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BK **359** PG **144-146**

WARRANTY DEED
TIME SHARE ESTATE
THE GRAND SUMMIT RESORT HOTEL AND CONFERENCE CENTER
AT KILLINGTON, VERMONT

USE PERIOD: *Unit 255, Interval II*

KNOW ALL BY THESE PRESENTS THAT , *Kim Bartnik* of the Town of Blackstone, in Worcester County, State of Massachusetts; Gladys Grande of the Town of Wilbraham, Hampden County and State of Massachusetts; Jonathan Grande of the Town of Enfield, Hartford County, State of Connecticut; and Lisa Ferrington of the Town of Belchertown, Hampshire County, State of Massachusetts, **Grantors**, for the consideration of One and more dollars paid to our full satisfaction by *Aristidis Molfetas and Barbara Molfetas*, husband and wife, from Bronx, New York, **Grantees**, by these presents do freely give, grant, bargain, sell, convey and confirm unto the **Grantees**, *Aristidis Molfetas and Barbara Molfetas*, husband and wife, as tenants by the entirety and their heirs, successors and assigns forever, the following described Interval Ownership Interest in THE GRAND SUMMIT RESORT HOTEL AND CONFERENCE CENTER, KILLINGTON (formerly referred to as the Killington Grand Hotel and Crown Club) located in the Town of Killington, County of Rutland and State of Vermont, established and declared in the Grand Summit Resort Hotel and Conference Center Declaration of Condominium Ownership dated February 25, 1998 and recorded in the Sherburne (now Killington) Land Records in Book 163, Page 344 (the "Declaration"), delineated on the lot plan filed in Map No. 98002, Slide No. 611A in the Sherburne Land Records and the floor plans filed in Map Nos. 98003 – 98010, slide Nos. 611B – 615A, in the Sherburne Land Records. The Interval Ownership Interest conveyed hereby consists of and includes:

An undivided one-fourth interest in *Unit 255* as identified in the "Unit No." column of Schedule C of the Declaration; for

Use Period: II, as identified in Schedule D of the Declaration; together with

An undivided .0009% interest in the Common Areas and Facilities appurtenant to the Interval Ownership Interest conveyed hereby, as identified in the "% Interest per Quarter in Condo" column of Schedule C of the Declaration.

Being all the same lands and premises conveyed to Jonathan Grande, Lisa Ferrington and Kim Bartnik by Quit-Claim Deed with Reserved Life Estate by John S. Grande (deceased) and Gladys Grande, husband & wife, dated January 30, 2006 and recorded in Book 283 at Page 77 of the Town of Killington Land Records.

Gladys Grande has joined in the signing of this deed to release any claim she may have to the property through the Reserved Life Estate retained in the conveyance above.

Being all the same lands and premises conveyed to John S. Grande and Gladys Grande, husband and wife by Warranty Deed of Grand Summit Resort Properties, Inc. dated February 25, 1998 and

recorded March 11, 1998 in Book 164 at Page 50-51 of the Town of Killington (formerly Sherburne) Land Records and therein described as follows:

Subject to all of the rights and interest of The Grand Summit Resort Properties, Inc. set forth in the Killington Grand Hotel and Crown Club at Killington (now known as the Grand Summit Resort Hotel and Conference Center, Killington) Declaration of Easements, Covenants, and Conditions dated September 25, 1997, and recorded in the Sherburne Land Records in Book 159, Page 102.

Said Interval Ownership Interest is conveyed subject to and with the benefit of all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances, contained or referred to in said Declaration, said lot plan and floor plans, and said Declaration of Easements, all of which are incorporated herein, as the same may be amended or modified from time to time. The Interval Interest is intended for residential use all as more particularly set forth in and limited by the referenced Declaration of Condominium and Declaration of Easements, Covenants and Conditions.

The Interval Ownership Interest is also subject to and benefitted by the following:

THE GRAND SUMMIT RESORT HOTEL AND CONFERENCE CENTER, KILLINGTON DECLARATION OF PROTECTIVE COVENANTS dated February 25, 1998 and recorded in Book 163, Page 336 of the Sherburne Land Records.

Vermont Land Use Permit 1R0813; Vermont Subdivision Permit No. EC-1-1637; Town of Sherburne Planning Commission Site Plan Review Permit No. 97-006; and Town of Sherburne Planning Commission Planned Unit Development Permit No. 97-005.

The Interval Ownership Interest is a portion of the lands and premises conveyed to Grand Summit Resort Properties, Inc. by Killington, Ltd. By deed dated September 25, 1997 and recorded in the Sherburne Land Records at Book 159, Page 96.

To have and to hold said Interval Ownership Interest, with all the privileges and appurtenances thereof, to the said **Grantee**, *Aristidis Molfetas and Barbara Molfetas*, husband and wife, and to **Grantees'** heirs, successors and/or assigns, to **Grantees'** own use and benefit forever; and the **Grantors**, *Kim Bartnik, Jonathan Grande; Gladys Grande and Lisa Ferrington* for ourselves and our heirs, executors, administrators and assigns, does covenant with the **Grantees** that until the ensealing of these presents, **Grantors** are the sole owners of the Interval Ownership Interest conveyed hereby and have good right and title to convey the Interval Ownership Interest in the manner aforesaid, that said Interval Ownership Interest is free from every encumbrance except as aforesaid; and **Grantors** hereby engage to warrant and defend said Interval Ownership Interest against all lawful claims whatsoever, except as aforesaid.

21st IN WITNESS, WHEREOF, WE, THE SAID **Grantors** has caused this instrument to be executed on the
of June 2019.

Kim Bartnik by Daniel W. Ewald her attorney in fact

Kim Bartnik by Daniel W. Ewald her
Attorney in Fact

Jonathan Grande by Daniel W. Ewald his attorney in fact

Jonathan Grande by Daniel W. Ewald his
Attorney in Fact

Gladys Grande by Daniel W. Ewald her attorney in fact

Gladys Grande by Daniel W. Ewald her
Attorney in Fact

Lisa Ferrington by Daniel W. Ewald her attorney in fact

Lisa Ferrington by Daniel W. Ewald her
Attorney in Fact

STATE OF VERMONT
RUTLAND COUNTY, SS

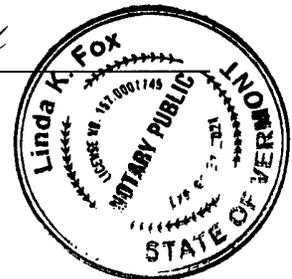
At Killington, Vermont this 21st day of June 2019, Daniel W. Ewald, Attorney in Fact for Kim Bartnik; Jonathan Grande; Gladys Grande; and Lisa Ferrington; personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of Kim Bartnik; Jonathan Grande; Gladys Grande; and Lisa Ferrington.

Before me Linda K. Fox

Notary Public

Commission Expires:

11/31/2021



Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No. 2019-0077
Signed [Signature] Clerk
Date 6/24/19 Asst.

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Warranty Deed

Received for Record at Killington, VT
On 06/24/2019 At 2:15:00 pm

ATTEST [Signature]
Town Clerk