

#822755
Atty. Groner & Gray

0077982

WARRANTY DEED

THIS DEED is executed this May 20, 2020, between **BOARDWALK GALLERIA, LLLP**, a U. S. Virgin Islands limited liability limited partnership, whose address is PO Box 3040, Kingshill, VI 00851 ("Grantor") and **Z PROPERTY VI LLC**, a U.S. Virgin Islands limited liability company, whose address is 1114 King Street, 2nd Floor, Christiansted, VI 000820 ("Grantee"). (Grantor and Grantee shall include their respective heirs, representatives, successors and assigns when the context requires or permits.)

IN CONSIDERATION of the sum of \$10.00 and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee the following described real property ("Property"):

Plot No. 7-a, and Plot No. 7-b and 8-b (comprising 0.202 US acre and 0.680 US acre, respectively U.S. acres, more or less), **Hospital Street, Town of Christiansted**, St. Croix, U.S. Virgin Islands, as more particularly shown on OLG Drawing No. 5190, dated October 17, 2000, revised November 17, 2003;

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging, and any and all improvements located thereon.

SUBJECT 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 2020 and all years thereafter (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, in fee simple forever.

GRANTOR further covenants that Grantor is lawfully seized of the Property and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that Grantee shall quietly enjoy the Property; and Grantor shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons, except for claims arising under or by virtue of the Permitted Exceptions.

A complete and accurate copy of the Certificate of Limited Liability Limited Partnership of Boardwalk Galleria L.L.P. authorizing the sale of the property to the Grantee is attached hereto.


MAY 28 2020

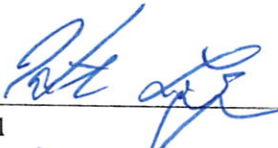
RECORDER OF DEEDS-STX

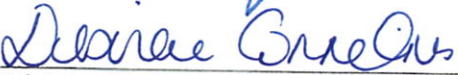
IN WITNESS WHEREOF, this Deed has been duly executed by Grantor the day and year first above written.

WITNESSES:

BOARDWALK GALLERIA, LLLP
By Boardwalk Galleria GP, LLC
Its General Partner

By: 
William V Neville, Authorized Agent


Witness 1


Witness 2

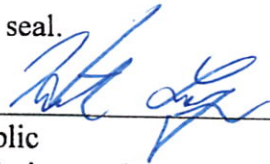
ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS
JUDICIAL DIVISION OF ST. CROIX

The foregoing instrument was acknowledged before me this May 20, 2020, by William V Neville, Authorized Agent of Boardwalk Galleria GP, LLC, a U.S. Virgin Islands limited liability company, on behalf of the company acting as the sole general partner of BOARDWALK GALLERIA, LLLP, a U. S. Virgin Islands limited liability limited partnership, on behalf of the limited liability limited partnership.

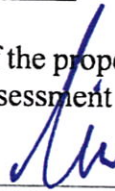
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(NOTARY SEAL) G. HUNTER LOGAN, JR.
NOTARY PUBLIC NO. LPN-13-17
COMMISSION EXPIRES: 08/30/2021
JUDICIAL DISTRICT OF ST. CROIX


Notary Public
My commission expires:

Certificate of Value

The undersigned certifies: (i) the sales price of the property described in the foregoing deed is \$999,999.00, and (ii) the year 2019 property tax assessment of the property is \$205,900.


William V Neville, Authorized Agent

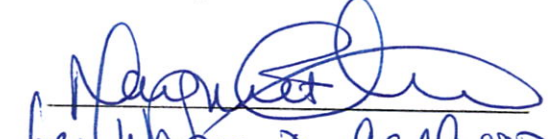
CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that according to the records in the Public Surveyor's Office, the Property described in the foregoing instrument has not undergone any change in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

Dated: MAY 27 2020

Fee: \$40.00


for: Wayne D. Callwood
Public Surveyor

x7946-9 FF GHL

S:\Legal Documents\Real Estate\Neville-Hospital St\Deed and seller docs-BG to Z-v2.docx



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825
1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

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	2-04904-0618-00
LEGAL DESCRIPTION	8-B HOSPITAL STREET
OWNER'S NAME	BOARDWALK GALLERIA LLC

Taxes have been researched up to and including 2019.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector

SIGNATURE

4/17/2020

DATE

MAY 28 2020

RECORDER OF DEEDS-STX

**CONSENT AND CERTIFICATE OF
LIMITED LIABILITY LIMITED PARTNERSHIP**

THE UNDERSIGNED, **Boardwalk Galleria GP, LLC**, hereby consents to the following actions and certifies as follows:

1. **Connie J. Neville** is the sole member of **Boardwalk Galleria GP, LLC**, a U.S. Virgin Islands limited liability company ("Company"), which is the sole general partner of **Boardwalk Galleria, LLLP**, a U.S. Virgin Islands limited liability limited partnership ("Partnership") and in such capacity has actual knowledge of the matters stated herein. The Partnership is the successor by merger to Boardwalk Galleria, LLC, a U.S. Virgin Islands limited liability company. **Connie J. Neville** is the sole limited partner of the Partnership. The Company, as general partner, is duly authorized to sign this document on behalf of the Partnership. **William V Neville** is the authorized agent ("Authorized Agent") of the Company and is authorized to sign documents on behalf of the Company acting as general partner of the Partnership in connection with the transaction described herein.

