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BK **338** PG **633-635**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MICHAEL P. MOORE and JILL A. MOORE, husband and wife, of Toms River, New Jersey GRANTORS, in consideration of ONE DOLLAR (\$1.00) and OTHER GOOD and VALUABLE CONSIDERATION paid to our full satisfaction by ROBERT GLASS, of Douglaston, New York, GRANTEE, by these presents do freely give, grant, sell, convey and confirm unto said GRANTEE, ROBERT GLASS and to his heirs and assigns forever certain lands and premises located in the Town of Killington, County of Rutland, State of Vermont, described as follows, viz:

Being the lands and premises identified as Grand Summit Resort Hotel and Conference Center Unit 224/226/126 Interval I, located at 228 East Mountain Road, Killington, Vermont and being all and the same lands and premises conveyed to Michael P. Moore and Jill A. Moore, husband and wife, by Warranty Deed dated of Donald R. Hilsendager and Sarah A. Hilsendager, April 30, 2012 and recorded on May 14, 2012 in Book 329, Page 222 of the Killington Land Records which is more particularly described on "Exhibit A -Property Description" attached hereto and made part hereof.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, ROBERT GLASS and to his heirs and assigns, to their own use and behoof forever; And the said GRANTORS, MICHAEL P. MOORE and JILL A. MOORE for ourselves and our successors and administrators do covenant with the said GRANTEES, ROBERT GLASS and to his heirs and assigns, that until the ensealing of these presents that we are the sole owners of the premises and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid; And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinabove set forth or referenced.

In Witness Whereof, we have executed this Warranty Deed on this *4th* day of *April*, 2014.

Michael P. Moore by Daniel W. Ewald
his attorney in fact

Michael P. Moore by Daniel W. Ewald his attorney in fact

Jill A. Moore by Daniel W. Ewald
her attorney in fact

Jill A. Moore by Daniel W. Ewald, her attorney in fact

State of Vermont

County of Rutland

On this 4th day of April, 2014 personally appeared Daniel W. Ewald as attorney in fact for Michael P. Moore and Jill A. Moore and he acknowledged this instrument by him sealed and subscribed to be his free act and deed and the free act and deed of Michael P. Moore and Jill A. Moore.

Paul Dorian

Before Me: Notary Public, Paul Dorian

My Commission Expires: 2/10/2015

EXHIBIT A - PROPERTY DESCRIPTION

Being the lands and premises identified as Grand Summit Resort Hotel and Conference Center Unit 224/226/126 Interval I, located at 228 East Mountain Road, Killington, Vermont and being all and the same lands and premises conveyed to Michael P. Moore and Jill A. Moore, husband and wife, by Warranty Deed dated of Donald R. Hilsendager and Sarah A. Hilsendager, April 30, 2012 and recorded on May 14, 2012 in Book 329, Page 222 of the Killington Land Records which is more particularly described as follows:

Being the lands and premises identified as Unit 224/226/126 - Interval I of the Grand Summit Resort Hotel and Conference Center located at 228 East Mountain Road, Killington, Vermont 05751 and being all and the same lands and premises conveyed to DONALD R. HILSENDAGER and SARAH A. HILSENDAGER, husband and wife, by Warranty Deed of Grand Summit Resort Properties, Inc., dated November 11, 1999 and recorded in Book 186, Page 177 of the Town of Killington (formerly Sherburne), Vermont Land Records and which is more particularly described as follows:

An undivided one-fourth interest in Unit 224/226/126, as identified in the "Unit No." column of Schedule C of the Declaration; for

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

An undivided .0021% 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.

Further granting unto Grantee and Grantee's heirs, executors, administrators, and assigns, and reserving to Grantor and its successors and assigns, those rights of way, easements, rights, interests, and reserved rights 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 benefited 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.

Vermont Property Transfer
32 V.S.A. Chap. 231

-ACKNOWLEDGEMENT-

Return No. 2014-0008 ASST.
Signed Paul C. Muris, Clerk
Date 4/7/14

Received for Record at Killington, VT
On 04/07/2014 At 3:15:00 pm

ATTEST: [Signature]
Town Clerk