

streamline


Doc # 2022000370  
01/27/2022 10:10 AM # Pages 4  
Official Records of ST THOMAS / ST JOHN  
ERICA DOVER H.P.A., RECORDER OF DEEDS  
Fees \$6,421.00

**WARRANTY DEED**

This Deed is dated January 11, 2022, between ALMA A. FRANCIS a/k/a ALMA FRANCIS HEYLIGER ("GRANTOR") and 5C-AR HOLDINGS, LLC, a U.S. Virgin Islands limited liability company with a mailing address of P.O. Box 306532, St. Thomas, VI 00803 ("GRANTEE").

**WITNESSETH**

In consideration of the sum of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) and other good and valuable consideration paid by GRANTEE, the receipt of which is acknowledged, GRANTOR hereby gives, grants, sells, and conveys unto GRANTEE, its successors and assigns, in fee simple absolute, all of GRANTOR's right, title, and interest in and to the following described real property (the "Property"):

 Parcel No. 5C Estate Annas Retreat  
No. 1 New Quarter  
St. Thomas, U.S. Virgin Islands  
As shown on P.W.D. Drawing No. G9-787-T64  
Consisting of 11,255 U.S. square feet, more or less;

**TOGETHER WITH** any improvements thereon, the rights, privileges, easements, and appurtenances belonging thereto;

**SUBJECT, HOWEVER,** to all applicable U.S. Virgin Islands zoning regulations and ordinances; and all other covenants, restrictions, conditions, and easements of record;

**TO HAVE AND TO HOLD** the Property unto the said GRANTEE, its successors and assigns, in fee simple absolute, forever.

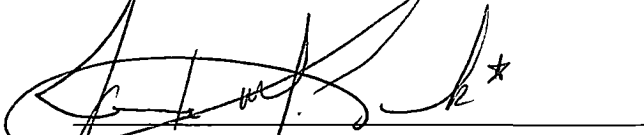
**EXCEPT AS HEREINABOVE MENTIONED, GRANTOR COVENANTS** that she is seized of the Property in fee simple and has good right to convey the same; that GRANTEE, its successors and assigns shall quietly enjoy said Property; that said Property is free from encumbrances; that she will execute or procure any further necessary assurances of title to said Property; and that she will forever warrant and defend the title to said Property.

[signature page follows]


Doc # 2022000370

IN WITNESS WHEREOF, the GRANTOR has duly executed this deed the day and year first above written.

WITNESSES (two required):

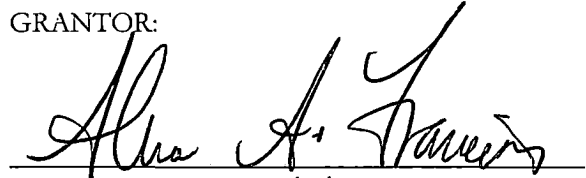
  
\_\_\_\_\_  
Witness Signature:

Tada M. Park  
\_\_\_\_\_  
Witness's Printed Name

  
\_\_\_\_\_  
Witness Signature:

Gilbert Heyliger  
\_\_\_\_\_  
Witness's Printed Name

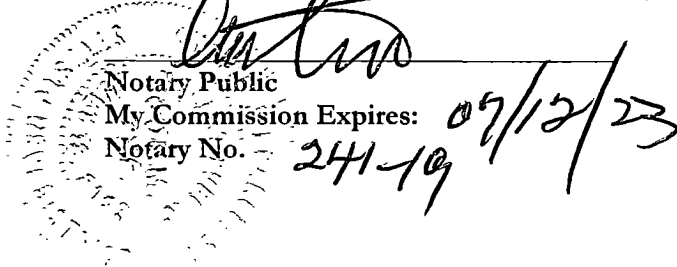
GRANTOR:

  
\_\_\_\_\_  
ALMA A. FRANCIS a/k/a ALMA FRANCIS HEYLIGER

TERRITORY OF THE U.S. VIRGIN ISLANDS )  
DISTRICT OF ST. THOMAS & ST. JOHN )ss:  
)

On this 11 day of January 2022, before me the undersigned, personally appeared ALMA A. FRANCIS a/k/a ALMA FRANCIS HEYLIGER known or proven to me to be the person whose name is subscribed to the within instrument and acknowledged under oath that she executed the same for the purposes therein contained.

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

  
Notary Public  
My Commission Expires: 07/12/23  
Notary No. 241-19

Doc # 2022000370

NOTED IN THE CADASTRAL RECORDS  
FOR COUNTRY / TOWN PROPERTY, BOOK FOR

ESTATE ANNAS RETREAT

NO 1 NEW QUARTER

ST THOMAS, US VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated JANUARY 12, 2022

WAYNE D CALLWOOD

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned  
property/s which, according

to WARRANTY DEED DATED JANUARY 11, 2022

belongs to: 5c-AR HOLDINGS, LLC a US Virgin Islands

limited liability company (GRANTEE)

has not according to the Record of this office,  
undergone changes as to boundaries and area.

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated JANUARY 12, 2022

WAYNE D CALLWOOD

Office of the Lieutenant Governor / Public Surveyor





**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581  
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

**REAL PROPERTY TAX CLEARANCE CERTIFICATE**

**TO:** Office of the Recorder of Deeds

**FROM:** Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

<b>PARCEL NUMBER</b>	1-05604-0313-00
<b>LEGAL DESCRIPTION</b>	5C ANNAS RETREAT 1 NEW QTR
<b>OWNER'S NAME</b>	FRANCIS, ALMA A.

Taxes have been researched up to and including 2021. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

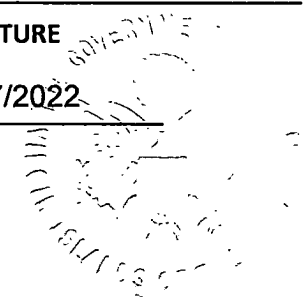
Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

01/27/2022

DATE



Effective 10/1/2020

Doc # 2022000370