

0082060

WARRANTY DEED



COPY

Indenture made this 2nd day of March, 2023, by and between **Sherry F. Garcia a/k/a Sherry Garcia by her Attorney-in-Fact Frances M. Charles**, hereinafter referred to as "Grantor", and **Lasso Investment Holdings, LLC** a U.S. Virgin Islands limited liability company whose address is P.O. Box 2306, Kingshill VI 00851-2306, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her 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:

Remainder Plot No. 8 of Estate Mt. Pleasant, Prince Quarter, consisting of 3.65 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6621-C019 dated May 17, 2019.

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 2023 and all years thereafter.

TO HAVE AND TO HOLD the Property unto **Grantee**, its successors and assigns, in fee simple forever.

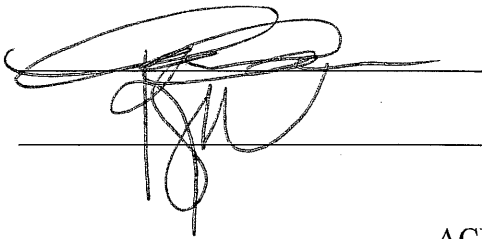
Grantor covenants and warrants that he/she is lawfully seised of the Property in fee simple and they have good right to convey same; that Grantee shall quietly enjoy the Property; that the Property is free from encumbrances except as herein provided; that Grantor will execute or procure any further necessary assurances of title to the Property; and that Grantor will forever warrant and defend the title in the Property.

INTENTIONALLY BLANK

RECORDER OF DEEDS-SIX

RECEIVED
MAR 02 2023

WITNESSES:



Frances M. Charles
Sherry F. Garcia a/k/a Sherry Garcia by her
Attorney-in-Fact Frances M. Charles
Dated: 3/2/23

ACKNOWLEDGMENT

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

The foregoing document was acknowledged before me on this 24th day of February, 2023, by Sherry F. Garcia a/k/a Sherry Garcia by her Attorney-in-Fact Frances M. Charles.

SAMUEL T. GREY, ESQ.
Notary Public
St. Croix, USVI, U.S. Virgin Islands
LNP-108-21
My Commission Expires August 17, 2025

Samuel T. Grey
Notary Public
Name: _____
Notary No. _____
Commission Expires: _____

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 \$240,000.00. The 2022 tax assessed value of the property is \$131,600.00.

Samuel T. Grey
Samuel T. Grey, 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: MAR - 2 2023
FEE: \$55.00

Wayne D. Callwood
SURVEY & DEEDS
for: Wayne D. Callwood
Public Surveyor

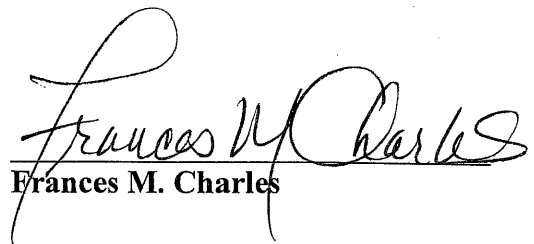
A F F I D A V I T

TERRITORY OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX

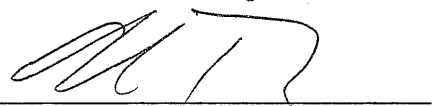
Before me, the undersigned officer, personally appeared **Frances M. Charles** who, being first duly sworn, deposed and stated as follows:

1. I am over the age of eighteen (18) years and have personal knowledge of the matters set forth herein.
2. On or about January 27th, 2023, **Sherry F. Garcia a/k/a Sherry Garcia** appointed me as attorney-in-fact pursuant to a Power of Attorney which is attached to this Affidavit.
3. At the time of execution of this Affidavit, I do not have actual knowledge of termination of the attached Power of Attorney by revocation, by the death, disability or incapacity of **Sherry F. Garcia a/k/a Sherry Garcia**, by lapse of time, or by any other manner.
4. I hereby warrant and certify that the attached Power of Attorney remains in full force and effect and that I remain fully authorized by **Sherry F. Garcia a/k/a Sherry Garcia** to exercise any and all powers conferred upon me thereby as attorney-in-fact.
5. I have executed this Affidavit with the intent and knowledge that **Lasso Investment Holdings, LLC a U.S. Virgin Islands limited liability company** will rely on my representations set forth herein in purchasing Remainder Plot No. 8 of Estate Mt. Pleasant, St. Croix, U.S. Virgin Islands (the "Property"), and that **Fidelity National Title Insurance Company/Chicago Title Insurance Company and Island Title Services Corporation** will rely on my representations set forth herein in providing owners and/or lenders title insurance on the Property.

