

E-Filed

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

0-611-606-784  
Confirmation number

7583



For Town Use Only

**TRANSFERORS (Sellers)**

WATT & C, LLC  
10 FOREST HILL DRIVE  
ST. ALBANS, VT 05478

**TRANSFEREES (Buyers)**

28NORTHMAIN, LLC  
28 N MAIN STREET  
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Jul-05-2013      Date of this Closing: Dec-05-2022      Land Size (acres): 0.00 0.19

Property Physical Location:      City/Town:      SPAN#      Check if property is located in multiple cities or towns

22-28 NORTH MAIN STREET      St. Albans City      ~~549-173-1111~~      This sale did not involve land

Buyer Seller relationship type:      If other, description: 549-173-10900

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: Restaurant      If other, description:

Transferors use of property before transfer: Commercial      If other, description: Restaurant

Transferees use of property after transfer: Commercial      If other, description: Restaurant

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)	\$600,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$600,000.00
Tax Due	\$8,700.00

Preparer's Name: DANIEL S. TRIGGS  
Preparer's Address: MILTON, VT 05468-0000

Preparer's Phone: (802) 893-4511  
Preparer's E-mail: DANTRIGGLAWFIRM@COMCAST.NET

Confirmation number  
0-611-606-784

Transferee's Name 28NORTHMAIN, LLC  
Property Location 22-28 NORTH MAIN STREET  
Date of this Closing Dec-05-2022

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.

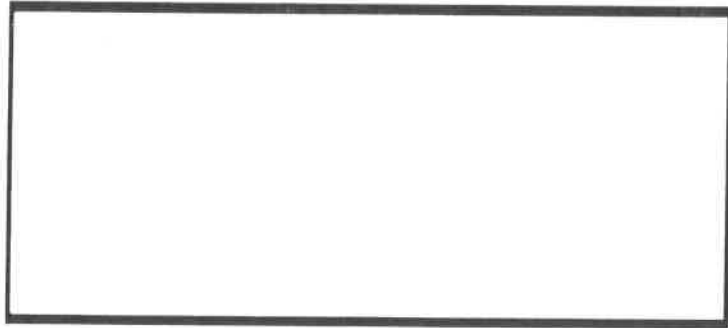
Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

**This section to be completed by Town or City Clerk**

Book Number* <b>300</b>	Page Number* <b>362</b>	Grand List year* <b>2022</b>
City or Town* <b>St. Albans City</b>	Parcel ID Number <b>23063022</b>	Date of Record* <b>12-5-22</b>
Grand List Value <b>358,800</b>	Grand List Category* <b>C</b>	SPAM* <b>549-173-11111</b>
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 12/22/22



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