

November 10, 1977

QUITCLAIM DEED

No. 4355/1977

R. R. R.

(Caribbean Synod, LCA - Lutheran Social Services)

THIS UNDENTURE made this 28th day of October, 1977, by and between CARIBBEAN SYNOD, LUTHERAN CHURCH IN AMERICA, of 149 Estate Anna's Retreat, St. Thomas, U.S. Virgin Islands 00801, (herein "Grantor"), and LUTHERAN SOCIAL SERVICES OF THE VIRGIN ISLANDS, INC., of P.O. Box 866, Frederiksted, St. Croix, U.S. Virgin Islands 00840, (herein "Grantee");

W I T N E S S E T H

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid, receipt whereof is hereby acknowledged, Grantor does hereby quitclaim, convey and release unto Grantee, its successors and assigns, the following described real property situate, lying and being in St. Croix, United States Virgin Islands, to wit:

Plot No. 71 of Parcel No. 2 of Estate Concordia, West End Quarter, containing approximately 5.00 U.S. acres, more or less, all as more fully shown on Public Works Drawing No. 1-15, dated February 6, 1964.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described real property unto the said Grantee, LUTHERAN SOCIAL SERVICES OF THE VIRGIN ISLANDS, INC., its successors and assigns in fee simple forever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the day and year first above written.

IN WITNESS:

GRANTOR:

Thomas J. P. Smith
Charles H. Dierck

CARIBBEAN SYNOD,
LUTHERAN CHURCH IN AMERICA

BY: *Henry Dierck*
HENRY DIERCK, President

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS & ST. JOHN) SS:

On this 28th day of October, 1977, before me, the undersigned officer, personally appeared HENRY DIERCK, who acknowledged himself to be the president of CARIBBEAN SYNOD, LUTHERAN CHURCH IN AMERICA, and that he, as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of CARIBBEAN SYNOD, LUTHERAN CHURCH IN AMERICA, by himself as president.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

James B. King
NOTARY PUBLIC

429

QUITCLAIM DEED
(Caribbean Synod, LCA - Lutheran Social Services)
Page 2

CERTIFICATE OF TAX EXEMPTION

IT IS HEREBY CERTIFIED that this transfer of title is exempt from an imposition of stamp tax for the reason that this is a transfer to a non-profit organization qualifying for tax exemption as provided by 33 V.I.C. §§ 128(7) & 2355(a).

Albert M. Nelthropp

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the Office of the Public Surveyor, the property described in the foregoing instrument has not undergone any change in boundary and area.

DATED: NOV 8 1977

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE PUBLIC SURVEYOR

BY: *Nancy*

Albert M. Nelthropp

ALBERT M. NELTHROPP
Assistant Commissioner

RC

Received 7/1/30
429
141
1957
Albert M. Nelthropp

430

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. PORTIA PIERRE, Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of Quitclaim Deed as same appears of record or on the file in P.C. 191 Page 429 No. 4355/1977 of the records of St. Croix District, Virgin Islands, given under my hand and seal this 5th day of December 2022

C. PORTIA PIERRE, RECORDER

C. Portia Pierre

FEE \$ 11.00

#7840
DHH/Graver
3001601

GRANT OF EASEMENT AND LICENSE

This indenture made this 19th day of September, 2014 by and between Winifred C. Hardy, individually, and as attorney-in-fact for Gwendolyn C. Blake, Charles K. Clarke, Raymond E. Clarke, LaVerne C. Russell, Audrey C. Johnson, William D. Clarke, Deborah Forbes-Adams also known as Deborah Clarke-Adams, Dawn Clarke-Hinton also known as Dawn Clarke, Michael Clarke, and Darren Clarke of P.O. Box 3191, Frederiksted, VI 00841 (hereinafter known collectively as "Grantor") and Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation of 516 Hospital Street, Frederiksted, VI 00840 (hereinafter known as "Grantee").

