

RECORDED DEED

WARRANTY DEED

THIS INDENTURE, made this 10th day of Feb, 2022, by and between **Candace Lindqvist-Wallace** of 14915 Notley Rd., Silver Spring, MD 20905, (hereinafter referred to as "GRANTOR"), and **James J. Jones, Jr.** of 9160 Estate Thomas PMB 2120, St. Thomas, Virgin Islands 00802 (hereinafter referred to as "GRANTEE").

WITNESSETH: that for and in consideration of the sum of TWO HUNDRED AND SIXTY-TWO THOUSAND FIVE HUNDRED U.S. DOLLARS (\$262,500.00), by GRANTEE, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor hereby grants, assigns, bargains, sells, conveys and releases unto GRANTEE, and his heirs, successors, or assigns, in fee simple absolute, all her interest and rights in and to the real property described below, and lying and being in St. Thomas, United States Virgin Islands, and designated as

 **Parcel No. 19-1-2-8 Estate Smith Bay
Nos. 1, 2, & 3 East End Quarter
St. Thomas, U.S. Virgin Islands
as shown on O.L.G. No. D9-9375-T019
consisting of 3.0 U.S. acres, or 130,680 U.S. sq. ft., more or less**

TOGETHER with all the improvements thereon, and all of the estate, right, title and interest of GRANTOR, her heirs, successors and assigns, in and to the said premises, all privileges and appurtenances belonging thereto, SUBJECT to restrictions, covenants, easements, and agreements of record, and

TOGETHER WITH a perpetual non-exclusive easement over and upon all Estate Road Parcels for access to the Public Road, namely ROW Parcel 19-1-2-A Estate Smith Bay, St. Thomas, U.S. Virgin Islands, as shown on OLG No. D9-8277-T009.

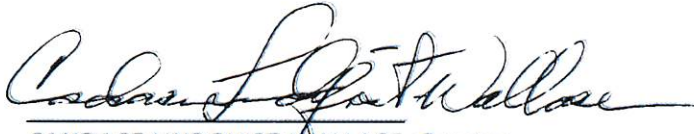
TO HAVE AND TO HOLD the said described real property unto GRANTEE, his heirs, successors, or assigns, in fee simple absolute forever.

THE GRANTOR COVENANTS AND WARRANTS to the GRANTEE that the GRANTOR is seized of the said premises in fee simple, and she has good right to convey same; that the GRANTEE shall quietly enjoy the said premises; that the said premises are free from encumbrances; that the GRANTOR will execute or procure any further necessary assurance of the title to the said premises and that the GRANTOR will forever warrant and defend the title to the said premises.

Doc # 2022001456

Warranty Deed for Parcel No. 19-1-2-8 Smith Bay
St. Thomas, Virgin Islands
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IN WITNESS WHEREOF, GRANTOR has hereto set her hand and seal the day and year first above written.


CANDACE LINDQVIST-WALLACE, Grantor


Witness



Witness

ACKNOWLEDGMENT

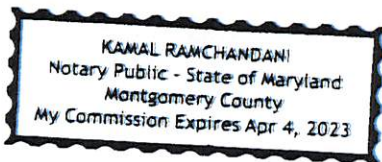
State of Maryland
County of Montgomery) ss:

On this 10th day of Feb., 2022, before me personally came and appeared Candace Lindqvist-Wallace to me known and known to me to be the person described herein and who executed the foregoing warranty deed, and she acknowledged to me that she signed the same freely and voluntarily for the use and purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My commission expires: 04/04/2023
Notary public no.: 160043079



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

ESTATE SMITH BAY

NOS. 1,2&3 EASTEND QUARTER

ST. THOMAS, VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: FEBRUARY 17, 2022


Wayne D. 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 FEBRUARY 10, 2022

belongs to: JAMES J. JONES, JR (GRANTEE)

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. Dated: FEBRUARY 17, 2022


Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor