

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MARK J. O'NEIL and CHERYL A. O'NEIL, husband and wife, of Windham, New Hampshire, GRANTORS, in consideration of ONE DOLLAR (\$1.00) and OTHER GOOD and VALUABLE CONSIDERATION paid to our full satisfaction by KEVIN M. CONOVER and ELIZABETH A. CONOVER, husband and wife, of Hamilton Square, New Jersey, GRANTEES, by these presents do freely give, grant, sell, convey and confirm unto said GRANTEES, KEVIN M. CONOVER and ELIZABETH A. CONOVER, husband and wife, and to their 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 Unit 321/323 - Use Period I of the Grand Summit Resort Hotel and Conference Center, so-called, and being all the same lands and premises conveyed to Mark J. O'Neil and Cheryl A. O'Neil, husband and wife, by Warranty Deed of Grand Summit Resort Properties, Inc., dated October 8, 1998 and recorded in Book 176, Page 122 of the Killington Land Records and for which a more particular description reference may be had to "Schedule A" 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, KEVIN M. CONOVER and ELIZABETH A. CONOVER, husband and wife, and to their heirs and assigns, to their own use and behoof forever; And We, the said GRANTORS, MARK J. O'NEIL and CHERYL A. O'NEIL, husband and wife, for ourselves and our heirs, administrators and executors do covenant with the said GRANTEES, KEVIN M. CONOVER and ELIZABETH A. CONOVER, husband and wife, and their heirs and assigns, that until the ensealing of these presents WE ARE the sole owners of the premises, and have 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 set our hands and seals this

7<sup>th</sup> day of January, 2005.

Witness

Witness

STATE OF Vermont  
COUNTY OF Rutland, SS

On this 7<sup>th</sup> day of January, 2005, personally appeared before me Daniel W. Ewald, attorney in fact for Mark J. O'Neil and Cheryl A. O'Neil, signor and sealer of the foregoing written instrument and acknowledged the same to be his free act and deed and the free act and deed of Mark J. O'Neil and Cheryl A. O'Neil.

Before me:

Notary Public, My Commission Expires:

2/10/2007

## SCHEDULE A

Being Unit 321/323 - Use Period I of the Grand Summit Resort Hotel and Conference Center, so-called, and being all the same lands and premises conveyed to Mark J. O'Neil and Cheryl A. O'Neil, husband and wife, by Warranty Deed of Grand Summit Resort Properties, Inc., dated October 8, 1998 and recorded in Book 176, Page 122 of the Killington Land Records and which therein is more particularly described as follows:

An undivided one-fourth interest in Unit 321/323, 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 .0018% 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 1RO813; 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 Tax  
32 V.S.A. Chap. 231

- ACKNOWLEDGMENT -

Return No. 99-7-04  
Signed [Signature] Clerk  
Date 1-10-05

Received for record January 10 A.D., 2005 at 12:15 p.m.  
Attest: [Signature] Killington Town Clerk