



Doc ID: 000704380003 Type: LAN

BK **376** PG **889-891**

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

USE PERIOD: *Unit 225/227, Interval I*

KNOW ALL BY THESE PRESENTS THAT **Auto Corner, LLC**, a Connecticut Limited Liability Company, **Grantor**, in consideration of the sum of One Dollar and other good and valuable consideration, paid to its full satisfaction by **Rodrigo Alhadeff and Juli-Ann Ford Alhadeff**, husband and wife, of Pembroke, County of Plymouth and Commonwealth of Massachusetts, **Grantees**, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said **Grantees, Rodrigo Alhadeff and Juli-Ann Ford Alhadeff**, husband and wife, as tenants by the entirety, and to their heirs 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 225/227* as identified in the "Unit No." column of Schedule C of the Declaration; for

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

An undivided .0019% 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 Auto Corner LLC, a Connecticut Limited Liability Company, by Warranty Deed of Nicholas Puro dated November 14, 2008 and recorded November 17, 2008 in Book 308, Page 380 of the Killington (formerly Sherburne) Land Records.

Being all the same lands and premises conveyed to Nicholas Puro by Warranty Deed of Grand Summit Resort Properties, Inc., dated January 18, 2000 and recorded in Book 187, Page 516 of the Town of Killington, Vermont Land Records and which is more particularly therein is more particularly 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.

The purpose and intend of this Corrective Warranty Deed is to correct the jurat in the Warranty Deed from Auto Corner, LLC to Rodrigo Alhadeff and Juli-Ann Ford Alhadeff, husband and wife, dated July 8, 2022 and recorded in the Town of Killington Land Records at Book 374, Page 849 on July 11, 2022.

TO HAVE AND TO HOLD said Interval Ownership Interest, with all the privileges and appurtenances thereof, to the said **Grantees, Rodrigo Alhadeff and Juli-Ann Ford Alhadeff**, husband and wife, as tenants by the entirety, and to their heirs and assigns, to their own use and behoof forever; and **Auto Corner, LLC**, the said **Grantor**, for itself and its successors and assigns, do covenant with the said **Grantees** and their heirs and assigns, that until the ensealing of these presents, that, **Auto Corner, LLC** is the sole owner of the Interval Ownership Interest and has 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 **Grantor** hereby engages to WARRANT and DEFEND said Interval Ownership Interest against all lawful claims whatsoever, except as aforesaid.

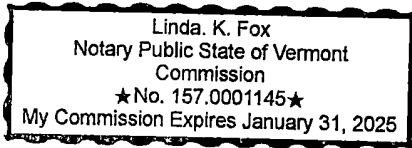
IN WITNESS, WHEREOF, **Auto Corner, LLC** has caused this instrument to be executed on the 27th day of February 2023.

Auto Corner, LLC
by P. Drayton, Duly Authorized Agent
Auto Corner, LLC by Pauline Drayton, Duly Authorized Agent

STATE OF VERMONT
RUTLAND COUNTY, SS

On this 27th day of February 2023, **Pauline Drayton**, Duly Authorized Agent for **Auto Corner, LLC** personally appeared, and she acknowledged this instrument by her sealed and subscribed, to be her free act and deed and the free act and deed of **Auto Corner, LLC**.

Before me Linda K Fox
Notary Public
Commission Expires: 01/31/2025
Commission # 157-0001145



Vermont Property Transfer
32 V.S.A. Chap: 231
-ACKNOWLEDGEMENT-
Return No. 2022-277
Signed Monika Lequeux, Clerk Ass't
Date 03-03-2023

Received for Record at Killington, VT
On 03/03/2023 At 9:00:00 am

ATTEST [Signature]
Town Clerk