparer's Address:** BURLINGTON, VT 05402-0000

**Preparer's Phone:** (802) 658-0220  
**Preparer's E-mail:** RETAX@GRAVELSHEA.COM

Confirmation number  
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Transferee's Name WAITT & C, LLC  
Property Location 18-20 NORTH MAIN STREET  
Date of this Closing Nov-01-2022

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>299</u>	Page Number* <u>1127</u>	Grand List year* <u>2023</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>23063018</u>	Date of Record* <u>11/7/22</u>
Grand List Value <u>299,900</u>	Grand List Category* <u>C</u>	SPAN* <u>549-173-00623</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 [Signature] Clerk DATE 12/7/22



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