2. The Company is the sole general partner of the Partnership. The Company is in good standing as a limited liability company under the laws of the United States Virgin Islands and has not been dissolved. The Partnership is in good standing as a limited liability limited partnership under the laws of the United States Virgin Islands and has not been dissolved.

3. Under the terms of the limited partnership agreement for the Partnership, the Company acting as general partner of the Partnership is authorized to take any and all actions and to execute and deliver any and all documents necessary or desirable for the Partnership to sell to **Z Property VI LLC**, a U.S. Virgin Islands limited liability company ("Purchaser") the following described property ("Property") for the sales price of \$999,999.00 and pursuant to such other terms as the Company or the Authorized Agent (as defined below) deems to be in the best interests of the Partnership:

Plot No. 7-a, and Plots No. 7-b and 8-b (comprising 0.202 US acre and 0.680 US acre, respectively U.S. acres, more or less), **Hospital Street, Town of Christiansted**, St. Croix, U.S. Virgin Islands, as more particularly shown on OLG Drawing No. 5190, dated October 17, 2000, revised November 17, 2003

4. The Company acting as general partner of the Partnership has obtained any consent of the limited partners required under the Partnership Agreement and applicable law to sell the Property to the Purchaser as described herein. All actions taken by and all documents executed by this Company acting as General Partner of the Partnership in connection with the sale of the Property shall be the binding and legal obligations of the Company acting as general partner of the Partnership; and the execution of any such document by this Company acting as General Partner of the Partnership shall be conclusive evidence that such general partner deemed the provisions of such document to be in the best interest of the Partnership. Any previous action taken by the member of this Company acting as General Partner of the Partnership in connection with the sale of the Property is hereby ratified.

5. Pursuant to a resolution adopted by the Company, dated of even date herewith, **William V Neville** is the authorized agent ("Authorized Agent") of the Company and is authorized to sign documents on behalf of the Company acting as general partner of the Partnership in connection with the transaction described herein.

6. The undersigned acknowledges and agrees that the Purchaser is relying upon the accuracy of the statements contained in this Certificate in purchasing the Property and any title insurance company issuing a title insurance policy in connection therewith. This document may be signed and delivered by facsimile transmission.

Dated effective May 22, 2020.

Boardwalk Galleria GP, LLC

By: Connie J. Neville
Connie J. Neville, Sole Member

**CONSENT AND CERTIFICATE
OF MEMBER
OF
BOARDWALK GALLERIA GP, LLC**

The undersigned, being the only member of **BOARDWALK GALLERIA GP, LLC**, a U.S. Virgin Islands limited liability company ("Company"), hereby consents to the following action:

RESOLVED, **William V Neville** is appointed as the authorized agent ("Authorized Agent") of the Company and is authorized to sign documents on behalf of the Company acting as general partner of the Partnership in connection with the transaction described herein.

FURTHER RESOLVED, that the Member of the Company and the Authorized Agent, acting alone or jointly, are hereby authorized to take any and all action on behalf of the Company necessary, proper or desirable for **Boardwalk Galleria, LLLP** ("Partnership") to sell the following described property ("Property") to **Z Property VI LLC**, a U.S. Virgin Islands limited liability company ("Purchaser") for the purchase price of \$999,999.00 (the "Sale") pursuant to such provisions as such Member and/or the Authorized Agent deems in the best interests of this Company acting as general partner of the Partnership. The Company is the sole general partner of the Partnership.

FURTHER RESOLVED, that the Member of the Company and the Authorized Agent, acting alone or jointly, are hereby authorized to execute and deliver any and all documents on behalf of the Company acting as general partner of the Partnership necessary, proper or desirable for the Partnership to sell the Property to the Purchaser, including without limitation, the execution and delivery of a deed, bill of sale, title affidavit, closing statement, affidavits, instruments, agreements, assignments, and contracts.

