



10-5-2023

WARRANTY DEED

Doc# 2011006023
Pages 4
08/12/2011 1:03PM
Official Records of
ST THOMAS/ST JOHN
MURIEL YELSTIN
ACTING RECORDER OF DEEDS
Fees 43771.00

THIS INDENTURE, dated this 6th day of August, 2011, between Back Forty, LLC, a Virgin Islands limited liability company with a mailing address of 12559 Holiday Drive, Alsip, Illinois 60803, Grantor, and Discount Car Rental & Sales, Inc., a Virgin Islands corporation with a mailing address of P.O. Box 303708, St. Thomas, U.S. Virgin Islands 00803, Grantee;

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND and 00/100 DOLLARS (\$155,000.00) paid by Grantee, receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration;

THE GRANTOR HEREBY GRANTS AND CONVEYS to the Grantee, its successors and assigns, the real property described as follows:

Parcel No. 41-C Estate Contant
No. 7A Southside Quarter
St. Thomas, Virgin Islands

as shown on Office of Lieutenant Governor Drawing No. D9-8327-T009, consisting of 0.322 acres, more or less, being a portion of the premises that were conveyed from Frank Castiglione to the Grantor named herein by Warranty Deed dated August 23, 2005, and recorded September 6, 2005, as Document No. 2005009138 in the office of the Recorder of Deeds for St. Thomas and St. John, Virgin Islands;

TOGETHER with the improvements thereon, if any, and the rights, privileges, and appurtenances belonging thereto;

TOGETHER WITH AND SUBJECT TO the benefits and restrictions of Virgin Islands laws and zoning regulations, and to all agreements, encumbrances, covenants, restrictions, and easements of record;

TO HAVE AND TO HOLD the premises conveyed hereby unto Grantee, its successors and assigns, in fee simple absolute forever;

AND THE GRANTOR WARRANTS that it is seized of the premises in fee simple and has 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 assurances of title to the premises; and that the Grantor will forever warrant and defend title to the premises.

Doc# 2011006023

WARRANTY DEED

NO. 026693

THIS INDENTURE dated Dec 3rd, 2013, between **BACK FORTY, LLC**, whose mailing address is 12559 S. Holiday Dr., Unit C, Alsip, IL 60803 (hereinafter referred to as the "Grantor") and **ALEX BELMONTE**, of P.O. Box 303708, St. Thomas, Virgin Islands 00803 (hereinafter referred to as the "Grantee").

WITNESSETH: That Grantor, in consideration of the sum of **TWO HUNDRED NINETY-ONE THOUSAND TWO HUNDRED DOLLARS (\$291,200.00)**, and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant, convey, warrant and release unto the Grantee, and to the his heirs, successors and assigns, in fee simple absolute forever, the real property described as follows:

M Parcel No. 41 Remainder Estate, Contant
No. 7A Southside Quarter
St. Thomas, Virgin Islands
consisting of 0.967 U.S. acre
As shown on O.L.G. No. D9-8839
Doc# 2014000290
Pages 4
01/14/2014 1:45PM
Official Records of
ST THOMAS/ST JOHN
ERIC DOWER, M.P.A.
RECORDS DEEDS
Fees \$6331.00

TOGETHER WITH the appurtenances thereto appertaining, and all of the estate, right, title and interest of the Grantor, in and to the property herein conveyed.

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

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, his heirs, successors and assigns, in fee simple absolute forever.

AND the Grantor covenants as follows:

1. That the Grantor is seized of the said property in fee simple and has good right to convey the same.
2. That the Grantee shall quietly enjoy the said property.
3. That the said premises are free from encumbrances, except as aforesaid.
4. That the Grantor will execute or procure any further necessary assurance of the title to said property.
5. That the Grantor will forever warrant and defend the title to said property.

Doc# 2014000290