Grantor is the fee simple owner of the following described property located in St. Croix, U.S. Virgin Islands, hereinafter known as the "Servient Estate":

Road Plot No. 2-1A of Estate Concordia, West End Quarter, consisting of 33,438 square feet, more or less, as more fully shown on OLG Drawing No. D9-6387-C014 dated July 1, 2014

Grantee is the fee simple owner of the following described property, hereinafter known as the "Dominant Estate":

Plot No. 71 of Estate Concordia, West End Quarter, consisting of 9.99 (consolidated) U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6387-C014 dated July 1, 2014

1) Easement: For valuable consideration received Grantor hereby grants and conveys unto Grantee and Grantee's successors and assigns with regard to the Dominant Estate, a non-exclusive easement for the purpose of ingress and egress over the Servient Estate, for access to and from the Dominant Estate. Subject, however, to the obligation of Grantee and Grantee's successors and assigns with regard to the Dominant Estate to equitably share in the cost of maintenance and repair of any roadway located on the Servient Estate. Said easement shall run with the land and shall forever benefit the Dominant Estate and burden the Servient Estate.

2) License: For valuable consideration received Grantor hereby grants and conveys unto Grantee and Grantee's successors and assigns with regard to the Dominant Estate a License for the purpose of maintaining, repairing and replacing (at Grantee's sole expense) that certain fence and gate on the Servient Estate which blocks passage over the Servient Estate. This License shall be for a period of one year from the date hereof and shall automatically renew for successive one year periods unless terminated as provide herein. This license may be terminated by Grantor at any time for any reason or no reason at all on ninety (90) days written notice to Grantee. In the event of such termination, the Grantee, at Grantee's expense, shall remove the fence and gate in a good and workmanlike fashion. Unless terminated as set forth herein, this License shall run with the land and shall forever benefit the Dominant Estate and burden the Servient Estate.

WITNESS:

[Signature]
Witness #1

By: [Signature]
Winifred C. Hardy, individually, and as attorney-in-fact for Gwendolyn C. Blake, Charles K. Clarke, Raymond E. Clarke, LaVerne C. Russell, Audrey C. Johnson, William D. Clarke, Deborah Forbes-Adams also known as Deborah Clarke-Adams, Dawn Clarke-Hinton also known as Dawn Clarke, Michael Clarke, and Darren Clarke

[Signature]
Witness #2

ACKNOWLEDGMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF ST. CROIX) SS:

The, foregoing instrument was acknowledged before me, this 19th day of September, 2014 by Winifred C. Hardy, individually, and as attorney-in-fact for Gwendolyn C. Blake, Charles K. Clarke, Raymond E. Clarke, LaVerne C. Russell, Audrey C. Johnson, William D. Clarke, Deborah Forbes-Adams also known as Deborah Clarke-Adams, Dawn Clarke-Hinton also known as Dawn Clarke, Michael Clarke, and Darren Clarke.

[Signature]
Notary Public
Name: _____
Notary No. _____
Commission Expires: _____

EDWARD HASKINS JACOBS
Notary Public LNP 04-11
Commission Expires 03-30-15
District of St. Croix, U.S.V.I.

Doc# 2014003673
Book: 1384
Pages: 4
Filed & Recorded 11/14/2014 12:45PM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST. CROIX
REORDER \$ 25.00
PER PRIME FEE \$ 2.00

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. PORTIA PIERRE, Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of Essement & License as same appears of record or on the file in P.C. 1384 Page 468 No. 3673/2019 of the records of St. Croix District, Virgin Islands. Given under my hand and seal this 1st day of December 2022

C. PORTIA PIERRE, RECORDER

FEE \$ 11.00

C. Portia Pierre

071853

Warranty Deed

Grantor # 2914579
2914579

This Indenture is made this 10th day of September, 2014, by and between Winifred C. Hardy, individually, and as attorney-in-fact for the other owners of Plot 2-1 and Plot 2-2 Estate Concordia defined below, who are Gwendolyn C. Blake, Charles K. Clarke, Raymond E. Clarke, LaVerne C. Russell, Audrey C. Johnson, William D. Clarke, Deborah Forbes-Adams *also known as* Deborah Clarke-Adams, Dawn Clarke-Hinton *also known as* Dawn Clarke, Michael Clarke, and Darren Clarke ("Grantors") and Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation of 516 Hospital Street, Frederiksted, VI 00840 ("Grantee")

Witnesseth:

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantors, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby sell, convey, and transfer unto Grantee, and to Grantee's successors and assigns, the following described real property ("the Property") located in St. Croix, Virgin Islands of the United States, to wit:

Plot 2-1 of Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014, dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014, dated July 1, 2014.

Subject to any law, ordinance, or governmental regulation (including, but not limited to, any building, shoreline, zoning, and environmental protection ordinances) restricting or regulating the use or enjoyment of the Property or regulating the character, dimensions, or location of any improvements now or hereafter erected on the Property; as well as real property taxes and assessments for the year 2013 and all years thereafter.

