

VT Form  
**PTT-172** VERMONT  
**PROPERTY TRANSFER TAX RETURN**

0-929-314-304  
Confirmation number



For Town Use Only

**TRANSFERORS (Sellers)**

CORBEIL MICHAEL  
96 BANK STREET  
ST. ALBANS, VT 05478

**TRANSFEREES (Buyers)**

KONA PROPERTIES, LLC  
31 SAMPSONVILLE WAY  
MILTON, VT 05468

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

Date Acquired by Transferor: Nov-16-1989

Date of this Closing: Oct-12-2021 Land Size (acres): 0.67

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

214 NORTH MAIN STREET

St. Albans City

549-173-10577

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

Type of building construction: Multi Family

If other, description:

Transferors use of property before transfer: Other

If other, description: Investment/Rental

Transferees use of property after transfer: Other

If other, description: Investment/Rental

Will the property be rented after transfer? Yes

Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No

New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property: No

Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$420,250.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$420,250.00

Tax Due \$6,093.63

Preparer's Name: GEORGE E. SPEAR,

Preparer's Phone: (802) 868-2929

Preparer's Address: SWANTON, VT 05488-0000

Preparer's E-mail: george@spearlawvt.com

**Additional Transferor (S) / Transferee (B)**

S SYLVIE CORBEIL  
B NEWTON MAIN, LLC

96 BANK STREET ST. ALBANS VT 05478-0000  
97 EQUESTRIAN LANE GEORGIA VT 05468-0000

Transferee's Name KONA PROPERTIES, LLC  
 Property Location 214 NORTH MAIN STREET  
 Date of this Closing Oct-12-2021

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* 295	Page Number* 379	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 22063214	Date of Record* 10.12.2021
Grand List Value 280,400	Grand List Category* R1 T	SPAN* 549-173-10577
Comments, additional information, etc.		

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

SIGNED Sara G. [Signature]

Clerk DATE 10/16/2021

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