

0079204

WARRANTY DEED

Indenture made this 30th day of March, 2021, by and between **Rebecca Merwin, Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972**, hereinafter referred to as "Grantor", and **Salt River Equity LLC**, a U.S. Virgin Islands limited liability company of PO Box 224542 Christiansted VI 00822-4542, hereinafter referred to as "Grantee".

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

Plot 9A Estate Grange, Company Quarter, consisting of 26.085 U.S. Acres, more or less, as more fully shown on OLG Drawing No. A9-80-C012 dated May 15, 2012

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

SUBJECT, HOWEVER, to all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2021 and all years thereafter.

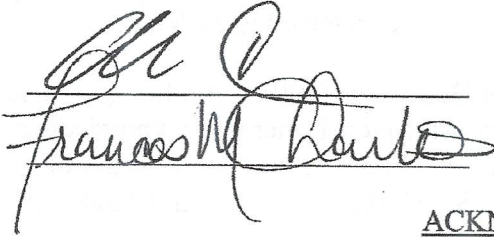
TO HAVE AND TO HOLD the Property unto **Salt River Equity LLC**, its successors and assigns, in fee simple forever.

Grantor covenants and warrants that as Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972 she is lawfully seised of the Property in fee simple and has good right to convey same; that Grantee shall quietly enjoy the Property; that the Property is free from encumbrances except as herein provided; that Grantor will execute or procure any further necessary assurances of title to the Property; and that Grantor will forever warrant and defend the title in the Property.


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WITNESSES:

M.K. Armstrong Trust
u/d/t dated May 12, 1969 as
amended by First Amendment
dated December 30, 1972



Francisco Rando

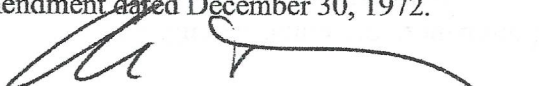


Rebecca Merwin, Trustee
Dated: 3/30/21

ACKNOWLEDGMENT

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

The foregoing document was acknowledged before me on this 30th day of March, 2021, by Rebecca Merwin, Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972.




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

GERALD T. GRONER, ESQ.
Notary Public
St. Croix, USVI, U.S. Virgin Islands
LNP-67-19
My Commission Expires November 8, 2023

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing deed, for recording and transfer stamp tax purposes, does not exceed the sum of \$1,200,000.00. The 2021 tax assessed value of the property is \$523,600.00.




Gerald T. Groner, Esq.

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 Warranty Deed has undergone no changes with respect to boundary and area.

DATE: APR - 9 2021
FEE: \$275.00

By:  - Land Appraiser
SURVEY & DEEDS SECTION
FOR: Wayne D. 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	2-06800-0204-00
LEGAL DESCRIPTION	9-A OF MART 9 GRANGE
OWNER'S NAME	ARMSTRONG, MALCOLM & OTHERS

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

04/07/2021

DATE

0079291

QUITCLAIM DEED

Indenture made this 20th day of April, 2021, by and between **Rebecca Merwin, Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972**, (hereinafter referred to as "Releasor") and **Salt River Equity LLC**, a U.S. Virgin Islands limited liability company of PO Box 224542 Christiansted VI 00822-4542 (hereinafter referred to as "Releasee"):

That in consideration of and the sum of One Dollar (\$1.00), and other good and valuable consideration to Releasor in hand paid, the receipt of which is hereby acknowledged, Releasor does hereby grant, quitclaim, and convey unto Releasee, its successors and assigns, all Releasor's right, title and interest to and in the following described real property situated in St. Croix, Virgin Islands of the United States, to wit:

Parcel 10 Estate Grange, Company Quarter, consisting of 0.490 U.S. Acres, more or less, as more fully shown on OLG Drawing No. 318 dated February 5, 1954

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

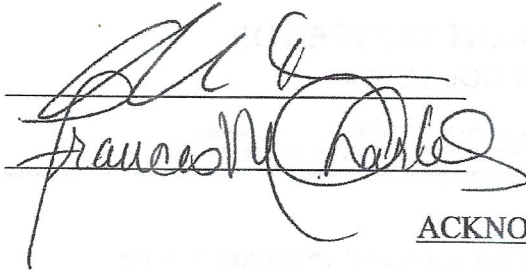
SUBJECT, HOWEVER, to all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2021 and all years thereafter.