To have and to hold the Property unto Grantee and to Grantee's successors and assigns, in fee simple forever.

Grantors hereby covenant and warrant that they are lawfully seized of the Property and have good right to convey the same; that the Property is free from encumbrances, except as set forth above; that Grantee shall quietly enjoy the Property; and Grantors further covenant that they will warrant and defend title to the Property against the claims of any and all persons whomsoever, except those claims arising from those matters set forth above as to which this conveyance is subject.

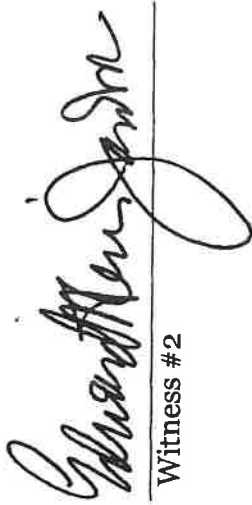
In witness whereof the Grantors have duly executed this Warranty Deed on the day and year first above written.

In Witness (Two Required):


Witness #1



Winifred C. Hardy, individually, and as attorney-in-fact for Gwendolyn C. Blake, Charles K. Clarke, Raymond E. Clarke, LaVerne C. Russell, Audrey C. Johnson, William D. Clarke, Deborah Forbes-Adams also known as Deborah Clarke-Adams, Dawn Clarke-Hinton also known as Dawn Clarke, Michael Clarke, and Darren Clarke


Witness #2

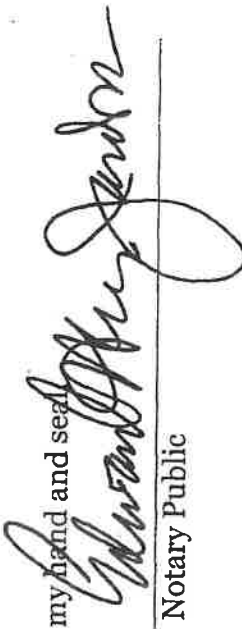
Acknowledgment

Territory of the U.S. Virgin Islands)
District of St. Croix) ss:

10th

On this 10th day of September, 2014, before me personally came and appeared Winifred C. Hardy, individually, and as attorney-in-fact for Gwendolyn C. Blake, Charles K. Clarke, Raymond E. Clarke, LaVerne C. Russell, Audrey C. Johnson, William D. Clarke, Deborah Forbes-Adams also known as Deborah Clarke-Adams, Dawn Clarke-Hinton also known as Dawn Clarke, Michael Clarke, and Darren Clarke, to me well known, or having satisfactorily proven to me her identity, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed said instrument in the capacity and for the purpose therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and seal


Notary Public

EDWARD HASKINS JACOBS
Notary Public LNP 04-11
Commission Expires 03-30-15
District of St. Croix, U.S.V.I.

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Doc# 2014003016
Book: 1380
Pages: 103
Filed & Recorded
09/19/2014 11:02AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST. CROIX
RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

Althea A. Pedro
Recorder

Certificate of Value


It is hereby certified that the value of the real property conveyed by this instrument as described hereinabove is \$100,000.00, which is the purchase price paid for the property. For 2012, the Tax Assessor assessed the value of the Property at \$31,614.00. This is calculated as follows: the two plots conveyed hereby amount to 5.0 acres. They have been separated from Parcel No. 2 Estate Concordia, West End Quarter, St. Croix, Virgin Islands. For the 2012 real property tax bill the two new plots were part of Parcel No. 2 (Tax Parcel No. 4-07600-0402-00), which amounted in its entirety to 45.94 acres, all of which was unimproved, including the two new plots. The Parcel No. 2 assessment was \$287,400.00. Five acres is eleven percent of 45.94 acres, and therefore the Tax Assessor assessed the conveyed property for 2012 at \$31,614.00.


Winifred C. Hardy

Certificate of Public Surveyor

It is hereby certified that according to the records in the Office of the Public Surveyor, Christiansted, St. Croix, the properties described in the foregoing instrument have not undergone any changes in respect to boundary and areas of Plot Nos. 2-1 and 2-2 Estate Concordia, West End Quarter, Frederiksted, St. Croix.

