


WARRANTY DEED

This indenture made this 23 day of February, 2017 by and between **GASTON R. SERVANT, CHRISTOPHER B. CARSEL and MAUREEN A. CARSEL, as TRUSTEES OF THE GASTON R. SERVANT TRUST dated April 4, 2016 ("GRANTOR")**, and **ANIMAL CARE CENTER OF ST. JOHN, INC., a U.S. Virgin Islands non-profit corporation of P.O. Box 429, St. John, VI 00831 ("GRANTEE")**:

WITNESS: that for and in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$267,500.00)** and other good and valuable consideration, receipt of which is hereby acknowledged.

GRANTOR hereby grants and conveys to GRANTEE, and to its successors and assigns, in fee simple absolute, the real property described as follows:

 **PARCEL NO. 14 REMAINDER
ESTATE CAROLINA
NO. 1 CORAL BAY QUARTER
ST. JOHN, VIRGIN ISLANDS
CONSISTING OF 2.309 U.S. ACRES, MORE OR LESS
AS SHOWN ON PWD NO. D9-6941-T001**

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto, including the rights of way and easements of record, including but not limited to Easement dated October 28, 1996, recorded January 15, 1997, in Book 47-O, Page 35, Doc. No. 140, in the Office of the Recorder of Deeds, Division of St. Thomas and St. John;

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

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to covenants, restrictions and easements of record;

03/10/2017 10:21 AM
Official Records of
ST THOMAS / ST JOHN
ERICA JEWEL M.P.A.
RECORDER OF DEEDS

DOC # 2017-0017-001

1. That the GRANTOR is seized of the premises in fee simple and has good right to convey the premises;
2. That the GRANTEE shall quietly enjoy the premises;
3. That the premises are free from encumbrances;
4. That the GRANTOR will execute or procure any further necessary assurances of title to the premises; and
5. That the GRANTOR will forever warrant and defend title to the premises.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and affixed its seal the day and year first written above.

WITNESSES (two required):

Heather Brewster
 PRINT NAME: Heather Brewster

Gaston R. Servant
 PRINT NAME: GASTON R. SERVANT, as Trustee of THE GASTON R. SERVANT TRUST dated April 4, 2016

Megan Foley
 PRINT NAME: Megan Foley

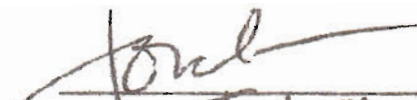
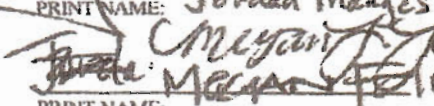
TERRITORY OF THE VIRGIN ISLANDS)
) ACKNOWLEDGMENT
 DISTRICT OF ST. THOMAS/ST. JOHN)


On this 23 day of February, 2017 before me, the undersigned officer, personally appeared GASTON R. SERVANT, as Trustee of THE GASTON R. SERVANT TRUST dated April 4, 2016 known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

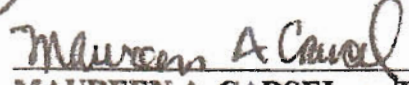
In witness whereof, I hereunto set my hand and official seal.

Jennifer S. Robinson
 NOTARY PUBLIC:
 My Commission Expires:

JENNIFER S. ROBINSON
 Notary Public
 STT/STJ, U.S. Virgin Islands
 NP122-15
 My Commission Expires Oct. 23, 2019


PRINT NAME: Jordan Manges

PRINT NAME: Megan Felton


CHRISTOPHER B. CARSEL, as Trustee of
THE GASTON R. SERVANT TRUST dated
April 4, 2016


MAUREEN A. CARSEL, as Trustee of
THE GASTON R. SERVANT TRUST dated
April 4, 2016

TERRITORY OF THE VIRGIN ISLANDS)
)
DISTRICT OF ST. THOMAS/ST. JOHN) **ACKNOWLEDGMENT**

On this 23 day of February, 2017 before me, the undersigned officer, personally appeared **CHRISTOPHER B. CARSEL and MAUREEN A. CARSEL**, as Trustees of **THE GASTON R. SERVANT TRUST dated April 4, 2016** known to me to be the persons who subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


NOTARY PUBLIC:
My Commission Expires:

JENNIFER S. ROBINSON
Notary Public
STT/STJ, U.S. Virgin Islands
NP122-15
My Commission Expires Oct. 23, 2019

ESTATE CORALINA

NO. 1 CORAL BAY QUARTER

ST. THOMAS, VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: MARCH 2, 2017

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

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

to WARRANTY DEED DATED FEBRUARY 23, 2017

belongs to: ANIMAL CARE CENTER OF ST. JOHN, INC., a Virgin Islands non-

profit corporation (GRANTEE)
has not according to the Record of this office,
undergone changes to boundaries and area.

