

Streamline

Doc # 2025004702
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 Official Records of ST THOMAS / ST JOHN
 ERICA DOVER M.P.A., RECORDER OF DEEDS
 Fees \$0.00

WARRANTY DEED

THIS INDENTUR MADE this 18th of July, 2025 between Vessup Lane, LLC a/k/a Vessup Lane LLC, a Virgin Islands limited liability company with a mailing address of 4608 Tutu Park Mall, Suite 203, St. Thomas, VI 00802 (hereinafter referred to as "GRANTOR") and Government of the Virgin Islands of the United States, acting through Department of Property and Procurement, whose address is 8201 Subbase Suite #4, St. Thomas, VI 00802 (hereinafter referred to as "GRANTEE").

WITNESSETH:

That for and in consideration of the sum of One Million Eight Hundred Thousand Dollars (\$1,800,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

GRANTOR HEREBY GRANTS AND CONVEYS To GRANTEE, its successors and assigns, in fee simple absolute, forever, all of Grantor's right, title and interest in the real property described as follows:

Parcel No. 9A-6 Estate Nazareth
 No. 1 Red Hook Quarter
 St. Thomas, U.S. Virgin Islands
 consisting of 0.40 U.S. acre, more or less
 as shown on P.W.D. Drawing No. D9-293-T62

(hereinafter called the "Property").

Being the same property conveyed to Grantor herein by Warranty Deed dated January 1, 2016 from The Braveheart Irrevocable Trust and recorded October 2, 2018 in the Office of the Recorder of Deeds for St. Thomas and St. John, Virgin Islands, as Document No. 2018008058.

TOGETHER with all of the improvements thereon and the appurtenances thereunto belonging, and all estate, right, title and interest of Grantor, and its personal representatives and assigns, in and to the Property herein granted;

SUBJECT, HOWEVER to applicable Virgin Islands zoning regulations and ordinances; and all other covenants, restrictions, conditions and easements of record, which may now affect the Property;

TO HAVE AND TO HOLD the said Property described herein unto Grantee, its successors and assigns, in fee simple absolute, forever.

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Warranty Deed
Parcel No. 9A-6 Estate Nazareth
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AND THE GRANTOR WARRANTS as follows:

1. That Grantor is seized of the Property in fee simple absolute, and have full right to convey same;
2. That the Grantee shall quietly enjoy the said Property;
3. That the said Property is free from encumbrances, except as aforesaid;
4. That the Grantor will execute or procure any further necessary assurance of the title to said Property, and
5. That Grantor will forever warrant and defend the title to said Property.

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

GRANTOR:

VESSUP LANE, LLC a/k/a VESSUP LANE LLC

Benjamin Waring Partridge, IV
By: Benjamin Waring Partridge, IV
Manager

WITNESSES:

Stacey Platt
Signature
Mercedes Acevedo
Signature

Stacey Platt
Print Name
Mercedes Acevedo
Print Name

ACKNOWLEDGMENT

State of Ri : cc
County of Newport :

On this 15 day of JUL, 2025 before me personally appeared Benjamin Waring Partridge, IV, who is either personally known to me or has produced sufficient proof of his identity, and duly acknowledged that he executed the foregoing instrument freely and voluntarily in his capacity as Manager of Vessup Lane, LLC a/k/a Vessup Lane LLC for the use and purposes described therein.

Nicholas King
NOTARY PUBLIC
My Commission Expires: 3/27/29

Nicholas King
Notary Public #760612
State of Rhode Island
Commission Expires: 03/27/29

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