OFFICE OF THE PUBLIC SURVEYOR
Christiansted, St. Croix

DATED: SEP 18 2014
FEE: \$80⁰⁰
By: 
Wayne D. Callwood
Public Surveyor

AFFIDAVIT

The undersigned Julia John-Straker, being duly sworn, does hereby state as follows:

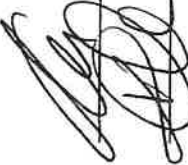

- 1) I am an Authorized Agent of Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation.
- 2) The Lutheran Social Services of the Virgin Islands, Inc. is the Grantee in the deed conveying the following described property located in St. Croix, U.S. Virgin Islands, to wit:

 Plot 2-1 of Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014, dated July 1, 2014, and;

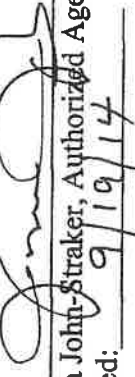
 Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014, dated July 1, 2014
- 3) The Property being transferred qualifies for tax exemption under the provisions of subchapter IV of Chapter 81 of the Virgin Islands Code.

4) Accordingly the subject conveyance is exempt from transfer stamps pursuant to 33 VIC § 128(7).

WITNESSES:





Lutheran Social Services
of the Virgin Islands, Inc.

By: 
 Julia John-Straker, Authorized Agent
 Dated: 9/19/14

SWORN TO AND SUBSCRIBED

before me this 19 day
of September, 2014


 Notary Public
 Name: _____
 Notary No. _____
 Commission Expires: _____

GERALD T. GRONER
 Notary Public
 St. Croix, U.S. Virgin Islands
 LNP-022-11
 My Commission Expires November 10, 2015

Doc# 2014003016
 Book: 1380
 Pages: 03
 Filed & Recorded
 09/19/2014 11:02AM
 ALTHEA A. PEDRO
 RECORDER OF DEEDS
 ST CROIX

RECORDING FEE	\$	112.00
PER PAGE FEE	\$	4.00
ATTACHMENT FEE	\$	35.00


 Recorder

POWER OF ATTORNEY

The undersigned Gwendolyn C. Blake, does hereby appoint Winifred C. Hardy to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to Latheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation, the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 of Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014, dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014, dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

25/2

Doc# 2014-43016

Book: 1380

Pages: 103

Filed & Recorded

09/19/2014 11:00

ALTHEA A. PEDRO

RECORDER OF DEEDS

ST. CROIX

RECORDING FEE

PER PAGE FEE

ATTACHMENT FEE

Reorder

\$ 112.00

\$ 4.00

\$ 35.00

Witnesses (Two Required):

[Signature]
Witness #1

[Signature]
Witness #2

[Signature]
Gwendolyn C. Blake

8/9/14

Dated: _____

ACKNOWLEDGEMENT

State of Colorado⁷¹⁰
TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS) ss:
County of Denver⁷¹

The foregoing document was acknowledged before me on this 9th day of August, 2014, by Gwendolyn C. Blake.

[Signature]
Notary Public
Name: Tyler Phelps
Notary No. 20114041187
Commission Expires: 7/28/15



POWER OF ATTORNEY

The undersigned **Charles K. Clarke**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

858

DOC# 201403016

Book: 1380
Pages: 103
Filed & Recorded
69/19/2014 11:00AM
ALTHEA R. PEDRO
RECORDER OF DEEDS
ST. CROIX
Recorder

RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

Witnesses (Two Required):

James P. Turner
Witness #1
Lucretia S. Clarke
Witness #2

Charles K. Clarke
Charles K. Clarke
8 Aug 2014
Dated:

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

The foregoing document was acknowledged before me on this 8 day of August, 2014, by Charles K. Clarke.

Marie S. Leavitt
Notary Public
Name: Marie S. Leavitt
Notary No. 15197652-1
Commission Expires: 11/14/17



POWER OF ATTORNEY

The undersigned **Raymond E. Clarke**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc.**, a U.S. **Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014.

(the "Property"). This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

06.9

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DOC# 2014-3016

Book: 1380

Pages: 103

Filed & Recorded

09/19/2014 11:00

ALTHEA R. PEDARD

RECORDER OF DEEDS

ST CROIX

RECORDING FEE

PER PAGE FEE

ATTACHMENT FEE

\$ 112.00

\$ 4.00

\$ 35.00

Recorder

Althea R. Pedard

Witnesses (Two Required):

Shannon Taylor
Witness #1
Winifred C. Hardy
Witness #2

Raymond E. Clarke
Raymond E. Clarke
8.18.14
Dated:

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth) ss:

The foregoing document was acknowledged before me on this 18th day of August, 2014, by Raymond E. Clarke.



