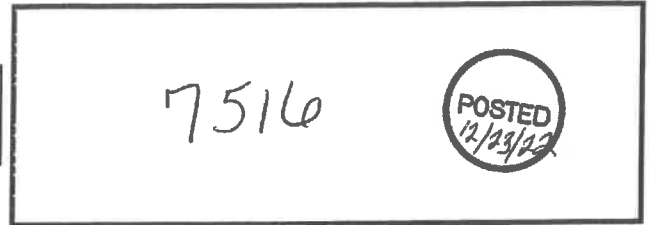


VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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1-393-556-992  
Confirmation number



For Town Use Only

**TRANSFERORS (Sellers)**

NICHOLLS JOHN G  
54 UPPER WELDEN ST.  
ST. ALBANS, VT 05478

**TRANSFEREES (Buyers)**

WATSON WENDY  
70 BISHOP 70 BISHOP STREET  
ST. ALBANS, VT 05478

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

Date Acquired by Transferor: Nov-18-2009      Date of this Closing: Aug-02-2022      Land Size (acres): 0.22

<b>Property Physical Location:</b>	<b>City/Town:</b>	<b>SPAN#</b>	<b>Check if property is located in multiple cities or towns</b> <input type="checkbox"/>
70 BISHOP ST.	St. Albans City	549-173-10157	<b>This sale did not involve land</b> <input type="checkbox"/>

**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:**      **If other, description:**

**Type of building construction:** Single Family Dwelling      **If other, description:**

**Transferors use of property before transfer:** Domicile/Primary Residence      **If other, description:**

**Transferees use of property after transfer:** Domicile/Primary Residence      **If other, description:**

**Will the property be rented after transfer?** No      **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

<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>	\$255,000.00
<b>Value paid or transferred for personal property</b>	\$0.00
<b>Value paid or transferred for real property</b>	\$255,000.00
<b>Tax Due</b>	\$2,747.50

**Preparer's Name:** WIENER & SLATER L  
**Preparer's Address:** BURLINGTON, VT 05401-0000

**Preparer's Phone:** (802) 863-1836  
**Preparer's E-mail:** NITA@WSVTLAW.COM

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

ASHLEY L NICHOLLS

54 UPPER WELDEN ST. ST. ALBANS VT 05478-0000

Transferee's Name WENDY WATSON  
 Property Location 70 BISHOP ST.  
 Date of this Closing Aug-02-2022

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.

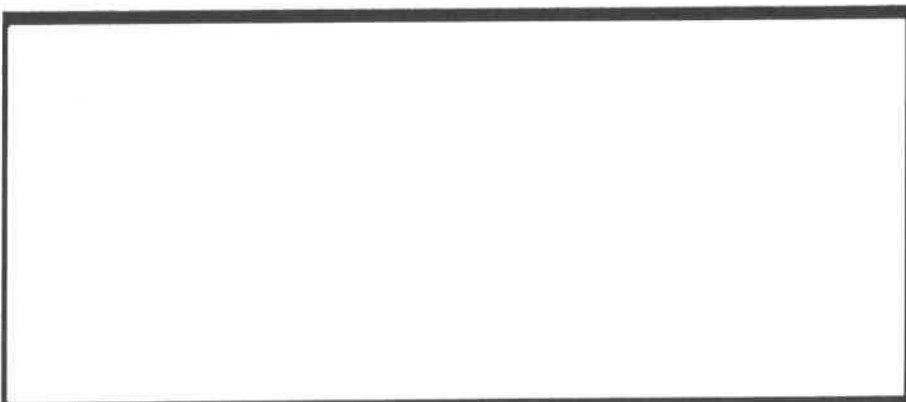
**This section to be completed by Town or City Clerk**

Book Number* 299	Page Number* 218	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 14011070	Date of Record* 8.2.2022
Grand List Value 145,700	Grand List Category* 121	SPAN* 549-173-10157
Comments, additional information, etc.		

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

SIGNED *Nancy Rutt*

Clerk DATE 10/12/22



For Town Use Only