

QUITCLAIM DEED OF GIFT

THIS INDENTURE is made this 20th day of December 2017, by GLADYS ZEPHYR a/k/a Gladys Jurgen, of 127 Spring Street, Massapequa, NY 11758, hereinafter called the "Grantor" and Stefan Jurgen of No. 93 Anna's Fancy, St. Thomas, Virgin Islands 00802, hereinafter called the "Grantee".

WITNESSETH: That the Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and her love and affection for the Grantee, does hereby grant and release unto the Grantee, in fee simple absolute forever, all her right, title and interest in that parcel of land known and described as:


Parcel No. 1CA Estate Frydendahl
No. 4 East End Quarter
St. Thomas, V.I.,
consisting of 10,796 sq. ft. U.S. Measurement, more or less,
as more particularly shown on P.W.D. No. F9-2116-T67

TOGETHER WITH all rights, title and interest, if any, of the Grantor, in and to any easements of record serving the above described premises;

TOGETHER WITH all rights, title and interest, if any, of the Grantor, in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances thereunto belonging and all the estate, title and rights of the Grantor in and to said premises;

SUBJECT, HOWEVER, to zoning regulations and to covenants, restrictions and easements of record.

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

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

Quitclaim Deed
 Gladys Zephyr a/k/a Gladys Jurgen to Stefan Jurgen
 Interest in Parcel 1CA Estate Frydendahl, St. Thomas, VI
 Page 2

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT
 FOR THE VIRGIN ISLANDS OF THE U.S. AT ST. THOMAS, VI
 ON 12/20/2017 AT 10:00 AM

Witnesses:

Wayne Jurgen
 Print: Wayne Jurgen

Gladys Zephyr / Gladys Jurgen
 GLADYS ZEPHYR a/k/a Gladys Jurgen

Carol Jurgen
 Print: Carol Jurgen

STATE OF NEW YORK)
 COUNTY OF Nassau) SS:

The foregoing instrument was acknowledged before me this 20th day of December 2017 by Gladys Zephyr a/k/a Gladys Jurgen.

Billie M. Reed
 Notary Public
 BILLIE M. REED
 Notary Public, State of New York
 No. 30-4630666
 Qualified in Nassau County
 Commission Expires October 31, 2018

TAX EXEMPT CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the Grantor's interest in the assessed value of the property described in the foregoing instrument is, for recording purposes only, \$250,200.00. This is an intra-family transfer exempt from stamp taxes pursuant to Title 33 *Virgin Islands Code* Section 128(a)(8).

Rosalie S. Ballentine
 Rosalie Simmonds Ballentine, Esq.
 Attorney for Grantee

AFFIDAVIT IN SUPPORT OF TAX EXEMPTION

STATE OF NEW YORK)
COUNTY OF Nassau)ss:

The undersigned, Gladys Zephyr a/k/a Gladys Jurgen, being first duly sworn,
deposes and states that:

1. She is an adult and owner of real property in the U.S. Virgin Islands and is otherwise qualified to make this affidavit;
2. Stefan Jurgen is her nephew.
3. Pursuant to 33 V.I.C. §128(a)(8), as amended, the conveyance of her interest in the subject property

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to Stefan Jurgen, is exempt from stamp taxes as an intra-family transfer.

Further affiant sayeth noth.

Dated: December 20, 2017

Gladys Zephyr a/k/a Gladys Jurgen
Gladys Zephyr a/k/a Gladys Jurgen

SUBSCRIBED AND SWORN to before me this 20th day of December 2017.

Billie M. Reed
Notary Public



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: Office of the 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	1-05702-0115-00
LEGAL DESCRIPTION	FRYDENDAHL 1CA EAST END QTR
OWNER'S NAME	ZEPHIR, ROOSEVELT & GLADYS

Taxes have been researched up to and including 2017.

CERTIFIED TRUE AND CORRECT BY

Ludence Romney
Tax Collector


SIGNATURE

12/22/2017
DATE

Dgc # 2018001177

02/20/2018 02:16 PM
Official Records of
ST THOMAS / ST JOHN
ERICA DOVER M.P.A.
RECORDER OF DEEDS

ROSALIE SIMMONDS BALLENTINE, P.C.
ATTORNEY AT LAW

No. 13 Seventh Street Estate Thomas
Suite No. 2
P.O. Box 305396
St. Thomas, Virgin Islands 00803
Tel: (340) 774-3378
Fax: (340) 774-3766
Email:

Rosalie Simmonds Ballentine, Esq.
Former Attorney General of the VI
Member: VI Bar
Missouri Bar (Inactive)
Pennsylvania Bar (Inactive)

Court Certified Mediator

February 20, 2018

By Hand Delivery

Office of the Recorder of Deeds
Attn: Ms. Dover
18 Kongens Gade
St. Thomas, Virgin Islands 00802

Re: Request for Waiver of Late Recording Fee

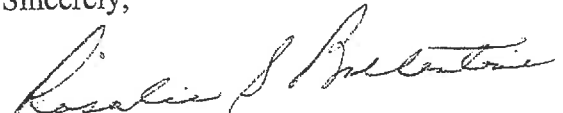
Dear Ms. Dover:

I am requesting a waiver of the late fee for recording the attached deed for 1CA Frydendahl, 4 East End Quarter, St. Thomas, VI, for the following reason: Since early January, my office tried on several occasions to present the deed for attestation at the Cadastral Division. No one was ever in the office to accept the deed. Finally, on or about January 19, 2018, someone in another office accepted the deed on behalf of the Cadastral Division. We made several attempts to obtain the deed from the Cadastral Division. Either no one was in the office or we were told that it was not ready. At long last, today the saga ended as we were notified that the deed has been attested and ready for pick up.

For the reasons above, a waiver should be granted as we made all diligent efforts to have the deed attested prior to presentation to your office but was unable to do so for reasons beyond our control.

Thank you for your consideration of this request.

Sincerely,



Rosalie Simmonds Ballentine