Shannon Taylor
Notary Public
Name: Shannon Taylor
Notary No.
Commission Expires: 2.23.16

POWER OF ATTORNEY

The undersigned **La Verne E. Russell**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

R.S.'s

Power of Attorney
La Verne E. Russell to Winifred C. Hardy
Page 2

DOC# 2014E 0016

Book: 1370
Pages: 103
Filed & Recorded
09/19/2014 11:08AM
ALTHEA A. DENRO
RECORDER OF DEEDS
ST CROIX
Reorder

RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

Witnesses (Two Required):

Witness #1 [Signature] Yantra Barrios
Witness #2 [Signature] Lisa A Kuntz

[Signature]
La Verne E. Russell

Dated: 08/12/2014

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA)
COUNTY OF Chester) ss:

The foregoing document was acknowledged before me on this 12 day of AUGUST, 2014, by La Verne E. Russell.



[Signature]
Notary Public
Name: Stephanie Cook
Notary No. 1123073
Commission Expires: 11/25/14

POWER OF ATTORNEY

The undersigned **William D. Clarke**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

25/15

Power of Attorney
William D. Clarke to Winifred C. Hardy
Page 2

Doc# 2014003016

Book: 1390
Pages: 103
Filed & Recorded
09/19/2014 11:02 AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX
Recorder
RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

Witnesses (Two Required):

Amy Akehr
Witness #1
William D. Clarke
Witness #2

William D. Clarke
William D. Clarke
08-Aug-2014
Dated:

ACKNOWLEDGMENT

STATE OF MASSACHUSETTS)
COUNTY OF Hampden) SS:



The foregoing document was acknowledged before me on this 8th day of August, 2014, by William D. Clarke.

Amy A Kehrer
Notary Public
Name:

Notary No. _____

Commission Expires: APR 23, 2021

POWER OF ATTORNEY

The undersigned **Deborah Forbes-Adams a/k/a Deborah Clarke-Adams**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-CO14 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-CO14 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

REN

Witnesses (Two Required):

Witness #1 Sharisse Sumner
Sharisse Sumner

Witness #2 Someren Javed
Someren Javed

Deborah Clarke-Adams
Deborah Forbes-Adams a/k/a Deborah
Clarke-Adams

Dated: August 14, 2014

ACKNOWLEDGMENT

STATE OF GEORGIA)
COUNTY OF Cobb) ss:

The foregoing document was acknowledged before me on this 14th day of August, 2014, by Deborah Forbes-Adams a/k/a Deborah Clarke-Adams.

[Signature]
Notary Public

Name: Charles Williams
Notary No. N/A

Commission Expires: Oct. 22, 2016

CHARLES WILLIAMS
NOTARY PUBLIC
Lowndes County
State of Georgia
My Comm. Expires Oct. 22, 2016

Doc# 2014003016
Book: 1350
Pages: 103
Filed & Recorded
09/19/2014 11:02AM
ALTHEA A. PEDRO
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ST CROIX
RECORDING FEE
PER PAGE FEE
ATTACHMENT FEE
\$ 112.00
\$ 4.00
\$ 39.00
Althea A. Pedro
Recorder

POWER OF ATTORNEY

The undersigned **Dawn Clarke-Hinton a/k/a Dawn Clarke**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-CO14 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-CO14 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

PS 6

Witnesses (Two Required):

Witness #1 Winifred C. Hardy
Winifred C. Hardy

Dawn Clarke-Hinton
Dawn Clarke-Hinton a/k/a Dawn
Clarke

Witness #2 Sameen Javed
Sameen Javed

Dated: 8/14/14

ACKNOWLEDGMENT

STATE OF GEORGIA)
COUNTY OF Cobb) ss:

August, 2014, by Dawn Clarke-Hinton a/k/a Dawn Clarke.

