



**WARRANTY DEED**

THIS WARRANTY DEED is made this 30<sup>th</sup> day of March, 2023, from **LOCKHART REALTY, INC.**, a U.S. Virgin Islands corporation, whose mailing address is 9800 Buccaneer Mall, Bldg. 2 - Suite 9, St. Thomas; VI 00802-2409 (the "Grantor"), to Able Investments, LLC, a U.S. Virgin Islands limited liability company whose mailing address is P.O. Box 306654, Charlotte Amalie, United States Virgin Islands 00803 (the "Grantee").

**WITNESSETH:**

NOW, THEREFORE, in consideration of TWO HUNDRED FIFTY THOUSAND and 00/100<sup>th</sup> DOLLARS (\$250,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee, and to its successors and assigns, the real property together with any improvements thereon described as follows:

**PARCEL NO. 61-3 ESTATE THOMAS  
 NO. 6A NEW QUARTER  
 ST. THOMAS, U.S. VIRGIN ISLANDS  
 CONSISTING OF 1.002 U.S. ACRES, MORE OR LESS  
 AS SHOWN ON O.L.G DRAWING NO. D9-9704-T022**

(the "Premises");

TO HAVE AND TO HOLD the Premises together with any improvements located thereon and all the appurtenances thereto belonging unto the Grantee and to its successors and assigns, in fee simple absolute forever;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands laws and regulations, declarations, covenants, restrictions and easements of record insofar as in force and applicable to all or any portion of the Premises hereby conveyed;

AND THE GRANTOR WARRANTS as follows:

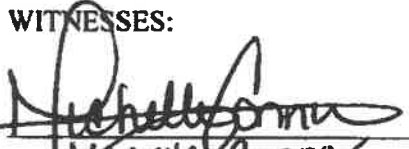
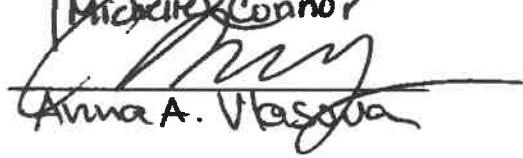
1. That the Grantor is seized of the said premises in fee simple absolute, and has good right to convey the same;
2. That the said premises are free from encumbrances, except as set forth or referred to herein;
3. That the Grantor will execute or procure any further necessary assurance of the title to said premises;

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- 4. That the Grantor will forever warrant and defend the title to said premises;
- 5. That the Grantee shall quietly enjoy the said premises.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

WITNESSES:

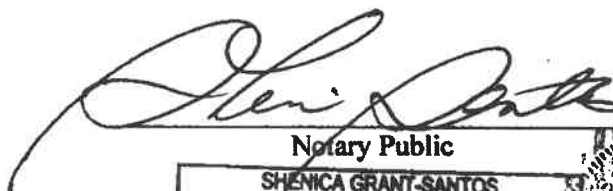
  
 Michelle Connor  
  
 Anna A. Vasquez

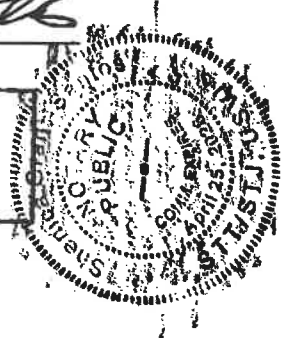
LOCKHART REALTY, INC.

By:   
 George H. T. Dudley, Chairman

TERRITORY OF THE U.S. VIRGIN ISLANDS )  
 ) SS:  
 DISTRICT OF ST. THOMAS AND ST. JOHN )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March, 2023, by George H. T. Dudley, as Chairman of Lockhart Realty, Inc., a U.S. Virgin Islands corporation on behalf of said corporation.

  
 Notary Public  
 SHENICA GRANT-SANTOS  
 Notary Public  
 St. Thomas, U.S. Virgin Islands  
 NP-523-22  
 My Commission Expires April 25, 2026



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

**ESTATE THOMAS**

**NO. 6A NEW QUARTER**

**ST. THOMAS VIRGIN ISLANDS**

Assessor Office / Cadastral Division  
St. Thomas, V.I. Dated: **APRIL 11, 2023**  
  
Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

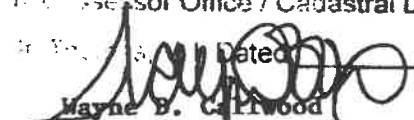
**ATTENTION:**

It is hereby certified that the above mentioned  
property/s which, according

to **WARRANTY DEED DATED MARCH 30, 2023**

belongs to: **ABLE INVESTMENTS, LLC (GRANTEE)**

has not according to the Record of this office  
undergone changes as to boundaries and area.

Assessor Office / Cadastral Division  
St. Thomas, V.I. Dated: **APRIL 11, 2023**  
  
Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor