

GRANTEE'S PROOF OF OWNERSHIP

0080508

WARRANTY DEED

INDENTURE made this 7th day of February, 2022, by and between **Leslie Rierson Smith a/k/a Leslie Smith Rierson, Paul Benedict, and Asta Henderson Werme, Co-Trustees of the La Grange Trust u/a dated June 10, 1980**, hereinafter referred to as "Grantors", and **Otto J. Martin of 15455 SW 26th Terrace, Miami FL 33185**, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid, receipt of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee, and Grantee's heirs, successors and assigns, the following described real property situated in St. Croix, U.S. Virgin Islands (the "Property"), to wit:

Plot No. 74 of Estate La Grange, Westend Quarter, St. Croix, U.S. Virgin Islands, consisting of 8.390 U.S. acres, more or less, as the same is more particularly shown and described on OLG Drawing No. 1050, dated April 24, 1961.

TOGETHER with all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

SUBJECT, HOWEVER, to all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2022 and all years thereafter.

TO HAVE AND TO HOLD the Property unto **Otto J. Martin**, his heirs, successors and assigns, in fee simple forever.

Grantors as Co-Trustees of the La Grange Trust u/a dated June 10, 1980 covenant and warrant that they are lawfully seised of the Property in fee simple and they have good right to convey same; that Grantee shall quietly enjoy the Property; that the Property is free from encumbrances except as herein provided; that Grantors as Co-Trustees of the La Grange Trust u/a dated June 10, 1980 will execute or procure any further necessary assurances of title to the Property; and that Grantors as Co-Trustees of the La Grange Trust u/a dated June 10, 1980 will forever warrant and defend the title in the Property .

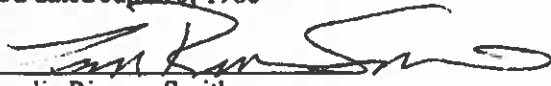
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Signatures on following pages

Warranty Deed
Various Plots Estate La Grange
St. Croix, U.S. Virgin Islands
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WITNESS:

La Grange Trust
u/a dated June 10, 1980


Leslie Rierson Smith
a/k/a Leslie Smith Rierson, Co-Trustee
Dated: 2/3/22

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth) SS:

The foregoing instrument was acknowledged before me this 3 day of February, 2022 by Leslie Rierson Smith a/k/a Leslie Smith Rierson as Co-Trustee of the La Grange Trust u/a dated June 10, 1980.

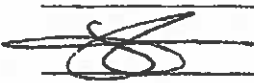
Rachel Strausser
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires December 10, 2023

Rachel Strausser
Notary Public
Name: Rachel Strausser
Notary No. _____
Commission Expires: December 10, 2023

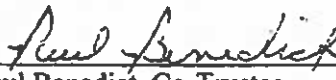
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Warranty Deed
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WITNESS:

La Grange Trust
u/a dated June 10, 1980



Paul Benedict, Co-Trustee
Dated: 1-20-22

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DIVISION OF ST. CROIX) SS:

The foregoing instrument was acknowledged before me this 20 day of January,
2022 by Paul Benedict as Co-Trustee of the La Grange Trust u/a dated June 10, 1980.

GERALD T. GRONER, ESQ.
Notary Public
St. Croix, USVI, U.S. Virgin Islands
LNP-67-19
My Commission Expires November 8, 2023


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

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WITNESS:

La Grange Trust
u/a dated June 10, 1980

Lanna Ward
Lanna Ward

Asta Henderson Werme
Asta Henderson Werme, Co-Trustee
Dated: January 20, 2022

ACKNOWLEDGMENT

STATE TN)
COUNTY OF Rutherford) SS:

The foregoing instrument was acknowledged before me this 20th day of January, 2022 by Asta Henderson Werme as Co-Trustee of the La Grange Trust u/a dated June 10, 1980.



Danica M. McLaughlin
Notary Public
Name: Danica M. McLaughlin
Notary No. _____
Commission Expires: 10/22/2023

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing deed, for recording and transfer stamp tax purposes, does not exceed the sum of \$ 544,000.00. The 2021 property tax assessment of the property is \$ 508,400.00

Gerald T. Groner
Gerald T. Groner, Esq.

CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the office of the Public Surveyor, the property described in the foregoing deed has undergone no changes with respect to boundary and area.

DATE: FEB 10 2022

FEE: \$95.00

Wayne D. Callwood
SURVEY & DEEDS SECTION
Wayne D. Callwood
Public Surveyor



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

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6446 • 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:

PARCEL NUMBER	4-05900-0319-00
LEGAL DESCRIPTION	74 LA GRANGE
OWNER'S NAME	ONEILL, PABLO TRUSTEE & ROBERT M. RIERSON

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

01/26/2022

DATE



Effective 10/1/2020