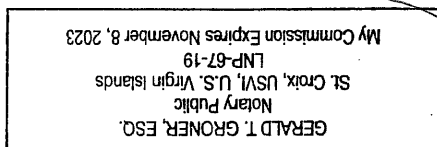
FURTHER AFFIANT SAYETH NOT.


Frances M. Charles

SUBSCRIBED AND SWORN TO before me
this 27th day of January, 2023.



Notary Public



POWER OF ATTORNEY

The undersigned **Sherry F. Garcia a/k/a Sherry Garcia**, does hereby appoint **Frances M. Charles or Gerald T. Groner, Esq.** to be my Attorney-in-Fact, with the authority to execute on my behalf and in my place and stead, any and all documents necessary in connection with the sale of certain real property to **Lasso Investment Holdings, LLC**, a U.S. Virgin Islands limited liability company (“Buyer”).

At any time that two persons are named as Attorney-in-Fact hereunder, either Attorney-in-Fact may exercise all of the powers set forth herein without the consent or concurrence of any other Attorney-in-Fact.

This Power of Attorney shall include the authority to execute any and all documents necessary in connection with the fulfillment of the sale of said property including, but not limited to, the execution of any Purchase and Sale Agreement, Extension or Amendment(s) to the Purchase and Sale Agreement, Land Contract, Deed, Assignment of Lease(s), Bill of Sale, Escrow Statement, Closing Statement, Settlement Statement, and/or any other paper or document in connection with the following described real property located in St. Croix, U.S. Virgin Islands:

Remainder Plot No. 8 Estate Mount Pleasant, Prince Quarter, consisting of 3.65 U.S. acres, more or less, as more fully shown on OLG Drawing No. D9-6621-C019 dated May 17, 2019

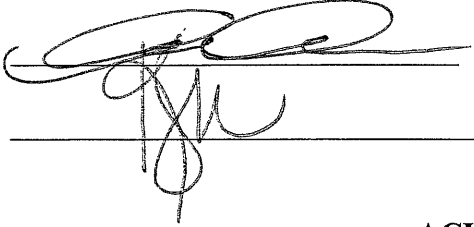
I grant to my said Attorney-in-Fact full power and authority to perform all acts to be done in and about the premises, as I could do if personally present.

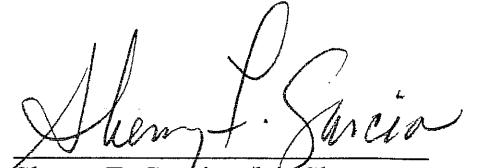
This Power of Attorney shall not be affected by my subsequent disability or incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

INTENTIONALLY BLANK

WITNESSES:

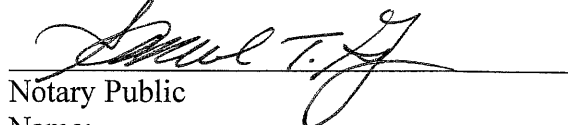



Sherry F. Garcia a/k/a Sherry Garcia
Dated: 1/27/23

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DIVISION OF ST. CROIX)

The foregoing document was acknowledged before me on this 27th day of
January, 2023, by Sherry F. Garcia a/k/a Sherry Garcia.


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

SAMUEL T. GREY, ESQ.
Notary Public
St. Croix, USVI, U.S. Virgin Islands
LNP-108-21
My Commission Expires August 17, 2025



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

5049 Kogens 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 ALL WHOM THESE PRESENTS SHALL COME

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	4-07900-0208-00
CERT NUMBER	2022-69958534
LEGAL DESCRIPTION	REM 8 MOUNT PLEASANT
OWNER'S NAME	GARCIA, RAFAEL MD

Taxes have been researched up to and including 2022.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



RECEIVED

MAR 02 2023

RECORDER OF DEEDS-STX

SIGNATURE

01/25/2023

DATE