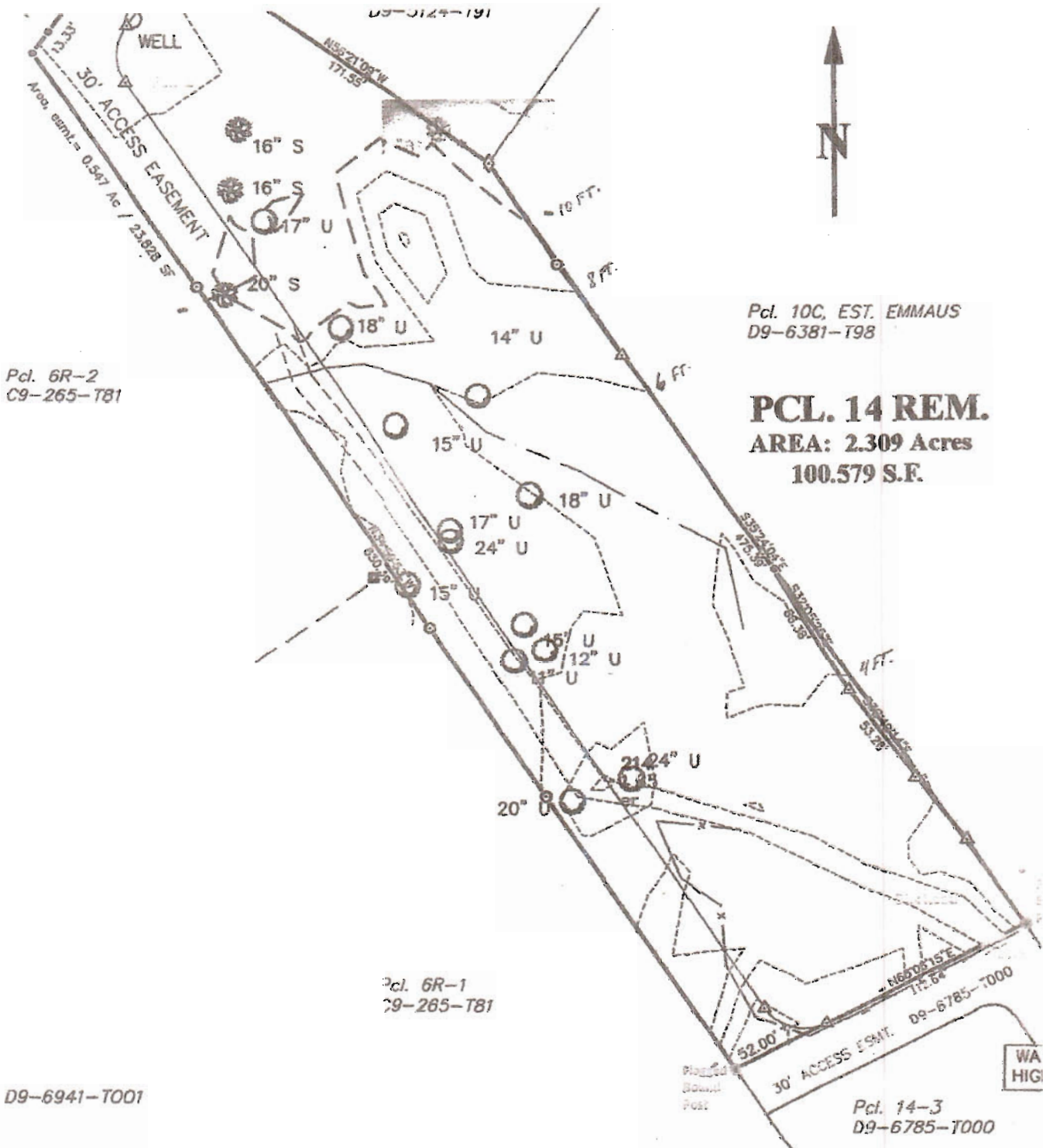
Wayne D. Callwood, Cadastral Division

S. H.

MARCH 2, 2017

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor



Pcl. 10C, EST. EMMAUS
D9-6381-T98

PCL. 14 REM.
AREA: 2.309 Acres
100.579 S.F.

Pcl. 6R-2
C9-265-T81

Pcl. 6R-1
C9-265-T81

ON D9-6941-T001

Pcl. 14-3
D9-6785-T000

SCALE: 1" = 50'



FIELD SURVEY:	FIELD BK./PG.	PLAN BY:	CHECKED BY:	SCALE:
AP/TW	156 157	BGM	BGM	1"=50'