

#15436
3482859
Hammer Eckard, LLC 0074106

WARRANTY DEED

INDENTURE made this 14 day of December, 2016, by and between **Dov Island Corporation**, a U.S. Virgin Islands corporation, hereinafter referred to as "Grantor", and **Roncan, Inc.**, a U.S. Virgin Islands corporation, of 127 Smithfield, Frederiksted, VI 00841, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant, convey and release unto Grantee the following described real property situated in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 127-E of Estate Smithfield & Hesselberg, consisting of 0.4588 U.S. acre, more or less, Westend Quarter, St. Croix, as more fully shown on OLG Drawing No. 4405-A dated September 18, 1987.

TOGETHER with all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

SUBJECT, HOWEVER, to all restrictions and covenants of public record.

TO HAVE AND TO HOLD the said described real property unto **Roncan, Inc.**, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS AND WARRANTIES that Grantor is lawfully seised of said premises in fee simple and has good right to convey same; that Grantee shall quietly enjoy said premises; that the premises are free from encumbrances except as herein provided; that Grantor will execute or procure any further necessary assurances of title to said premises; and that Grantor will forever warrant and defend the title in said premises.

WITNESS:

[Signature]
[Signature]

Dov Island Corporation

By: [Signature]
Sheryl Smith, President
Dated: 12/19/16

ATTEST:

By: [Signature]
Simone Palmer, Secretary

Warranty Deed
Dov Island Corporation to Roncan, Inc.
Plot 127-E Estate Smithfield
Page 2

Doc# 2017000013
Book: 1457
Pages: 452
Filed & Recorded
01/03/2017 3:48PM
SANDRA HORSFORD
DISTRICT RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 363.00
PER PAGE FEE \$ 3.00
DEED DOC STAMP 2.5 \$ 8,778.00

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. CROIX)

Sandra Horsford
Recorder

The foregoing document was acknowledged before me on the 28 day of December, 2016, by Sheryl Smith, President of Dov Island Corporation, a U.S. Virgin Islands corporation, on behalf of said corporation.

AT

GERALD T. GRONER
Notary Public
St. Croix, U.S. Virgin Islands
LNP-20-15
My Commission Expires Nov. 20, 2019

Notary Public
Name: _____
Notary No. _____
Commission Expires: _____

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing instrument, for recording and transfer stamp tax purposes, is \$ 351,100.00. The year 2016 property tax assessment for the property is: \$351,100.00.

AT

GERALD T. GRONER
Attorney at Law

CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the office of the Public Surveyor, the property described in the foregoing instrument has undergone no changes in respect to boundary and area.

DATE: DEC 28 2016
FEE: \$20⁰⁰

Wayne D. Callwood
SURVEY & DEEDS SECTION
for: Wayne D. Callwood
Public Surveyor



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	4-07516-0401-00
LEGAL DESCRIPTION	127-E TWO BROTHERS
OWNER'S NAME	DOV ISLAND CORPORATION

Taxes have been researched up to and including 2016.

CERTIFIED TRUE AND CORRECT BY

Ludance Romney
Tax Collector


SIGNATURE

December 13, 2016
DATE