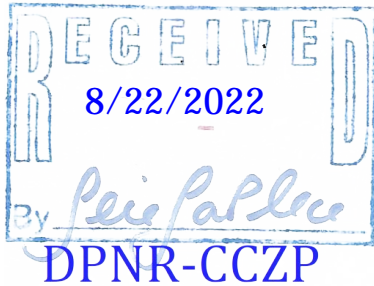


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WILMA O. HART SMITH
RECORDER OF DEEDS
ST THOMAS/ST JOHN
RECORDING FEE \$ 112.00
DEED DOC STAMP 2.0 \$ 2,000.00
PER PAGE FEE \$ 4.00
PENALTY FEE \$ 100.00

WARRANTY DEED

THIS INDENTURE made this 29th day of February 2008,
between STEVEN A. BORNN (hereinafter referred to as "Grantor"), of St. Thomas,
Virgin Islands, and LIONEL WARRELL, (hereinafter referred to as "Grantee"), 27
Lindberg Bay, St. Thomas, VI 00802.

WITNESSETH:

That for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, assign and convey unto the Grantee, his heirs and assigns, all that certain lot, piece or parcel of land situated and lying in St. Thomas, U.S. Virgin Islands, described as:

Parcel No. Remainder 30C Estate Elizabeth
No. 8i Great Northside Quarter
St. Thomas, U.S. Virgin Islands
As shown on O.L.G. No. D9-8106-T008
And consisting of 1.251 U.S. acres, more or less

TOGETHER with all the improvements thereon, the appurtenances thereto, and all of the estate, right, title and interest of the Grantor in and to the said premises;

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, his heirs and assigns, in fee simple absolute, forever;

SUBJECT, HOWEVER, to all conditions, restrictions, covenants, and easements of record and zoning laws and regulations of the U.S. Virgin Islands;

AND THE GRANTOR WARRANTS:

FIRST: That the Grantor is seized of said premises in fee simple and has good right to convey the same in the manner and form aforesaid.

SECOND: That the same is free of all encumbrances, excepting only those herein set forth.

Doc# 2008004527

THIRD: That the Grantee, his heirs and assigns, will forever quietly enjoy said premises.

FOURTH: That the Grantor will execute or procure any further necessary assurances of the title to said premises

FIFTH: That Grantor will forever warrant and defend the title to the said premises.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

TWO WITNESSES:

GRANTOR:

Halle Mackay
Banks Thomas

Steven A. Bornn
Steven A. Bornn

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS AND ST. JOHN) ss:

The foregoing instrument was acknowledged before me this 29th day of February 2008, by Steven A. Bornn.

Halle Mackay
NOTARY PUBLIC

Kathleen Mackay, Notary Public
Commission Exp: January 31, 2009
NP Number: LNP-004-05
St. Thomas/St. John District

WARRANTY DEED:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated February 29, 2008 belongs to: LIONEL WARRELL (GRANTEE)

has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: April 10, 2008

Phyllis Harrigan, Special Assistant
to the Tax Assessor for Surveys
Office of the Lieutenant Governor

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

ESTATE ELIZABETH

NO. 81 GREAT NORTHSIDE QUARTER

ST. THOMAS, VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: April 10, 2008

Phyllis Harrigan, Special Assistant
to the Tax Assessor for Surveys
Office of the Lieutenant Governor

PHYSICAL SURVEY
OFFICE
ST. THOMAS, VIRGIN ISLANDS



**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801
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DEPARTMENT OF FINANCE
TREASURY DIVISION**

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

IN ACCORDANCE WITH Title 28, SECTION 121 AS AMEMDED, THIS IS
CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES

OUTSTANDING FOR BORN, STEVEN A.
30C Estate Elizabeth
No. 81 Northside Qtr.
(PARCEL NO.) 1-02903-0301-00
_____).

TAXES RESEARCHED UP TO AND INCLUDING 2005.

RESEARCHED BY: *Karen Maynard*
Karen Maynard
TITLE: Real Property Tax Collector I
DATE: April 15, 2008
VERIFIED BY: *Janthe M. de Aloma*
Janthe M. de Aloma
TITLE: Chief, Revenue Collection
DATE: April 15, 2008
COLLECTOR NO. 8501

DOC# 2008004527