

CERTIFIED
A TRUE CORRECT COPY

Doc # 2020002504
05/26/2020 01:50 PM # Pages 4
Official Records of ST THOMAS / ST JOHN
ERICA DOVER M.P.A., RECORDER OF DEEDS
Fees \$1,970.25

DATE: 10/03/2024
[Signature]

WARRANTY DEED

RECORDER OF DEEDS

THIS INDENTURE, dated this 11th day of May, 2020 by and between Candace Lindqvist-Wallace of 14915 Notley Rd. Silver Spring, Md. 20905 (hereinafter referred to as "GRANTOR") and the RYAN W. GREENE REVOCABLE LIVING TRUST, Ryan W. Greene and Leah Kelly Tepera Co-Trustees, whose mailing address is P.O. Box 1197, St. Thomas, V.I. 00804 (hereinafter referred to as "GRANTEE") and

WITNESSETH: that for and in consideration of the sum of Ten Dollars (\$10.00), U.S currency, and other valuable consideration consisting of the representation of Candace Lindqvist-Wallace in the matter of Candace Lindqvist vs. Mark Lindqvist, District Court of the Virgin Islands, Division of St. Thomas and St. John, Civil No. 3:14-cv-88 (Action For Partition Of Real Property) and in full satisfaction for the debt incurred for prosecuting and defending the same, and hereby acknowledged, the Grantor hereby grants, assigns, bargains, sells, conveys and releases unto Grantee and his heirs, successors and assigns, in fee simple absolute, all her interest and rights in and to the real property described below, and lying and being in St. Thomas, United States Virgin Islands, and designated as:

[Signature] Parcel No. 19-1-2-7 Estate Smith Bay
Nos. 1, 2 & 3 East End Quarter
St. Thomas, USVI, 2.577 U.S. acres, more
or less,
as shown on O.L.G. No. D9-9375-T019

TOGETHER with any improvement thereon and all of the estate, rights, title and interest of Grantor, her heirs, successors and assigns, in and to the said premises, all privileges and appurtenances belonging thereto, SUBJECT, to restriction, covenants, easement, and agreements of record, and

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DPNR-CCZP
RECEIVED BY: *[Signature]*
DATE:
10-4-2024

Warranty Deed

Candace Lindqvist-Wallace and RYAN W. GREENE REVOCABLE LIVING TRUST,

Ryan W. Greene and Leah Kelly Tepera Co-Trustees

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TO HAVE AND TO HOLD, the said described real property unto GRANTEE, his heirs, successors and assigns, in fee simple forever.

For tax stamp purposes the value of this parcel is to be determined by assessment.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first written above.

GRANTOR: .

Candace Lindqvist-Wallace
Candace Lindqvist-Wallace

Witnesses:

Du A. Miller

Nina Miller

1503 HEATHER HOLLOW CIR #11 SILVER SPRING MO. 20901

Address

1503 Heather Hollow Cir #11 Silver Spring, MD 20901

Address

ACKNOWLEDGEMENT

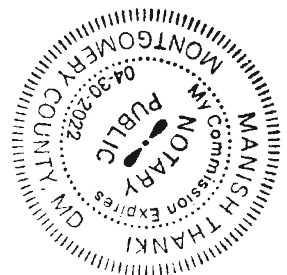
STATE OF MARYLAND)
MONTGOMERY COUNTY) ss:

I hereby acknowledge that Candace Lindqvist-Wallace, personally appeared before me with proper identification, and with whom I know to be the same, verified the contents of this Warranty Deed and executed same in my presence and the presence of the witnesses on this 11th day of MAY, 2020.

[Signature]

Notary Public

My commission expires: 04/30/2022



**NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN PROPERTY, BOOK FOR**

ESTATE SMITH BAY

NOS. 1,2&3 EAST END QUARTER

ST .THOMAS ,VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: MAY 21, 2020


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 MAY 11, 2020

belongs to: RYAN W. GREENE REVOCABLE LIVING TRUST, RYAN W. GREENE AND LEAH KELLY TEPERA
CO-TRUSTEES (GRANTEE)

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

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: MAY 21, 2020


Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor