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WARRANTY DEED

THIS DEED is executed this November 8, 2021, between **VANDALAY VI, LLC**, a U.S. Virgin Islands limited liability company also referred to Vandalay, LLC, whose address is 1215 King Cross Street, Christiansted, VI 00820 ("Grantor") and **POSITIVE T. A. NELSON**, whose address is 9018 Salt River, Christiansted, VI 00820 ("Grantee"). (Grantor and Grantee shall include their respective heirs, representatives, successors and assigns when the context requires or permits.)

IN CONSIDERATION of the sum of \$10.09 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"):

Plot No. 219 (comprising 0.5324 U.S. acres, more or less), **Estate Morning Star**, Queen Quarter, St. Croix, U.S. Virgin Islands, as more particularly shown on OLG Drawing No. 4934, dated August 2, 1994;

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging, and any and all improvements located thereon.

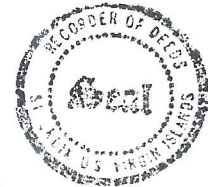
SUBJECT TO all easements, right of ways, conditions, covenants, agreements and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2022 and all years thereafter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

TO HAVE AND TO HOLD the Property unto Grantee, 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.


The correct name of the Grantor is **VANDALAY VI, LLC**. It was incorrectly referred to as **VANDALAY, LLC** in the vesting deed conveying the Property to Grantor. **VANDALAY VI, LLC** and **VANDALAY, LLC** are one and the same entity. There is no U.S. Virgin Islands limited liability company named **VANDALAY, LLC**.

Signature page to follow



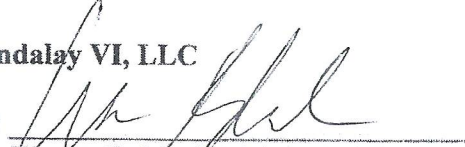
IN WITNESS WHEREOF, this Deed has been duly executed by Grantor the day and year first above written.

WITNESSES:


Witness 1

Vandalay VI, LLC

By:


Warren B. Mosler, Manager


Witness 2


ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS
JUDICIAL DIVISION OF ST. CROIX

The foregoing instrument was acknowledged before me this November 8, 2021, by Warren B. Mosler, Manager of VANDALAY VI, LLC, a U.S. Virgin Islands limited liability company, on behalf of the company.

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

(NOTARY SEAL)

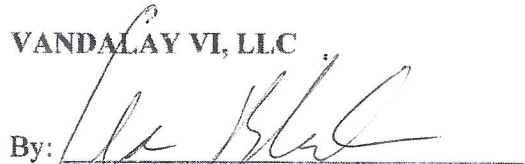

Notary Public
My commission expires:
Mario Aiello
Notary Public, USVI
NP-218-19

Certificate of Value Commission Expires May 22, 2022

The undersigned certifies: (i) the sales price of the property described in the foregoing deed is \$42,000.00, and (ii) the year 2021 property tax assessment of the property is \$42,700.00.

VANDALAY VI, LLC

By:


Warren B. Mosler, Manager

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 instrument has not undergone any change in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

Dated: DEC - 2 2021

Fee: \$ 20:00

[Signature]
Wayne D. Callwood
Public Surveyor



C. Portia Paine
Recorder

Doc # 2022000705
Book: 1640
Page: 4/5
Filed & Recorded
12/09/2021 03:48 PM
C. PORTIA PIENRE
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$54.00
TRANSFER TAX 2% \$54.00
PER PAGE FEE \$4.00
PENALTY FEE \$100.00



**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:

PARCEL NUMBER	2-02501-0109-00
LEGAL DESCRIPTION	219 MORNING STAR
OWNER'S NAME	VANDALAY LLC

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

10/22/2021

DATE



4996
atg mml g
1364848



Doc# 2010004817

Book: 1357

Pages: 180

Filed & Recorded

12/21/2010 2:50

ALTHEA PEDRO

RECORDER OF DEEDS

ST CROIX

RECORDING FEE

PER PAGE FEE

DEED DOC STAMP

Althea L Pedro

Recorder

* 42.00
* 4.00
* 600.00

068305

WARRANTY DEED

THIS INDENTURE dated this 14 day of December 2010, by and between **JAY-RO-MAR, INC.**, (a Virgin Islands Corporation) of P.O. Box 5529, Sunny Isles, St. Croix, U.S. Virgin Islands 00823 (herein called the "GRANTOR"), and **TERRENCE A. NELSON**, of P.O. Box 5683, Christiansted, St. Croix, U.S.V.I. 00823 (herein called the "GRANTEE");

WITNESSETH

THAT FOR and in consideration of the sum of THIRTY THOUSAND DOLLARS (\$30,000.00) and other good and valuable consideration to Grantor in hand paid, the receipt of which is hereby acknowledged, Grantor hereby grants, sells and conveys unto Grantee, to his heirs, successors and assigns, the following described real property situate in St. Croix, U.S. Virgin Islands, to wit:

Plot No. **220** of Estate Morning Star
Queens Quarter, consisting of 0.5039
U.S. Acres, more or less, as more fully
Shown on L.G.O. Drawing No. 4934
Dated: August 2, 1994

TOGETHER WITH all the improvements thereon and the rights, privileges, and appurtenances belonging thereto; including perpetual easement of ingress and egress over the subdivision road.

SUBJECT, HOWEVER, to the easements and zoning regulations and restrictions of record.

TO HAVE AND TO HOLD, the said described premises unto the said, GRANTEE, **TERRENCE A. NELSON**, to his heirs, successors and assigns in fee simple forever.

THE GRANTOR WARRANT that the said corporation is lawfully seized of the premises in fee simple and have good right to convey the premises; that the Grantee shall quietly enjoy the premises; that the premises are free from encumbrances, except as set forth or referred to herein; that the Grantor will execute or procure any further necessary assurance of title to the premises; and that the Grantor will forever warrant and defend title to the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date first above written.

WITNESSES:

JAY-RO-MAR, INC.

Maryela Gonzalez

[Signature]

Clemente Cintron, Jr., -President

[Signature]

ATTEST:

[Signature]

Omar R. Cintron, Secretary
(seal)

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. CROIX) ss:

ON THIS 14th day of December, 2010, before me personally came and appeared Clemente Cintron, Jr., known to me to be the President of Jay-Ro-Mar, Inc. and acknowledged that he executed the same on behalf of said Corporation and for purposes therein contained.

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

[Signature]
Notary Public

Lauritz H. Schuster
My Commission Expires
Feb. 01, 2011
NP-098-07

WARRANTY DEED
Plot 220 of Estate Morning Star
Page #3

Doc# 2010004817

Book: 1257

Pages: 180

Filed & Recorded
12/21/2010 2:50PM

ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX

RECORDING FEE	\$	42.00
PER PAGE FEE	\$	4.00
DEED DOC STAMP	\$	600.00



Althea L Pedro
Recorder

CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that the property described in the foregoing instrument, has not undergone any change in regard to boundary and area, according to the records in the office of the public surveyor for St. Croix.

DATED: DEC 20 2010

FEE: \$ 20⁰⁰

LT. GOVERNOR'S OFFICE:

BY: *Bernadette C. Williams*
For-Bernadette C. Williams
Tax Assessor



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

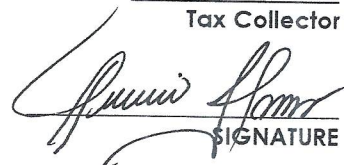
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	2-02501-0110-00
LEGAL DESCRIPTION	220 MORNING STAR
OWNER'S NAME	JAY RO MAR INC

Taxes have been researched up to and including 2006

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

December 9, 2010