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Book: 1423
Pages: 48
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01/13/2016 1:52PM
SANDRA HORSFORD
DISTRICT RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 437.00
PER PAGE FEE \$ 5.00
DEED DOC STAMP 2.5 \$ 17,625.00
Sandra Horsford
Recorder

WARRANTY DEED

This Deed is executed on January 6, 2016, between **A & N Holdings IV, LLC, Trustee of The Anthony J. Ayer and Nancy Sumwalt Ayer Special Living Trust No. 4, dated December 14, 2006, and all amendments thereto ("Grantor") and Evolve Liberty Hall, LLC, a U.S. Virgin Islands limited liability company, of PO Box 702, Frederiksted, VI 00841 ("Grantee").** (Grantor and Grantee shall include their respective representatives, successors and assigns when the context requires or permits.)

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee the following described real property ("Property") situated in St. Croix, U. S. Virgin Islands:

Plot No. 50, 51 and 52 Hospital Street, Frederiksted Town, St. Croix, U.S. Virgin Islands, consisting of 0.41674 U.S. acre, more or less, as shown on OLG Drawing No. 3043, dated May 17, 1972;

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

SUBJECT 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; matters disclosed by an accurate survey of the Property; and all real property and ad valorem taxes for the year 2016 and all years thereafter and for all years for which the Government of the Virgin Islands issues any revised or supplemental tax bills (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, Evolve Liberty Hall, LLC, a U.S. Virgin Islands limited liability company, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is lawfully seized of the Property and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that Grantee shall quietly enjoy the Property; and Grantor shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, this Deed has been duly executed by Grantor on the day and year first above written.

Dated: January 6, 2016

Grantor:

**A & N HOLDINGS IV, LLC, Trustee of
The Anthony J. Ayer and Nancy Sumwalt
Ayer Special Living Trust No. 4, dated
December 14, 2006, and all amendments
thereto**



Witness

By: 

Anthony J. Ayer, Member



Witness

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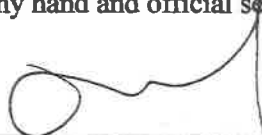

Recorder

ACKNOWLEDGMENT

Territory of the Virgin Islands)
District of St. Croix)

The foregoing Warranty Deed was acknowledged before me on January 6, 2016, by **Anthony J. Ayer, Member of A & N Holdings IV, LLC, as Trustee of The Anthony J. Ayer and Nancy Sumwalt Ayer Special Living Trust No. 4, dated December 14, 2006, and all amendments thereto.**

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



Notary Public

[Notary Seal/Stamp]


Donovan M. Hamm, Jr. Esq.
Notary Public #LNP 30-13
My Commission Expires November 7, 2017


IN WITNESS WHEREOF, this Deed has been duly executed by Grantor on the day and year first above written.

Dated: January 6, 2016

Grantor:

**A & N HOLDINGS IV, LLC, Trustee of
The Anthony J. Ayer and Nancy Sumwalt
Ayer Special Living Trust No. 4, dated
December 14, 2006, and all amendments
thereto**



Witness


Witness

By: 

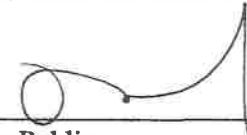
Nancy Sumwalt Ayer, Member

ACKNOWLEDGMENT

Territory of the Virgin Islands)
District of St. Croix)

The foregoing Warranty Deed was acknowledged before me on January 6, 2016, by **Nancy Sumwalt Ayer, Member of A & N Holdings IV, LLC, as Trustee of The Anthony J. Ayer and Nancy Sumwalt Ayer Special Living Trust No. 4, dated December 14, 2006, and all amendments thereto.**

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



Notary Public

[Notary Seal/Stamp]

Donovan M. Hamm, Jr. Esq.
Notary Public #LNP 30-13
My Commission Expires November 7, 2017

Donovan M. Hamm, Jr. Esq.
Notary Public #LNP 30-13
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Warranty Deed
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CERTIFICATE OF VALUE

It is hereby certified that the value of the Property described in the foregoing Warranty Deed does not exceed the sum of **Four Hundred Twenty-Five Thousand Dollars (\$425,000.00)**.

The tax-assessed value (as per the "Corrected" 2015 real property tax bill) is **\$705,000.00**.

A & N HOLDINGS IV, LLC, Trustee of
The Anthony J. Ayer and Nancy Sumwalt
Ayer Special Living Trust No. 4, dated
December 14, 2006, and all amendments
thereto

By: *Anthony J. Ayer*
Anthony J. Ayer, Member

Jan. 6, 2016

CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that according to the records in the Public Surveyor's Office, the Property described in the foregoing Warranty Deed, has undergone no changes with regard to boundary and area.

Dated: JAN 08 2016

Office of the Public Surveyor

Fees: \$ 20⁰⁰

By: *Wayne D. Callwood*
for: Wayne D. Callwood
Public Surveyor



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

1105 King Street • Christlansted, Virgin Islands 00820 • 340.773.4449 • 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	4-07601-1806-00
LEGAL DESCRIPTION	50,51 & 52 HOSPITAL STREET
OWNER'S NAME	A & N HOLDINGS IV LLC TRUSTEE

Taxes have been researched up to and including 2015.

CERTIFIED TRUE AND CORRECT BY

Delbert Hewitt
Chief of Staff


SIGNATURE

January 6, 2016
DATE