


## RECEIVER'S DEED

**THIS RECEIVER'S DEED** is made this 16<sup>th</sup> day of February, 2019 by and between **OCEANSIDE VILLAGE, INC.**, a U.S. Virgin Islands corporation, acting by and through its duly appointed Receiver, Michael Lampe, whose address is 6501 Red Hook Plaza, Suite 201, St. Thomas, United States Virgin Islands 00802 (the "Grantor") and **AR LEGACY, LLC**, a limited liability company formed and existing under the laws of the U.S. Virgin Islands, whose mailing address is Post Office Box 9196, St. Thomas, U.S. Virgin Islands 00801 (the "Grantee").

### RECITALS:

- A. On November 2, 2011, Merchants Commercial Bank commenced a civil action in the Superior Court of the Virgin Islands, District of St. Thomas-St. John, against Oceanside Village, Inc., Juan Carlos Cacciamani, Juan Francisco Fuentes, Victoria Cacciamani a/k/a Vittoria Cacciamani, Cubica Group, LLLP, Arthur Newman, as Assignee of Domino Oil, Jose A Marin Vargas, Marcia Resnick, Esq., Heavy Materials, LLC and Virgin Islands Housing Authority, Docket No. ST-11-CV-653, in which action Merchants Commercial Bank sought, among other things, the appointment of a receiver to take charge and control of the real and personal property of Oceanside Village, Inc..
- B. On January 23, 2013, by Order of the Superior Court of the Virgin Islands recorded in the Office of the Recorder of Deeds for the District of St. Thomas-St. John on February 1, 2013 as Document No. 2013000661 (hereinafter referred to as the "Receivership Order"), Michael Lampe was appointed as Receiver of all the debts, property, equitable interests and choses in action of or belonging to Oceanside Village, Inc., and was ordered to proceed with the discharge of such trust without further action of the Court.

**NOW THEREFORE**, Grantor as Receiver of the property of Oceanside Village, Inc., by virtue of the powers vested in him by law and in consideration of the terms stated above and the sum of **FOUR HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED AND 86/100 U.S. DOLLARS (\$452,500.86)**, receipt of which is hereby acknowledged, and under and by virtue of the Receivership Order, Grantor does hereby grant, sell and convey to the Grantee, its successors and assigns, all that certain lot, piece or parcel of land described as:

 **Reconfigured Remainder Consolidated Parcel No. 1-13 Estate Donoe  
 No. 2A New Quarter  
 St. Thomas, U.S. Virgin Islands  
 Consisting of 11.142 U.S. acres, more or less  
 As shown on O.L.G. Drawing No. A9-844-T019 dated February 1, 2019;**

(the "Property")

**TOGETHER WITH** all of the improvements thereon belonging, if any;

**SUBJECT HOWEVER**, to United States Virgin Islands zoning regulations and to such further declarations, covenants, restrictions and easements of record, and;

**TO HAVE AND TO HOLD** the Property conveyed hereby with all privileges and appurtenances belonging to same as fully and completely as Grantor, as Receiver, by virtue of judgments, orders and authority of the Superior Court of the Virgin Islands and of statutes made and provided in such case might or should sell or convey the same, unto Grantee, its successors and assigns, in fee simple absolute forever;

**AND THE GRANTOR WARRANTS** that the Grantor has not done anything, nor suffered anything to be done, whereby the Property has been encumbered in any way, except as set forth or referred to herein.

The value of the Property for purposes of recording fees is \$574,371.27.

[ SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS ]

Receiver's Deed  
Reconfigured Remainder Consolidated Parcel No. 1-13 Estate Donoe  
Page 3 of 3

IN WITNESS WHEREOF, the Grantor has executed this Receiver's Deed the day and year first above written.

WITNESSES:

OCEANSIDE VILLAGE, INC.

*Handwritten signature of Jennifer Martin*

Jennifer Martin  
Print Name:

*Handwritten signature of Frank R. Tarantino*

Frank R. Tarantino  
Print Name:

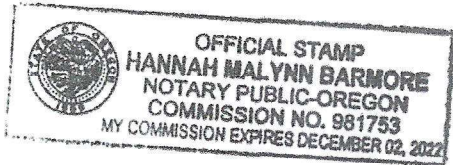
Michael Lampe

By: Michael Lampe  
Title: Receiver

STATE OF OREGON Oregon )  
COUNTY OF LANE Lane )

ACKNOWLEDGMENT

The foregoing Receiver's Deed was acknowledged before me this 16<sup>th</sup> day of February, 2019 by Michael Lampe, as Receiver of Oceanside Village, Inc., a U.S. Virgin Islands corporation, pursuant to Receivership Order, on behalf of the corporation.



*Handwritten signature of Notary Public*  
NOTARY PUBLIC  
Commission Expires:  
12/02/22

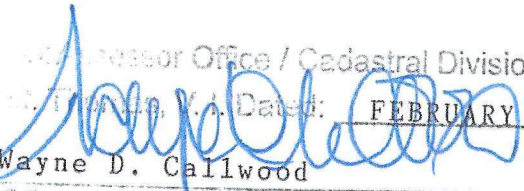
OFFICE OF THE CADASTRAL RECORDS  
PROPERTY / TOWN PROPERTY, BOOK FOR

ESTATE DONOE

NO. 2A NEW QUARTER

ST. THOMAS, VIRGIN ISLANDS

Commissioner Office / Cadastral Division

 St. Thomas, V. I. Dated: FEBRUARY 28, 2019

Wayne D. Callwood  
Office of the Lieutenant Governor / Public Surveyor

ATTEST

I hereby certified that the above mentioned

has been according

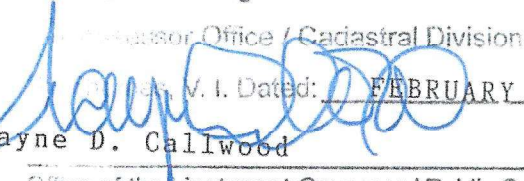
to: RECEIVER'S DEED DATED FEBRUARY 16, 2019

belong to: AR LEGACY (GRANTEE)

and according to the Record of this office

have gone changes as to boundaries and area

Commissioner Office / Cadastral Division

 St. Thomas, V. I. Dated: FEBRUARY 28, 2019

Wayne D. Callwood  
Office of the Lieutenant Governor / Public Surveyor