

*Seigfalter*

10-15-2024

**QUITCLAIM DEED**

**THIS INDENTURE**, dated this 10th day of March, 2016 between **L. Mark Lindqvist** of P.O. Box 425, St.Thomas, V.I. 00804 (hereinafter referred to as "**GRANTOR**") and **Candace Lindqvist-Wallace** of 14915 Notley Rd.Silver Spring, Md. 20905 (hereinafter referred to as "**GRANTEE**")

**WITNESSETH:** that for and in consideration of the sum of Ten Dollars (\$10.00), U.S currency, and other valuable consideration by a settlement agreement approved by Judgment dated 1/22/16 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 of debt in the matter of Vancito Wallace, Sr. vs. L. Mark Lindqvist, Superior Court of the Virgin Islands, Division of St. Thomas and St. John, Case No.ST-12-CV-477 (Action for Debt) in addition to L. Mark Lindqvist's promise to pay the entire debt owed in the matter of Joseph E. Hodge and Zulma O. Hodge vs. L. Mark Lindqvist and Candace Lindqvist-Wallace, Superior Court of the Virgin Islands, Division of St. Thomas and St. John, Civil No. 478/2014 (Action for Debt), hereby acknowledged, the Grantor hereby grants, assigns, bargains, sells, conveys and releases unto Grantee in fee simple absolute her heirs, successors and assigns, in fee simple absolute, all his interest and rights in and to the real property described and certain parcels of land situate, lying and being in St. Thomas, United States Virgin Islands, and designated as:

Remainder Parcel No. 19-1-2 Estate Smith Bay  
Nos. 1, 2 & 3 East End Quarter, St. Thomas, USVI,  
consisting of 19.383 acres, more or less (U.S measurement),  
as shown on O.L.G No. A9-819-T016 ,  
and Survey Map dated 7/17/13

and

⌘ Remainder Parcel No. 10-1 Charlotte Amalie  
No. 3 New Quarter, St. Thomas, USVI, [Titled Louis  
Lindqvist Sales Corporation]  
consisting of 0.598 acres, more or less (U.S measurement),  
as shown on O.L.G No. D9-9138-T016 ,  
Tax Parcel ID No. 1-05604-0343-00

Doc # 2019002140  
04/04/2019 02:31 PM # Doc #  
Official Records of ST THOMAS / ST JOHN  
ERICA DOVER M.P.A., RECORDER OF DEEDS  
Fees \$1,903.00

Doc # 2019002140

**TOGETHER** with any improvement thereon and all of the estate, right, title and interest of Grantor, his 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

Quitclaim Deed

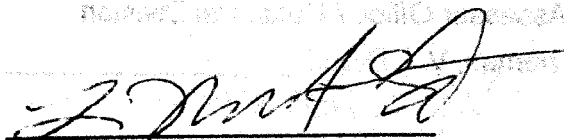
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L. Mark Lindqvist and Candace Lindqvist-Wallace

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

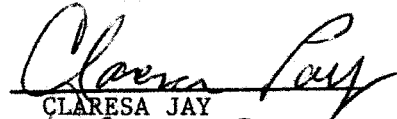
IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first written above.

GRANTOR:

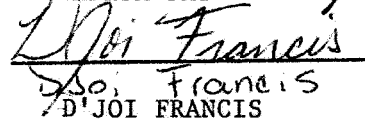


L. Mark Lindqvist

Witnesses:



CLARESA JAY



D'JOI FRANCIS

1238 Brown Home St. Poma-00802

Address

7403 Bayon #2-2 St. Thomas 00802

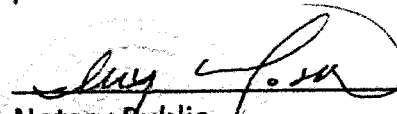
Address

ACKNOWLEDGEMENT

TERRITORY OF THE U.S VIRGIN ISLANDS  
DIVISION OF ST. THOMAS AND ST. JOHN

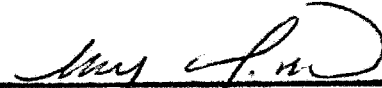
ss:

I hereby acknowledge that L. Mark Lindqvist, personally appeared before me with proper identification, and with whom I know to be the same, verified the contents of this Quitclaim Deed and executed same in my presence and the presence of the witnesses on this 10<sup>th</sup> day of March, 2016.



Notary Public

My commission expires:



NOTARY PUBLIC

Name: My Moses

My Commission Exp.: June 19, 2019

NP Commission # NP-60-15

St. Thomas/St. John District

This deed is exempted from stamp taxes by virtue of the relationship between Grantor and Grantee (debtor and creditor/brother and sister/ and partition of real property). See Title 33 of the V.I. Codes §128(a)(2), (a)(5), and (a)(8).

Doc # 2019002140

**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: JANUARY 20, 2017**

Wayne D. Callwood

**Office of the Lieutenant Governor / Public Surveyor**

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

NO. 3 NEW QUARTER

ST. THOMAS, VIRGIN ISLANDS

**Tax Assessor Office / Cadastral Division**

**St. Thomas, V. I. Dated: JANUARY 20, 2017**

Wayne D. Callwood

**Office of the Lieutenant Governor / Public Surveyor**

**ATTEST:**

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

to QUITCLAIM DEED DATED MARCH 10, 2016

belongs to: CANDACE LINDQVIST-WALLACE (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: JANUARY 20, 2017**

Wayne D. Callwood

**Office of the Lieutenant Governor / Public Surveyor**