TO HAVE AND TO HOLD the Property unto **Salt River Equity LLC**, its successors and assigns, in fee simple forever.

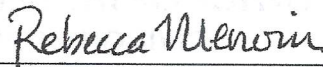
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WITNESSES:

M.K. Armstrong Trust
u/d/t dated May 12, 1969 as
amended by First Amendment
dated December 30, 1972



Rebecca Merwin

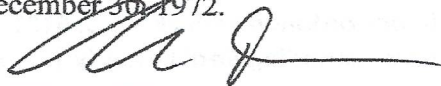


Rebecca Merwin, Trustee
Dated: 4/20/21

ACKNOWLEDGMENT

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

The foregoing document was acknowledged before me on this 21st day of April, 2021, by Rebecca Merwin, Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972.



GERALD T. GRONER, ESQ.
Notary Public
St. Croix, USVI, U.S. Virgin Islands
LNP-67-19
My Commission Expires November 8, 2023

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

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described is the 2021 tax assessed value of the property is \$21,600.00.




Gerald T. Groner, Esq.

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 Warranty Deed has undergone no changes with respect to boundary and area.

DATE: APR 28 2021
FEE: \$20.00



SURVEY & DEEDS SECTION
for: Wayne D. 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	2-04800-0406-00
LEGAL DESCRIPTION	10 GRANGE
OWNER'S NAME	M K ARMSTRONG TRUST

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

04/07/2021

DATE

ASSIGNMENT

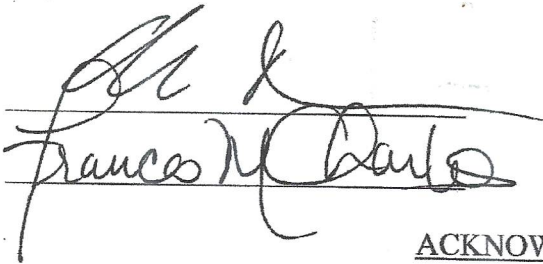
Rebecca Merwin, Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972, (hereinafter referred to as "Assignor") does hereby grant, quitclaim, and convey unto Salt River Equity LLC, a U.S. Virgin Islands limited liability company of PO Box 224542 Christiansted VI 00822-4542 all of Assignor's right title and interest in that certain April 7, 1954 Deed of Dedication from Douglas Skeoch Armstrong, Robert Keith Armstrong and Malcom Armstrong to the Municipality of St. Croix concerning the following described real property located in St. Croix, U.S. Virgin Islands:

Parcel 10 Estate Grange, Company Quarter, consisting of 0.490 U.S. Acres, more or less, as more fully shown on OLG Drawing No. 318 dated May 5, 1954

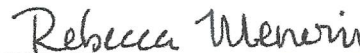
which deed was recorded on April 20, 1954 at the Office of the Recorder of Deeds, Christiansted, St. Croix, U.S. Virgin Islands at PC 8-FD, page 379, Document No. 195400493 including, but not limited to, any reversionary rights set forth in said deed.

WITNESSES:

M.K. Armstrong Trust
u/d/t dated May 12, 1969 as
amended by First Amendment
dated December 30, 1972



Frances M. Davis




Rebecca Merwin, Trustee
Dated: April 21, 2021

ACKNOWLEDGMENT

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

The foregoing document was acknowledged before me on this 21st day of April, 2021, by Rebecca Merwin, Trustee of the M.K. Armstrong Trust u/d/t dated May 12, 1969 as amended by First Amendment dated December 30, 1972.

GERALD T. GRONER, ESQ.
Notary Public
St. Croix, USVI, U.S. Virgin Islands
LNP-67-19
My Commission Expires November 8, 2023



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