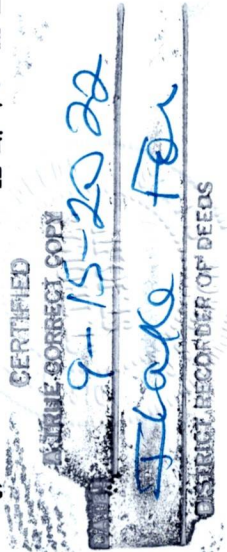


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00) paid to Elisa Juile Nicholson and Eugene Michael Nicholson, of Texas, hereinafter known as Grantors, by Aron Irad Ruan and Irad Ruan of P.O. Box 303598, St. Thomas, USVI 00803, hereinafter referred to as Grantees, receipt of which is hereby acknowledged, Grantors do forever give, grant, convey and release to Grantees, as joint tenants with full full rights of survivorship, to their heirs, successors and assigns, and to the heirs, successors and assigns of the survivor of them, all of Grantors' two-thirds interest in and to that certain piece, parcel and lot of land situated, lying, and being in St. Thomas, U.S. Virgin Islands, described as:

Parcel No. 84 Estate Contant
No. 7B Southside Quarter
St. Thomas, U.S. Virgin Islands
Consisting of U.S. 11,253 sq. ft., more or less

As more particularly shown on O.L.G. Drawing No. G9-2225-T73



TOGETHER with all of the improvements thereon, privileges and appurtenances belonging thereto.

SUBJECT, HOWEVER, to all zoning regulations, restrictions, agreements, encumbrances, conditions and easements as appear of record.

TO HAVE AND TO HOLD the premises before mentioned unto the said Grantees, as joint tenants, and to their heirs, successors and assigns, and to the heirs, successors and assigns of the survivor of them, in fee simple absolute, forever;

And the Grantors warrant as follows:

First: That the Grantors are seized of the premises in fee simple and have good right to convey the same;

Second: That the Grantees, their heirs and assigns, shall quietly enjoy the premises;

Third: That the said premises are free from encumbrances except as mentioned above;

Fourth: That the Grantors will execute or procure any further necessary assurances of title to said premises; and

Fifth: That the Grantors will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, we hereby set our hands this ____ day of July 2021.

Doc # 2021005287

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

ESTATE CONTANT

NO.7B SOUTHSIDE QUARTER

ST. THOMAS ,VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

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


Wayne B. 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 JULY 21, 2021

belongs to: AARON IRAD RUAN AND IRAD RUAN AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP
(GRANTEES) GRANTORS INTEREST.

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. Date: JULY 29, 2021


Wayne B. Callwood

Office of the Lieutenant Governor / Public Surveyor