

WARRANTY DEED

THIS INDENTURE made this 12 day of July, 2018 by and between **PEGGY SMITH**, whose mailing address is 6247 Estate Frydenhoj, St. Thomas, U.S. Virgin Islands 00802-1402 (hereinafter referred to as "Grantor"), and the **PEGGY YVONNE SMITH REVOCABLE FAMILY TRUST u/t/d 07/12/2018, Peggy Yvonne Smith, Trustee** whose mailing address is 6247 Estate Frydenhoj, St. Thomas, U.S. Virgin Islands 00802-1402 (hereinafter referred to as "Grantee");

WITNESSETH: That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration given and paid to Grantor by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release and forever quitclaim unto Grantee, the successors and assigns of Grantee forever, in fee simple absolute, subject to the encumbrances owed thereon, all the right, title and interest of the Grantor in;

All that certain plot, piece or parcel of land, situate and lying in St. John, United States Virgin Islands, known and described as:

 Parcel No. 30 Estate Susannaberg
No. 17A Cruz Bay Quarter
St. John, U.S. Virgin Islands
As shown on PWD No. A9-591-T002
Consisting of 2.935 U.S. Acres, more or less

BEING THE SAME property which was conveyed to the Grantor pursuant to Adjudication in the Estate of Eustace Recardo Richards a/k/a Eustice Richards a/k/a Eustice Richards, Probate No. ST-02-PB-69, dated July 2, 2005 and recorded July 8, 2005 as Document No. 2005006683 in the Office of the Recorder of Deeds, St. Thomas and St. John Division;

TOGETHER WITH all the hereditaments, improvements, and appurtenances thereunto belonging and all the right, title and interest of the Grantor in and to the same,

*Warranty Deed to Parcel No. 30 Estate Susannahberg
No. 17A Cruz Bay Quarter
St. John, United States Virgin Islands*

TO HAVE AND TO HOLD the aforementioned premises unto Grantee, her

successors and assigns in fee simple absolute, forever.

Full power and authority is hereby granted to said Trustee to improve, manage

and protect said premises or any part thereof, to contract to sell, to grant options to

purchase, to sell on any terms, to convey, either with or without consideration, said

premises to successor or successors in trust, and to grant such successor or successors in

trust all of the title, estate, powers and authorities vested in said Trustee; to mortgage,

pledge or otherwise encumber said property, to lease said property, or any part thereof,

from time to time, in possession or reversion; by leases to commence in present or future,

and upon any terms and for any period or periods of time, and to renew or extend leases

upon any terms and for any period or periods of time and to amend, change or modify

leases and the terms and provisions thereof at any time or times hereafter, and to deal

with said property and every part thereof, in all other ways and for such other

considerations as it would be lawful for any person owning the same to deal with the

same, whether similar to or different from the ways above specified, at any time or times

hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or

to whom said premises shall be conveyed, contracted to be sold, leased or mortgaged by

said Trustee, be obliged to see to the application of any purchase money, rent, or money

borrowed or advanced on said premises, or be obliged to see that the terms of the Trust

have been complied with, or be obliged to inquire into the necessity or expediency of any

act of said Trustee, or be obliged or privileged to inquire into any of the terms of said

Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said

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Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust created by this Indenture and by the terms of said Trust were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture and said Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute, deliver, and receive, as the case may be, every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND Grantor covenants and warrants as follows:

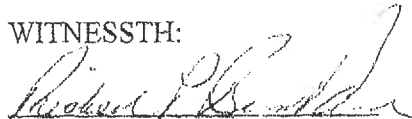
- (1) That Grantor is seized of the said premises in fee simple, and has good right to convey same;
- (2) That Grantee shall quietly enjoy said premises;

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- (3) That said premises are free from encumbrances except as set forth or referred to herein;
- (4) That Grantor will execute or procure any further necessary assurance of title to said property; and
- (5) That Grantor will forever warrant and defend title to said premises.

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

WITNESSTH:


Richard P. Bourne-Vanneck


PEGGY SMITH

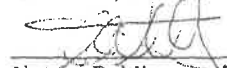

Jennifer L. DuBois

ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

On this 12 day of July 2018, before me the undersigned, personally appeared PEGGY SMITH, known or proven to me to be the person whose name is subscribed to the within instrument and acknowledged under oath that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My Commission Expires: 2/15/19

NOTARY PUBLIC
Name: Therese Smith
My Commission Expires: February 15, 2019
My Commission is: Notary Public
St. Thomas/St. John, U.S.M.I. District

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

ESTATE SUSANNABERG

NO. 17A CRUZ BAY QUARTER

ST. JOHN, VIRGIN ISLANDS

Office of the Lieutenant Governor / Cadastral Division

Sr. Tax Assessor, V.I. Dated: JUNE 28, 2019

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 JULY 13, 2019

belongs to: PEGGY YVONNE SMITH REVOCABLE FAMILY TRUST

u/t/d 07/12/2018 (GRANTEE)

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

Tax Assessor Office / Cadastral Division

Sr. Tax Assessor, V.I. Dated: JUNE 28, 2019

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor



OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX COLLECTOR

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.776-8505 • Fax 340.779.7825
1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

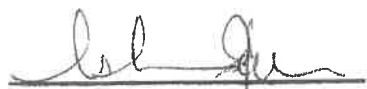
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	3-06102-0236-00
LEGAL DESCRIPTION	PCL 30 ESTATE SUSANNABERG No. 17A CRUZ BAY QTR.
OWNER'S NAME	SMITH, PEGGY

Taxes have been researched up to and including 2018.

CERTIFIED TRUE AND CORRECT BY

Kennard Callendar
Tax Collector


SIGNATURE

02/07/2019

DATE

Doc # 2019005088