

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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7272

1-071-011-328
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

GERALD BELISLE REVOCABLE TRUST
P.O BOX 1345
ST. ALBANS , VT 05478

TRANSFEREES (Buyers)

JK PROPERTIES VT, LLC
44 LOWER NEWTON STREET
ST.ALBANS , VT 05478

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

Date Acquired by Transferor: Nov-19-2010		Date of this Closing: Aug-27-2021		Land Size (acres): 5.50	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input checked="" type="checkbox"/>		
44 LOWER NEWTON ROAD	St. Albans City	549-173-10117	This sale did not involve land <input type="checkbox"/>		
Buyer Seller relationship type:	If other, description:				
If transfer is exempt from Property Transfer Tax: 00 None	If other, description:				
Interest in property: Fee Simple	If other, description:				
If "undivided" percent of interest:	If other, description:				
Type of building construction: Retail	If other, description: Retail Lumber and Tools				
Transferors use of property before transfer: Commercial	If other, description: Retail Lumber and Tools				
Transferees use of property after transfer: Commercial	Enrolled in the Current Use Program? No				
Will the property be rented after transfer? No	New owner elects to continue current use enrollment? No				
Have development rights been conveyed separately? No					
Does the transferee hold title to any adjoining property: No					
Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$2,790,000.00				
Value paid or transferred for personal property	\$0.00				
Value paid or transferred for real property	\$2,790,000.00				
Tax Due	\$40,455.00				

Preparer's Name: MELISSA
Preparer's Address: ST. ALBANS, VT 05478-0000

Preparer's Phone:
Preparer's E-mail: MELISSAMONTAGNE@BCGM.NET

Additional Transferor (S) / Transferee (B)

Transferee's Name JK PROPERTIES VT, LLC
 Property Location 44 LOWER NEWTON ROAD
 Date of this Closing Aug-27-2021

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* <u>294</u>	Page Number* <u>886-892</u>	Grand List year* <u>2022</u>
City or Town* <u>St. Albans City</u>	Parcel ID Number <u>22054044</u>	Date of Record* <u>8/27/2021</u>
Grand List Value <u>\$1661,100</u>	Grand List Category* <u>07</u>	SPAN* <u>549-173-10117</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 Sara Gndree

Clerk DATE 9/1/2021



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