FURTHER RESOLVED, that all documents which are executed by the Member of the Company or the Authorized Agent on behalf of this Company acting as general partner of the Partnership in connection with the Sale shall be binding and legal obligations of this Company acting as general partner of the Partnership; and the execution of any such document by such Member or the Authorized Agent on behalf of this Company shall be conclusive evidence that he or she deemed the provisions of such document to be in the best interest of this Company acting as general partner of the Partnership. Any previous action taken by any such Member or Authorized Agent of this Company in connection with the Sale is hereby ratified.

[Continued on Next Page]

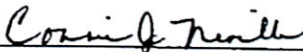
The undersigned certifies to the Purchaser, Island Title Services Corporation and Chicago Title Insurance Company as follows:

1. The foregoing resolutions are in full force and effect and have not since been amended or revoked, fully comply with the Articles of Organization and Operating Agreement of the Company, the Articles of Organization of the Company are in full force and effect, and no proceeding is pending for its dissolution or annulment; and all licenses and franchise taxes due and payable by the Company have been paid in full. A complete and accurate copy of the Articles of Organization and Operating Agreement of the Company are attached hereto.
2. The Company is a member-managed limited liability company validly organized, duly existing and in good standing under the laws of the U. S. Virgin Islands.
3. The undersigned is the only Member of the Company.

The undersigned acknowledges and agrees that the Purchaser, Island Title Services Corporation and Chicago Title Insurance Company are relying upon and are entitled to rely upon the contents of this Certificate. This resolution may be signed and delivered by facsimile transmission.

Dated effective May 22, 2020

Member:



Connie J. Neville

TITLE AFFIDAVIT

TERRITORY OF THE VIRGIN ISLANDS
JUDICIAL DIVISION OF St. Croix

RELATED COMMITMENT
NO. IT-20-0256

Before me, the undersigned authority, personally appeared the undersigned, who, being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the term "Affiant" shall include all parties executing this Affidavit):

1. **Boardwalk Galleria, LLLP** is the owner of and has agreed to sell to **Z Property VI LLC** the following described property: **Plot 7-a, and Plots 7-b and 8-b, Hospital Street, Town of Christiansted, St. Croix, VI.** Boardwalk Galleria GP, LLC is the sole general partner of **Boardwalk Galleria, LLLP** and is authorized to sign this Affidavit on behalf of **Boardwalk Galleria, LLLP**.
2. That Affiant has been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to said property in Affiant; that there are no parties who have any interest or right to claim an interest in said property other than Affiant; and that there are no facts known to Affiant which could give rise to a claim being asserted against said property.
3. That other than as shown in Item 1, Affiant has not entered into any agreement, contract, commitment or option for the sale, lease or mortgage of the property, or any agreement, contract commitment or option which otherwise affects said property except: as set forth in Island Title's title insurance commitment.
4. That there are no taxes, liens or assessments which are due or about to become due or which have attached or could attach to said property, **except:** real property ad valorem taxes for the year 2020 and all years thereafter.

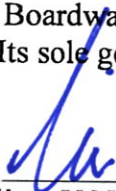
CHECK ONE:

5. That a homeowners association exists and all assessments are paid current; or
 That no homeowners association exists of which Affiant is aware.
6. That Affiant is a citizen of the United States, of legal age, under no legal disabilities and has never been known by any name other than as shown above.
7. ~~That Affiant has not entered into any marital separation agreement or property settlement agreement.~~
8. That, if title to said property is being held by a corporation, partnership or trust, such corporation, partnership or trust is in good standing under applicable laws and the contemplated sale of said property by said entity is pursuant to proper authority.
9. That there are no actions or proceedings now pending in any State or Federal Court to which the Affiant is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency.

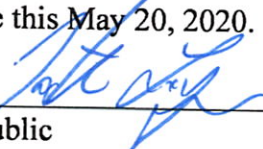
10. That there are no judgments, mortgages, encumbrances or liens of any nature affecting said property, except: as disclosed in the title insurance commitment issued by Purchaser's title insurance company in connection with this transaction.
11. That there have been no improvements, repairs, additions, or alterations performed upon said property within the past 90 days. That Affiant has not entered into any agreement or contract with any party for the furnishings of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period; and that there are no parties who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alterations to said property.
12. That the title to this property is not subject to any filled in land, littoral rights, riparian rights or any other rights not shown in the public record, including on OLG Drawing No. 5190, dated October 17, 2000, revised November 17, 2003.

Affiant recognizes that CHICAGO TITLE INSURANCE COMPANY will rely on the statements in this Affidavit and Affiant makes this Affidavit for the purpose of inducing CHICAGO TITLE INSURANCE COMPANY to issue its policy or policies of title insurance in the above referenced transaction.

Boardwalk Galleria, LLLP
By; Boardwalk Galleria GP, LLC
Its sole general partner

By: 
William V Neville, Authorized Agent

SWORN TO AND SUBSCRIBED
before me this May 20, 2020.



