


**QUIT CLAIM DEED**

**THIS INDENTURE**, made the 10<sup>th</sup> day of January, 2024, by and between **WILLIAM MICHAEL HANCOCK** of 1010 Main Street, Gaithersburg, MD 20878 (herein "Grantor") and **WILLIAM MICHAEL HANCOCK, Trustee of the William Michael Hancock Revocable Trust dated January 2, 2020**, whose address is 1010 Main Street, Gaithersburg, MD 20878 (herein "Grantee").

**WITNESSETH**, that for and in consideration of love and affection, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Grantor does hereby sell, convey and quitclaim unto the Grantee, its successors and assigns, in fee simple absolute forever, his interest in that certain lot, plot, piece or parcel of land situated, lying and being in St. Thomas, U.S. Virgin Islands, and more particularly described as follows:

 **Parcel No. 2L Estate Bakkerø (aka Bakkerø & Elisenlund)  
No. 5 Frenchman's Bay Quarter  
St. Thomas, U.S. Virgin Islands  
Consisting of approximately 0.59 U.S. acres, more or less  
as shown on PWD File No. F9-2568-T70  
(herein the "Property");**

TOGETHER with any improvements thereon, the appurtenances, easements, and rights of way thereto, and all of the estate, right, title and interest of the Grantor, his heirs, successors and assigns, in and to the premises herein granted.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns in fee simple absolute forever;

SUBJECT, HOWEVER, to the covenants, restrictions and easements of record and zoning laws and regulations of the U.S. Virgin Islands.

IGNATURE PAGE TO FOLLOW

Doc # 2024000542

Quit Claim Deed  
Hancock to Hancock Trust  
Page 2 of 3

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

WITNESSES (two separate):

*Oliver Teixeira*  
Print Name: OLIVER TEIXEIRA

*William Michael Hancock*  
WILLIAM MICHAEL HANCOCK

*Antoinette C. Brager*  
Print Name: Antoinette C. Brager

### ACKNOWLEDGMENT

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

On this 10<sup>th</sup> day of January, 2024, before me, the undersigned officer, personally appeared **WILLIAM MICHAEL HANCOCK**, known to me, or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

*Gina Marie Bryan*  
Notary Public  
My Commission Expires: 9/1/2025

GINA MARIE BRYAN  
Notary Public  
St. Thomas/St. John, U.S. Virgin Islands  
NP-486-21  
My Commission Expires September 1, 2025

Doc # 2024000542

ENTERED IN THE CADASTRAL RECORDS  
OWN PROPERTY BOOK FOR

ESTATE BAKKERO

NO.5 FRENCHMANS BAY QUARTER

ST. THOMAS VIRGIN, ISLANDS

Assessor Office / Cadastral Division

JANUARY 16, 2024

Wayne D. Callwood

Wayne D. Callwood

of the Lieutenant Governor / Public Surveyor

ATTEST

I hereby certified that the above mentioned  
which, according

to: QUITCLAIM DEED DATED JANUARY 10, 2024

belongs to: WILLIAM MICHAEL HANCOCK, TRUSTEE OF THE WILLIAM MICHAEL HANCOCK REVOCABLE TRUS

DATED JANUARY 2, 2020 (GRANTEE)

according to the Record of this office,  
the changes as to boundaries and area.

Assessor Office / Cadastral Division

JANUARY 16, 2024

Wayne D. Callwood

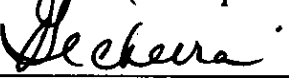
of the Lieutenant Governor / Public Surveyor

**AFFIDAVIT OF TAX STAMP EXEMPTION  
AND CERTIFICATION OF ASSESSED VALUE**

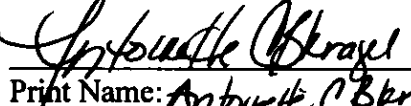
I, **WILLIAM MICHAEL HANCOCK**, the undersigned, being first duly sworn upon oath, depose and state that:

- 1) I am a competent adult over the age of twenty one years.
- 2) I have conveyed and quitclaimed my interest in the above described Property to my trust, **THE WILLIAM MICHAEL HANCOCK TRUST DATED JANUARY 2, 2020**, without any monetary consideration being given by Grantee, but rather for the consideration of love and affection.
- 3) The Assessed Total valuation of said Property according to the 2024 Property Tax Bill is \$542,600.00.
- 4) This sworn certification is made for the purposes of complying with Section 19, Title 33, Chapter 7 of the Virgin Islands Code Section 128(b) that requires an affidavit in support of my claim that the transfer of the Property as herein described is exempt from the payment of Stamp Taxes under Section 128 (a) (8) of the Virgin Islands Code.

WITNESSES (two separate):

  
Print Name: **OLEAN TECHERA**

  
**WILLIAM MICHAEL HANCOCK**

  
Print Name: **Amburke C. Bragel**

**ACKNOWLEDGMENT**

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

On this 10<sup>th</sup> day of January 2024, before me the undersigned officer, personally appeared **WILLIAM MICHAEL HANCOCK** to me known (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

  
Notary Public

My Commission Expires: 9/1/2025

**GINA MARIE BRYAN**  
Notary Public  
St. Thomas/St. John, U.S. Virgin Islands  
NP-486-21  
My Commission Expires September 1, 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:

|                          |                          |
|--------------------------|--------------------------|
| <b>PARCEL NUMBER</b>     | 1-07304-0135-00          |
| <b>CERT NUMBER</b>       | 2023-91388448            |
| <b>LEGAL DESCRIPTION</b> | BAKKERO 2L FRENCHMAN BAY |
| <b>OWNER'S NAME</b>      | HANCOCK, WILLIAM         |

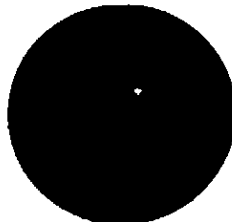
Taxes have been researched up to and including 2023.

---

**CERTIFIED TRUE AND CORRECT BY**

**Brent A. Leerdam**

**Real Property Tax Collector**



**SIGNATURE**

**01/17/2024**

**DATE**

Doc # 2024000542