

0075080

WARRANTY DEED
(STRAND HOLDINGS, LLC to EVOLVE USVI, LLC)

#797571
3926446
Hamm Eckard

THIS INDENTURE is made this 4 day of January, 2018, by and between **STRAND HOLDINGS, LLC**, a U.S. Virgin Islands limited liability company, the mailing address for which is P.O. Box 3030 Christiansted, St. Croix, V. I. 00822-3030 ("Grantor") and **EVOLVE USVI, LLC**, a Virgin Islands limited liability company, the mailing address for which is P.O. Box 702, Frederiksted, VI 00841

WITNESSETH

That for and in consideration of the sum of Ten Dollars, (\$10.00 and other good and valuable consideration paid to Grantor, receipt of which is hereby acknowledged, Grantor does hereby grant, sell and convey to Grantees, their successors and assigns, the following described real property located in St. Croix, United States Virgin Islands, to-wit:

Plot No. 42 Strand Street, Town of Frederiksted, St. Croix, U.S. Virgin Islands, more or less, as more fully shown on OLG Drawing No. 5539, dated April 16, 2004, consisting of 0.1944 U.S. Acres

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

SUBJECT TO The lien of all taxes, special assessments or reassessments for the year 2017 and all years thereafter, Virgin Islands Zoning, Coastal Zone Management, Conservation, or Building laws and regulations, ordinances or common law applicable or relating to the use and occupancy of the Property, title to any filled land, littoral rights, riparian rights, and other rights not shown in the public records and easements, or claims of easements not shown in the public record.

TO HAVE AND TO HOLD the above described premises unto the said Grantee and to its successors and assigns in fee simple forever.

Grantor covenants and warrants that it is lawfully seized of said property and has good right to convey the same. Grantor covenants and warrants that it has not done or suffered anything whereby the said property has been encumbered in any way whatsoever. Grantor shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons whomsoever.

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

Doc # 2018003368

Book: 1513

Page: 311

Filed & Recorded

08/20/2018 09:11 AM

C. PORTIA PIERRE

ACTING RECORDER OF DEEDS

ST CROIX

RECORDING FEE \$162.00

TRANSFER TAX 2% \$3,000.00

PER PAGE FEE \$3.00

PENALTY FEE \$100.00

C. Portia Pierre

Acting Recorder



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

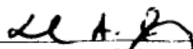
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	4-07605-0104-00
LEGAL DESCRIPTION	42 STRAND STREET
OWNER'S NAME	STRAND HOLDINGS LLC

Taxes have been researched up to and including 2017.

CERTIFIED TRUE AND CORRECT BY

Ludence Rorney
Tax Collector


SIGNATURE

January 4, 2018
DATE