Notary Public

My commission expires: _____

G. HUNTER LOGAN, JR.
NOTARY PUBLIC NO. LPN-13-17
COMMISSION EXPIRES: 08/30/2021
JUDICIAL DISTRICT OF ST. CROIX

**CERTIFICATE OF NONFOREIGN STATUS
OF
INDIVIDUAL TRANSFEROR(S)**

TERRITORY OF THE VIRGIN ISLANDS
JUDICIAL DIVISION OF St. Croix

SECTION 1445 of the Internal Revenue Code as applied in the U.S. Virgin Islands provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon my disposition of a U.S. Real Property interest:

BOARDWALK GALLERIA, LLLP, acting by its General Partner, Boardwalk Galleria GP, LLC, after being duly sworn, deposes and states:

1. **BOARDWALK GALLERIA, LLLP** is not a foreign person for purposes of Section 1445 of the Internal Revenue Code as applied in the U.S. Virgin Islands (in the case of individuals, a "foreign person" is a nonresident, non-citizen of the United States). The Company's sole limited partner is Connie J. Neville. The Company's sole general partner is Boardwalk Galleria GP, LLC, a U.S. Virgin Islands limited liability company, which is wholly owned by Connie J. Neville. Connie J. Neville is not a foreign person for purposes of Section 1445 of the Internal Revenue Code as applied in the U.S. Virgin Islands (in the case of individuals, a "foreign person" is a nonresident, non-citizen of the United States)

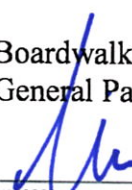
2. The Company's EIN is 66-0885372.
Connie J. Neville's SSN is xxx-xx-7592.

3. The address is: 2014 Hill Street, Christiansted, VI 00820.

4. I understand that this certification may be disclosed to the Internal Revenue Service and the Bureau of Internal Revenue by the Buyer and that any false statement I have made here could be punished by fine, imprisonment, or both.

5. Under penalties of perjury I declare that I have examined this certificate and, to the best of my knowledge and belief, it is true, correct and complete. I am duly authorized to sign this certificate on behalf of the Company and Connie J. Neville.

Boardwalk Galleria GP, LLC
General Partner



William V Neville, Authorized Agent

Sworn to and subscribed before
me this May 20, 2020.



Notary Public

My Commission Expires:
(NOTARY SEAL)

**CERTIFICATE
OF
GENERAL PARTNER**

The undersigned, being the only general partner of **BOARDWALK GALLERIA, LLLP**, a U.S. Virgin Islands limited liability limited partnership (“Company”), hereby certifies to **Z Property VI LLC**, Island Title Services Corporation and Chicago Title Insurance Company as follows::

1. A complete and accurate copy of the limited partnership agreement of **Boardwalk Galleria, LLLP** is attached hereto and made a part hereof.

The undersigned acknowledges and agrees that the Z Property VI LLC, Island Title Services Corporation and Chicago Title Insurance Company are relying upon and are entitled to rely upon the contents of this Certificate. This resolution may be signed and delivered by facsimile transmission.

Dated effective May 22, 2020

Boardwalk Galleria GP, LLC

By: 

William V Neville, Authorized Agent



May 28, 2020

HAND DELIVER

Office of the Tax Assessor
Office of the Lieutenant Governor
Suite #101, 1131 King Street, Christiansted
St. Croix, U.S. Virgin Islands 00820

RE: Boardwalk Galleria, LLLP
*Sale of Plot 7-a, and Plots 7-b and 8-b, Hospital Street, Town of Christiansted, St. Croix,
VI to Z Property VI LLC*
Tax Parcel No. 2-04904-0614-00 and 2-04904-0618-00
File No. x7946-9

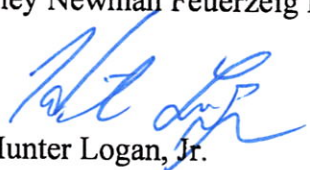
To Whom It May Concern:

Please be advised that on the above date, the above referenced real estate was sold. All property tax bills for this property should henceforth be sent to:

Z Property VI LLC
1114 King Street, 2nd Floor,
Christiansted, VI 000820

Thank you for your assistance.

Very truly yours,
Dudley Newman Feuerzeig LLP


G. Hunter Logan, Jr.

cc: Boardwalk Galleria, LLLP
Z Property VI LLC

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DUDLEY NEWMAN FEUERZEIG LLP
1131 King Street, Christiansted, St. Croix, U.S. Virgin Islands 00820-4971
Telephone (340) 773-3200 Telefax (340) 773-3409 / 773-9505