

0080254

WARRANTY DEED

THIS WARRANTY DEED is made this 23rd day of November 2021 by and between **J. CRAIG KERR, INDIVIDUALLY, CHARLES F. KERR, CHRISTOPHER DAVID KERR, KEVIN NALLS KERR, AND KENNETH CARSON KERR BY THEIR ATTORNEY IN FACT J. CRAIG KERR** ("Grantors") and **RONCAN, INC.**, a with a mailing address of 127 Estate Smithfield, Frederiksted, VI 00840, ("Grantee").

NOW THEREFORE WITNESSETH that in consideration of the sum of Ten Dollars (US \$10.00) and other good and valuable consideration to Grantors in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant, sell, convey and assign unto Grantees, their heirs and assigns, the following described real property situate on the island of St. Croix in the Territory of the United States Virgin Islands (the "Property"):

Plot No. 212 (0.445 US acres) of **Estate Two Brothers, Smithfield & Hesselberg**, Westend Quarter, St. Croix, US Virgin Islands, as more fully shown on OLG Drawing No. 1844 dated August 26, 1965, revised July 2, 1991.

TOGETHER WITH any improvements, tenements, hereditaments, and appurtenances thereunto belonging,

SUBJECT TO all restrictions and covenants of public record.

TO HAVE AND TO HOLD the above-described premises unto the said Grantees, their successors and assigns, in fee simple.

Grantors forever covenants and warrants as follows: (i) Grantors are lawfully seized of the Property in fee simple and has full and good right to convey the Property; (ii) Grantees shall quietly enjoy the Property; (iii) the Property is free from all liens, claims and/or encumbrances not expressly set forth herein; (iv) Grantors shall forever warrant and defend the right and title to the Property to Grantees against any and all lawful claims of any and all persons, except any claims arising in connection with any exceptions expressly set forth herein; and (v) Grantors will execute or procure any further necessary assurances of title to the Property.

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RECEIVED
DEC 14 2021
RECORDER OF DEEDS-STX

WITNESSES

Stephanie Kaczor

[Signature]

GRANTOR

[Signature]

J. Craig Kerr, Individually

November 23, 2021
Date

ACKNOWLEDGMENT

STATE OF NEW YORK)
)
COUNTY OF ONONDAGA)


The foregoing Deed was acknowledged before me on this 25th day of November 2021, by
J. Craig Kerr.

Stephanie Kaczor
Notary Public

Stephanie J. Kaczor
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02KA6408078
Qualified in Onondaga County
Commission Expires August 3, 2024

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the 2021 total assessed value of Plot No. 212 Estate Two Brothers, Smithfield & Hesselberg (Parcel #4-09100-0201-00) for Transfer Stamp Tax purposes is \$ 60,000.00 . The purchase price of the Property described in the foregoing deed, for recording purposes is \$65,500.00.




J. Craig Kerr, Owner

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 deed has undergone no changes with respect to boundary and area.

DATE: DEC 13 2021

FEE: \$ 20.00



SURVEY & DEEDS SECTION
pe: Wayne S. Callwood
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	4-09100-0201-00
LEGAL DESCRIPTION	REMAINDER HESSELBERG
OWNER'S NAME	KERR, CHRISTOPHER D., KENETH C., & KEVIN N.

Taxes have been researched up to and including 2021. 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

10/22/2021

DATE

RECEIVED

DEC 14 2021

RECORDER OF DEEDS-STX