

#781419
3665238
Hamm Eckard

HY 0074599

WARRANTY DEED

THIS WARRANTY DEED is made this 8th day of June, 2017 by and between **Carmen Vega** ("Grantor") and **Evolve Warehouse, LLC**, a U.S. Virgin Islands limited liability company, with a mailing address of P.O. Box 702 Frederiksted, VI, 00841, ("Grantee").

NOW THEREFORE WITNESSETH that in consideration of the sum of Ten Dollars (US \$10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, sell, convey and assign unto Grantee, its successors and assigns, the following described real property situate on the island of St. Croix in the Territory of the United States Virgin Islands (the "Property"):

Plot No. 19 and 20 Prince Street (consisting of 9,625 U.S. square feet, more or less) of Town of Frederiksted, St Croix, U.S. Virgin Islands, as more fully shown on Measure Brief attached with the Lt. Governor's Office dated December 15, 2005.

TOGETHER WITH any improvements, tenements, hereditaments, and appurtenances thereunto belonging,

SUBJECT TO all restrictions and covenants of public record.

TO HAVE AND TO HOLD the said described real property unto GRANTEE, its successors and assigns, in fee simple forever.

Grantor forever covenants and warrants as follows: (i) Grantor is lawfully seized of the Property in fee simple and has full and good right to convey the Property; (ii) Grantee shall quietly enjoy the Property; (iii) the Property is free from all liens, claims and/or encumbrances not expressly set forth herein; (iv) Grantor shall forever warrant and defend the right and title to the Property to Grantee against any and all lawful claims of any and all persons, except any claims arising in connection with any exceptions expressly set forth herein; and (v) Grantor will execute or procure any further necessary assurances of title to the Property.

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07/17/2017 03:05 PM	
SANDRA HORSFORD	
DISTRICT RECORDER OF DEEDS	
ST CROIX	
RECORDING FEE	\$112.00
TRANSFER TAX 2%	\$6,086.00
PER PAGE FEE	\$5.00
PENALTY FEE	\$100.00
ATTACH FEE	\$2.50

Sandra Horsford
Recorder

Doc # 2017002611
Book: 1476
Page: 86
Filed & Recorded

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DISTRICT RECORDER OF DEEDS

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MEASURE-BRIEF

For the Property No. 19 & 20 PRINCE STREET

in the Town of FREDERIKSTED

on the Island of St. Croix, V.I., U.S.A. FOLIO NO. 229

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ST CROIX	
RECORDING FEE	\$112.00
TRANSFER TAX 2%	\$6,086.00
PER PAGE FEE	\$5.00
PENALTY FEE	\$100.00
ATTACH FEE	\$2.50

THIS IS TO CERTIFY that the abovementioned lot, according to the Public Surveyor's Records, has the following boundaries:

to the North 100.96 feet towards 18 PRINCE STREET

to the South 97.33 feet towards 21B PRINCE STREET

to the East 95.25 feet towards 50, 51 & 52 HOSPITAL STREET

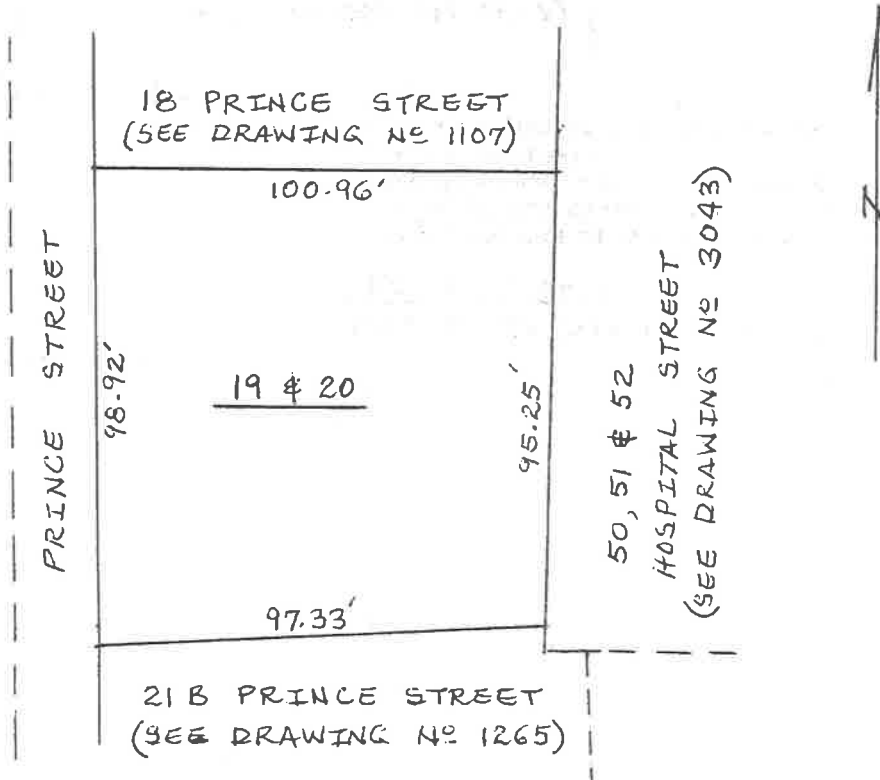
to the West 98.92 feet towards PRINCE STREET

The area is about 9,625 Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, DECEMBER 15, 2005

PLAN

Chester S. Paul
CHESTER S. PAUL 12-15-2005
PUBLIC SURVEYOR



Fee: Attached To Deed

NOTES:

- (1) ALL THE MEASUREMENTS INDICATED ABOVE ARE IN U.S. MEASUREMENTS.
- (2) THE ABOVE FIGURE SHOWS THE GENERAL OUTLINE OF THE PROPERTY AS RECORDED IN THE RECORDS IN THE OFFICE OF THE PUBLIC SURVEYOR.

SPECIAL NOTE :

REFER TO DRAWING NO 1265.

Doc # 2017002611



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • 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	4-07601-1805-00
LEGAL DESCRIPTION	19 & 20 PRINCE STREET
OWNER'S NAME	VEGA, CARMEN

Taxes have been researched up to and including 2017.

CERTIFIED TRUE AND CORRECT BY

Ludence Romney
Tax Collector


SIGNATURE

July 17, 2017
DATE