



WARRANTY DEED

THIS INDENTURE made this 23rd day of November, 2014 by and between **DORIS L. SMALLS a/k/a DORIS RAIMER SMALLS** of Post Office Box 10211, St. Thomas, U.S. Virgin Islands 00801 ("GRANTOR"), and **DORIS L. SMALLS, TRUSTEE of the DORIS L. SMALLS TRUST** dated March 21, 2005, a U.S. Virgin Islands revocable inter vivos trust, whose address is Post Office Box 10211, St. Thomas, U.S. Virgin Islands 00801 ("GRANTEE").

WITNESS: For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee, its successors and assigns, the real property described as follows:

 Parcel No. 4I-1 Estate St. Joseph & Rosendahl
 No. 4 Great Northside Quarter
 St. Thomas, U.S. Virgin Islands
 Consisting of 0.7638 U.S. acres, more or less
 As more particularly shown on P.W.D. Drawing No. D9-4500-T88
 and

 Parcel No. 4i Remainder Estate St. Joseph & Rosendahl
 No. 4 Great Northside Quarter
 St. Thomas, U.S. Virgin Islands
 Consisting of 5.619 U.S. acres, more or less
 As more particularly shown on P.W.D. Drawing No. D9-7847-T006

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto;

TO HAVE AND TO HOLD the premises conveyed hereby in fee simple forever;

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

AND THE GRANTOR WARRANTS as follows:

1. That the Grantor is seized of the premises in fee simple and has good right to convey the premises;
2. That the Grantee shall quietly enjoy the premises;
3. That the premises are free from encumbrances;
4. That the Grantor will execute or procure any further necessary assurances of title to the premises; and
5. That the Grantor will forever warrant and defend title to the premises.

CERTIFIED
 A TRUE CORRECT COPY
 DATE: 1-10-2015
 ERICA DOVER
 DISTRICT RECORDER OF DEEDS

For recording purposes the value of this property is \$872,300.00

IN WITNESS WHEREOF, Grantor has hereunto set her hand and affixed her seal
the day and year first written above.

WITNESSES:

Alma Hardy
John Smith

Doris L. Raimer Smalls
DORIS L. SMALLS
a/k/a DORIS RAIMER SMALLS

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS - ST. JOHN)

ACKNOWLEDGMENT

Before me this 23rd day of November 2014, DORIS L. SMALLS a/k/a DORIS RAIMER SMALLS personally known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC
JAN 15 2015

**NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN PROPERTY, BOOK FOR
ESTATE ST. JOSEPH AND ROSEND AHL**

NO. 4 GREAT NORTHSIDE QUARTER

ST. THOMAS, VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division
St. Thomas, VI. Dated: December 10, 2014

Wayne D. Callwood
Office of the Lieutenant Governor / Public Surveyor

ATTEST:

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

to WARRANTY DEED dated November 23, 2014

belongs to: DORIS L. SMALLS, TRUSTEE OF THE DORIS L. SMALLS TRUST DATED MARCH 21, 2005 (GRANTEE)

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

Tax Assessor Office / Cadastral Division

St. Thomas, VI. Dated: December 10, 2014

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

Doc# 2015002342

TERRITORY OF THE U.S. VIRGIN ISLANDS)

DISTRICT OF ST. THOMAS-ST. JOHN)

STAMP TAX AFFIDAVIT

On this 23rd day of November, 2014, personally appeared **DORIS L. SMALLS A/K/A DORIS RAIMER SMALLS** ("Grantor"), who, under oath, claims an exemption from the payment of stamp taxes in the transfer of all of her right, title, and interest in:

Parcel Nos. 4I-1 and 4 Remainder Estate St. Joseph & Rosendahl
No. 4 Great Northside Quarter
St. Thomas, U.S. Virgin Islands
As more particularly shown on P.W.D. Drawing No. D9-4500-T88

to **DORIS L. SMALLS, TRUSTEE of the DORIS L. SMALL TRUST** dated March 21, 2005, ("Trust"), pursuant to 33 V.I.C. § 128(a)(9) in that the beneficiaries of the Trust are the Grantors and the Grantor's children, who are all within relationships described within 33 V.I.C. § 128(a)(8).

WITNESSES:

Steven Hardy

Doris L. Raimer Smalls
DORIS L. SMALLS

James Smith

TERRITORY OF THE U.S. VIRGIN ISLANDS)

DISTRICT OF ST. THOMAS-ST. JOHN)

ACKNOWLEDGEMENT

On this 23rd day of November, 2014 before me, the undersigned officer, personally appeared **DORIS L. SMALLS A/K/A DORIS RAIMER SMALLS**, known to me (or satisfactorily proven) to be the person whose names is subscribed to the within Stamp Tax Affidavit, and acknowledged that she executed the same for the purposes therein contained.

[Signature]
NOTARY PUBLIC

My Commission Expires:



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: Recorder Of Deeds

FROM: Office of the Tax Collector

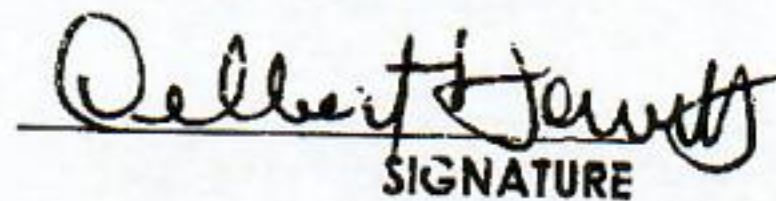
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-03003-0306-00
LEGAL DESCRIPTION	4I REM ST.JOSEPH & ROSENDAHL NO.4 GREAT NORTHSIDE QTR
OWNER'S NAME	SMALLS, DORIS RAIMER

Taxes have been researched up to and including 2013

CERTIFIED TRUE AND CORRECT BY

**DELBERT HEWITT
DEPUTY CHIEF OF STAFF**


SIGNATURE

12/09/2014

DATE



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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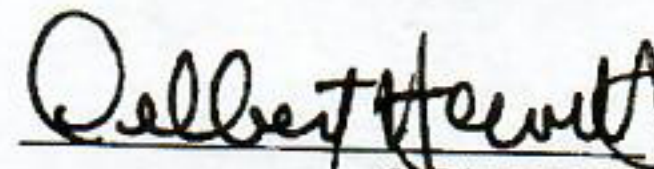
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-03003-0397-00
LEGAL DESCRIPTION	ST JOSEPH & ROSENDAHL REM 4I-1 GT. NORTHSIDE QTR.
OWNER'S NAME	SMALLS, DORIS RAIMER

Taxes have been researched up to and including 2014.

CERTIFIED TRUE AND CORRECT BY

DELBERT HEWITT
CHIEF OF STAFF


SIGNATURE

4/07/2015

DATE

Doc# 2015002342