

E-Filed

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

7294

1-810-150-912
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

DUSSAULT CHRISTOPHER
30 MARTHA DR
ST ALBANS, VT 05478

TRANSFEREES (Buyers)

UPSTREET PROPERTIES, LLCE
30 MARTHA DR
ST ALBANS, VT 05478

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

Date Acquired by Transferor: Jan-04-2007 Date of this Closing: Sep-23-2021 Land Size (acres): 0.29

Property Physical Location: City/Town: SPAN# Check if property is located in multiple cities or towns
291 N MAIN STREET St. Albans City 549-173-10766 This sale did not involve land

Buyer Seller relationship type: If other, description:

If transfer is exempt from Property Transfer Tax: 15 - 32 V.S.A. § 9603 (15) & (24)

Interest in property: Fee Simple If other, description:

If "undivided" percent of interest:

Type of building construction: Other If other, description: car wash

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

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

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: Yes

Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$0.00
Value paid or transferred for personal property \$0.00
Value paid or transferred for real property \$0.00
Tax Due \$0.00

Preparer's Name: LAW OFFICE OF SCO
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone: (802) 524-9982
Preparer's E-mail: SBORTZFIELD@FAMILYLAWVERMONT.C

Additional Transferor (S) / Transferee (B)

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
October 8 A.D. 2021
at 12 o'clock 00 minutes pm M
and recorded in Book _____ Pages _____
Attest: Gina Colwell City Clerk

Transferee's Name UPSTREET PROPERTIES, LLCE
 Property Location 291 N MAIN STREET
 Date of this Closing Sep-23-2021

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* | Page Number* | Grand List year* |
| City or Town* St. Albans City | Parcel ID Number | Date of Record* |
| Grand List Value | Grand List Category* | SPAN* 549-173-10766 |
| Comments, additional information, etc. | | |

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

SIGNED Gara Onluca

Clerk DATE 10/8/2021

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