

VERMONT
Property Transfer Tax Return

Form
PT-172
(Replaces Form PT-1)



* 0 8 1 7 2 1 1 9 9 *

Buyer #1 or Entity _____
SSN or FID _____
Property Location _____
Date of Closing _____



* 0 8 1 7 2 1 2 9 9 *

1. SELLERS (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 _____

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name) _____

152 MOUNTAIN RD.

City or Town _____ State _____ Zip Code _____

HAMBURG NJ 07419

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.

2. 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 _____ Zip Code _____

WARREN VT 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.

3. PROPERTY LOCATION

Number and Street or Road Name _____

City or Town _____

VT

4. DATE OF CLOSING

M A D D Y Y Y Y _____

5. INTEREST IN PROPERTY - Write the number from the list

5 If "4", enter % interest here _____ %

6. LAND SIZE (Acres or fraction thereof)

±

7. SPECIAL FACTORS

1. Fee Simple 2. Life Estate 3. Undivided 1/2 Interest 4. Undivided % Interest 5. Time-Share 6. Lease 7. Easement/Row 8. Other _____

1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other _____

FINANCING: Conventional/Bank Owner Financing OTHER THESHARE

8. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply)

1. None 5. Farm Buildings 9. Store

2. Factory 6. Multi-Family with Dwelling Units Transferred 10. Residential New Construction

3. Single Family Dwelling 7. Mobile Home 11. Other _____

4. Seasonal Dwelling 8. Condominium with Units Transferred

9. SELLER'S USE OF PROPERTY BEFORE TRANSFER (Enter number from list)

1. Primary Residence 4. Timberland 7. Commercial

2. Open Land 5. Operating Farm 8. Industrial

3. Secondary Residence 6. Government Use 9. Other THESHARE

Check if property was rented BEFORE transfer

10. BUYER'S USE OF PROPERTY AFTER TRANSFER (Enter number from list)

1. Primary Residence 4. Timberland 7. Commercial

2. Open Land 5. Operating Farm 8. Industrial

3. Secondary Residence 6. Government Use 9. Other THESHARE

Check if property will be rented AFTER transfer

Check if property was purchased by tenant Check if buyer holds title to any adjoining property

11. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 U.S.A. Chapter 124

1. Check if property being conveyed is subject to a land use change tax lien

2. Check if new owner elects to continue enrollment of eligible property

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

13. TOTAL Price Paid

Price paid for Personal Property _____

Price paid for Real Property _____

State type of Personal Property _____

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

14. Value of purchaser's principal residence (See Instructions)

15. Fair market value of property enrolled in current use program

16. Fair market value of qualified working farm

17. PROPERTY TRANSFER TAX DUE FROM THIS SCHEDULE ON PAGE 3 OF THIS FORM.

COMPLETE RATE SCHEDULE FOR ALL TRANSFERS. Make checks payable to VERMONT DEPARTMENT OF TAXES

18. DATE SELLER ACQUIRED

M A D D Y Y Y Y _____

19. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from Instructions on page 4 of this booklet.

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Rev. 11/08 (REPLACES Form PT-1)

Form PT-172, Page 2 of 4
Rev. 11/08 (REPLACES Form PT-1)

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* 0 8 1 7 2 1 4 9 9 *

RATE SCHEDULE

Tax on Special Rate Property

- Value of purchaser's principal residence (See Instructions) 1.
- Value of property enrolled in current use program 2.
- Value of qualified working farm 3.
- Add Lines 1, 2, and 3 4.
- Tax rate 5. **0.005**
- Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. **0.00**

Tax on General Rate Property

- Enter amount from Line O on page 2 of this form 7. **0.00**
- Enter amount from Line 4 above 8.
- Subtract Line 8 from Line 7 9.
- Tax rate 10. **0.0125**
- Tax due on General Rate Property (Multiply Line 9 by Line 10) 11.

TOTAL TAX DUE

- Add Line 6 and Line 11. Enter here and on Line 5 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:

- This property is the subject of Permit Number 29-5-0122-1 and is in compliance with said permit, or
- This property and any related parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - Parcel to be sold: Exemption Number _____
 - 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:

- This property is the subject of Act 250 Permit Number _____ and is in compliance with said permit, or
- This property is exempt from Act 250 because (list exemption number from Line D in Instructions): _____

E. That this transfer ~~will~~ 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):

- Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- Buyer(s) certifies that this is a transfer without consideration. (See Instructions for Form RW-171.)
- Seller(s) is a mortgagee 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.

SELLERS

Signature Warren Besthorn Date 3-16-09

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

BUYERS

Signature [Signature] Date 3/10/09

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Prepared by (print or type) _____ Preparer's Signature _____

Preparer's Address _____ Buyer's Representative _____

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 424 Grand List year of 2008

City or Town _____ Date of Record _____

Warren 03 02 2009

Listed Value _____ Parcel ID Number _____

Time Share 334100

Grand List Category _____ SPAN _____

0 690 219 13413

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/In 03	Commercial Apt. 08	Other 13
Mobile Home/Ex 04	Industrial 09	Woodland 14
Seasonal <6 Acres 05	Utilities Elec. 10	Miscellaneous 15

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