



* 0 8 1 7 2 1 1 9 9 *

Buyer #1 or Entity US RESORTS TRUST, LLC
SSN or FID _____
Property Location _____
Date of Closing _____



* 0 8 1 7 2 1 1 9 9 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT ON TOWN COPY ONLY

Entity SELLER #1 Federal ID number _____ Individual SELLER #1 Social Security Number _____ Individual SELLER #2 Social Security Number _____

Entity SELLER #1 Name _____

Individual SELLER #1 Last Name _____ First Name _____ Initial _____
BEGNOCHE ALLEN

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name)
11 RACEWAY RD.
City or Town _____ State VT Zip Code 05465

Individual SELLER #2 Last Name _____ First Name _____ Initial _____
Individual SELLER #2 Mailing Address Following Transfer (Number and Street or Road Name) _____
City or Town _____ State _____ Zip Code _____

TOTAL number of SELLERS 1 If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFEREE'S) INFORMATION

INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY

Entity BUYER #1 Federal ID number _____ Individual BUYER #1 Social Security Number _____ Individual BUYER #2 Social Security Number _____

Entity BUYER #1 Name US RESORTS TRUST, LLC

Individual BUYER #1 Last Name _____ First Name _____ Initial _____

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name)
1815 RT 100
City or Town _____ State VT Zip Code 05674

Individual BUYER #2 Last Name _____ First Name _____ Initial _____
Individual BUYER #2 Mailing Address Following Transfer (Number and Street or Road Name) _____
City or Town _____ State _____ Zip Code _____

TOTAL number of BUYERS 1 If more than 2, attach Form 172-B.

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C. PROPERTY LOCATION
Number and Street or Road Name SEASONS LN 3027A
City or Town _____ State VT Zip Code 30216

D. DATE OF CLOSING
M M D D Y Y Y Y _____

E. INTEREST IN PROPERTY - Write the number from the list if "1", enter % interest here _____ %
1. Fee Simple 2. Life Estate 3. Undivided 1/2 Interest 4. Undivided 1/3 Interest 5. Time-Share 6. Lease 7. Easement/Raw 8. Other

F. LAND SIZE (Acres or fraction thereof) _____ ±

G. SPECIAL FACTORS If sale was between family members, enter number from list below
1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other _____
FINANCING: Conventional/Bank Owner Financing OTHER TIMESHARE

H. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply)
1. None 2. Factory 3. Single Family Dwelling 4. Seasonal Dwelling 5. Farm Buildings 6. Multi-Family with Dwelling Units Transferred 7. Mobile Home 8. Condominium with Units Transferred 9. Store 10. Residential New Construction 11. Other _____

I. SELLER'S USE OF PROPERTY BEFORE TRANSFER (Enter number from list)
1. Primary Residence 2. Open Land 3. Secondary Residence 4. Timberland 5. Operating Farm 6. Government Use 7. Commercial 8. Industrial 9. Other TIMESHARE

J. BUYER'S USE OF PROPERTY AFTER TRANSFER (Enter number from list)
1. Primary Residence 2. Open Land 3. Secondary Residence 4. Timberland 5. Operating Farm 6. Government Use 7. Commercial 8. Industrial 9. Other TIMESHARE

K. AGRICULTURAL/UNMANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124
1. Check if property being conveyed is subject to a bond use change tax fee
2. Check if new owner elects to continue enrollment of eligible property

L. If transfer is exempt from Property Transfer Tax, file exemption number from Instructions and complete Sections M, N, and O below.

M. TOTAL Price Paid _____ **N. Price paid for Personal Property** _____ **O. Price paid for Real Property** _____

State type of Personal Property _____
If price paid for Real Property is less than fair market value, please explain _____

P. Value of purchaser's principal residence (See Instructions) _____ **Q. Fair market value of property enrolled in current use program** _____ **R. Fair market value of qualified working farm** _____

S. PROPERTY TRANSFER TAX DUE from rate schedule on page 3 of this form.
COMPLETE RATE SCHEDULE FOR ALL TRANSFERS. Make checks payable to VERMONT DEPARTMENT OF TAXES _____ 00

T. DATE SELLER ACQUIRED M M D D Y Y Y Y _____ **U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED**, file exemption(s) from Instructions on page 4 of this booklet _____

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RATE SCHEDULE

1. Value of purchaser's principal residence (See Instructions)	1.	
2. Value of property enrolled in current use program	2.	
3. Value of qualified working farm	3.	
4. Add Lines 1, 2, and 3	4.	
5. Tax rate	5.	0.005
6. Tax due on Special Rate Property (Multiply Line 4 by Line 5)	6.	0.00
Tax on General Rate Property		
7. Enter amount from Line O on page 2 of this form	7.	0.00
8. Enter amount from Line 4 above	8.	
9. Subtract Line 8 from Line 7	9.	
10. Tax rate	10.	0.0125
11. Tax due on General Rate Property (Multiply Line 9 by Line 10)	11.	
TOTAL TAX DUE		
12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form.	12.	0.00

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit Number EB-5-0122-1 and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see Instructions for exemptions):
a. Parcel to be sold: Exemption Number _____
b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:
D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit Number _____ and is in compliance with said permit, or
2. This property is exempt from Act 250 because (list exemption number from Line D in Instructions): _____

E. That this transfer does not (strike one) result in a partition or subdivision of land. *Note:* If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E Instructions).

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer.

OR that the transfer is exempt from income tax withholding for the following reason (check one):

1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.

3. Buyer(s) certifies that this is a transfer without consideration. (See Instructions for Form RW-171.)

4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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SIGNATURES

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

SELLER(S)
Signature [Signature] Date 3/10/09
Signature _____ Date _____
Signature _____ Date _____

BUYER(S)
Signature [Signature] Date 3/10/09
Signature _____ Date _____
Signature _____ Date _____

Prepared by (print or type) Jean Doreau Preparer's Signature Jean Doreau
Preparer's Address 1815 Rt 100 Buyer's Representative [Signature]
WARREN, VT 05674 Buyer's Representative Telephone _____

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number 199 Page Number 423 Grand List year of 2008
City or Town _____ Date of Record _____
[Signature] 12 29 2008
M M D D Y Y Y Y
Used Value _____ Parcel ID Number 334100
Time-Share _____
Grand List Category SPAN 690 219 13913

ACKNOWLEDGMENT
Return received (including certificates and Act 250 disclosure statement) and tax paid.
SIGNED [Signature] Clerk DATE 3/19/09

* Please use the following two-digit grand list category codes

Residential <6 Acres	01	Seasonal >6 Acres	06	Utilities Other	11
Residential >6 Acres	02	Commercial	07	Farm	12
Mobile Home/Un	03	Commercial Apt.	08	Other	13
Mobile Home/Le	04	Industrial	09	Woodland	14
Seasonal <6 Acres	05	Utilities Elec.	10	Miscellaneous	15

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