[Signature]
Notary Public

Name: Charles Williams
Notary No. N/A

Commission Expires: Oct. 22, 2016

CHARLES WILLIAMS
NOTARY PUBLIC
Lowndes County
State of Georgia
My Comm. Expires Oct. 22, 2016

Doc# 2014003016
Book: 1380
Pages: 103
Filed & Recorded
09/19/2014 11:02AM
ALTHEA R. PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE
PER PAGE FEE
ATTACHMENT FEE
112.00
24.00
24.00
Althea R. Pedro
Resorder

POWER OF ATTORNEY

The undersigned **Michael Clarke**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-Co14 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-Co14 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

255

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DOC# 2014 03016

Book: 1380
Pages: 103
Filed & Recorded
09/19/2014 11:02AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX
Recorder
RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

Witnesses (Two Required):

Blaine Clarke
Witness #1

[Signature]
Michael Clarke

Wanda Medcalfe
Witness #2

8/27/14
Dated:

ACKNOWLEDGMENT

STATE OF OHIO)
COUNTY OF Clermont) ss:

The foregoing document was acknowledged before me on this 27 day of August, 2014, by Michael Clarke.



Notary Public
Name: [Signature]
Notary No. _____
Commission Expires: May 1, 2019

POWER OF ATTORNEY

The undersigned **Darren Clarke**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc.**, a U.S. **Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-C014 dated July 1, 2014.

(the "Property"). This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

25

123

DOC# 2014 3016

Book: 1380
Pages: 103
Filed & Recorded
09/19/2014 11:02AM
ALTHEA R. PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

Althea R. Pedro
Recorder

Witnesses (Two Required):

Winifred Hardy
Witness #1

[Signature]
Witness #2

[Signature]
Darren Clarke

Dated: 8/27/14

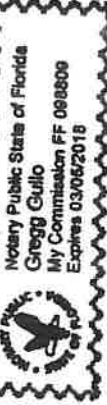
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF Palm Beach) ss:

The foregoing document was acknowledged before me on this 27 day of August, 2014, by Darren Clarke

[Signature]
Notary Public

Name:



Gregg Gullio

Notary No.

Commission Expires: 03/05/2018

POWER OF ATTORNEY

The undersigned **Audrey C. Johnson**, does hereby appoint **Winifred C. Hardy** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale to **Lutheran Social Services of the Virgin Islands, Inc., a U.S. Virgin Islands non-profit corporation** the following described real property located in St. Croix, U.S. Virgin Islands:

Plot 2-1 Estate Concordia, West End Quarter, consisting of 1.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-Co14 dated July 1, 2014, and;

Plot 2-2 of Estate Concordia, West End Quarter, consisting of 4.0 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6386-Co14 dated July 1, 2014.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of the Property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, Title Affidavit, FIRPTA Affidavit and/or any other paper or document in connection with the Property.

I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

b.

Witnesses (Two Required):

[Signature]
Witness #1

[Signature]
Witness #2

[Signature]
Audrey C. Johnson

8-9-14
Dated:

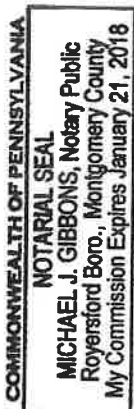
ACKNOWLEDGMENT

STATE OF PENNSYLVANIA)
COUNTY OF Montgomery) ss:

The foregoing document was acknowledged before me on this 9th day of August, 2014, by Audrey C. Johnson.

[Signature]

Notary Public
Name: Michael J. Gibbons
Notary No. _____



Commission Expires: 1/21/2018

Doc# 2014003016
Book: 1350
Pages: 103
Filed & Recorded
09/19/2014 11:02AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX
Recorder
RECORDING FEE \$ 112.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 35.00

126



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiantown, Virgin Islands 00820 • 340.773.4449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2191 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	4-07600-0402-00
LEGAL DESCRIPTION	2 CONCORDIA
OWNER'S NAME	BLAKE, GWENDOLYN & OTHERS

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Delbert Hewitt
Deputy Chief of Staff

Delbert Hewitt
SIGNATURE

September 5, 2014
DATE

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. PORTIA PIERRE, Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of Marrenty Jean as same appears of record or on the file in P.C. 1380 Page 103 No. 3016/2014 of the records of St. Croix District, Virgin Islands. Given under my hand and seal this 4th day of December 2014

C. PORTIA PIERRE, RECORDER

FEE \$ 35.00

C. Portia Pierre

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. PORTIA PIERRE, Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of _____ as same appears of record or on the file in P.C. _____ Page _____ No. _____ of the records of St. Croix District, Virgin Islands. Given under my hand and seal this _____ day of _____

C. PORTIA PIERRE, RECORDER

C. Portia Pierre

FEE \$ _____