


SPECIAL WARRANTY DEED

THIS INDENTURE, made the 26 day of July, 2021, by and between **MASJID NUR AHL-US SUNNAH ISLAMIC CENTER, INC., ALSO KNOWN AS MASJID NUR AHL US SUNNAH ISLAMIC CENTER, INC.**, a Domestic Nonprofit Corporation organized in the U.S. Virgin Islands, hereinafter "Grantor", and **ALPINE GROUP USVI, LLC**, a limited liability company organized in the U.S. Virgin Islands, with an address of 6100 Red Hook, Quarter #2, Suite A3-1,, St. Thomas, VI 00802, hereinafter "Grantee",

WITNESSETH:

That the Grantor, for and in consideration of the sum of SIX HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED U.S. DOLLARS (\$657,500.00), the receipt of which is hereby acknowledged by Grantor, does hereby grant and release unto the Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the real property described as follows:

 **Parcel No. A-1-25 Estate Thomas
 No. 6K New Quarter
 St. Thomas, U.S. Virgin Islands
 As shown on PWD Drawing No. D9-3894-T87
 Consisting of 2.00 U.S. acres, more or less,**

TOGETHER WITH the rights, privileges and appurtenances belonging thereto and all of the estate, rights, title and interest of the Grantor in and so the said premises;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands laws, court orders, judgments, rules and regulations and to declarations, covenants, restrictions and easements of record;


BEING A PORTION OF THE SAME premises conveyed to Grantor herein by Special Warranty Deed dated October 6, 1997, recorded at the Office of the Recorder of Deeds for the District of St. Thomas and St. John, Virgin Islands, on October 9, 1997, in Book 48-S, Page 77, No. 4644, and at Auxiliary 43, Page 38;


TO HAVE AND TO HOLD the Property herein granted unto the Grantee, its successors and assigns, in fee simple absolute, forever;

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

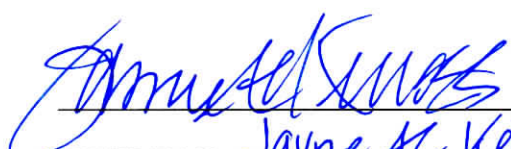
IN WITNESS WHEREOF, the Grantor has duly executed this Special Warranty Deed the day and year first above written.


MASJID NUR AHL-US SUNNAH ISLAMIC CENTER, INC., also known as MASJID NUR AHL US SUNNAH ISLAMIC CENTER, INC.

By: 
**HAYTHAM ABDALLAH
PRESIDENT**

Attest: 
**ALI ABUNYSHA CHARLES HARRIGAN
SECRETARY**

WITNESSES
(two witnesses required):


PRINTED NAME: Jayne Al Kellogg


PRINTED NAME: Camela Francis

NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN PROPERTY, BOOK FOR

ESTATE THOMAS

NO.6K NEW QUARTER

ST. THOMAS, VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: JULY 29, 2021


Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned
property/s which, according

to SPECIAL WARRANTY DEED DATED JULY 26, 2021

belongs to: ALPINE GROUP USVI, LLC (GRANTEE)

has not according to the Record of this office,
undergone changes as to boundaries and area.

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: JULY 29, 2021


Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor



**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	1-05404-2103-00
LEGAL DESCRIPTION	A-1-25 EST. THOMAS 6K NEW QTR.
OWNER'S NAME	MASJID NUR AHL US SUNNAA

Taxes have been researched up to and including 2020. 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

08/04/2021

DATE

Doc # 2021005146