

EXHIBIT 5

WARRANTY DEED

THIS WARRANTY DEED is made this 16th day of OCT. 2024 by and between NIKROUZ POURZAL and KAREN BAGLEY POURZAL, as Trustees of The Pourzal Family Trust dated January 21, 2009, as amended and restated, whose mailing address is 7340 Estate Bakkaroe, Box 5, St. Thomas. Virgin Islands 00802 (the "Grantors") and St. Thomas Hospitality, LLC, a U.S. Virgin Islands limited liability company, with a mailing address of 3785 NW 82nd Ave, Suite 204, Miami, FL 33166, (the "Grantee").

WITNESSETH:

That the Grantors, for and in consideration of the sum of THREE MILLION NINE HUNDRED THOUSAND and 00/100 US DOLLARS (\$3,900,000.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by the Grantors, do hereby grant, sell, bargain, and convey to the Grantee, its successors and assigns, in fee simple absolute forever, the real property described as follows:

 Parcel No. 2N-1 Estate Bakkero
No. 5 Frenchman's Bay Quarter
St. Thomas, U.S. Virgin Islands
as shown on P.W.D. Drawing No. G9-3048-T80,
and consisting of 0.790 U.S. acres, more or less;

and

 Parcel No. 2N-2 Estate Bakkero
No. 5 Frenchman's Bay Quarter
St. Thomas, U.S. Virgin Islands
As shown on P.W.D. Drawing No. G9-3048-T80
And consisting of 0.580 U.S. acres, more or less;

Both parcels being portions of the premises conveyed to Grantors by that certain Quitclaim Deed, dated January 21, 2009 and recorded December 23, 2009 in the Virgin Islands Office of the Recorder of Deeds, for the District of St. Thomas & St. John as Document No. 2009010235;

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Warranty Deed, No. 2- N-1 and 2-N-2 Estate Bakkerø
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TOGETHER WITH all of the improvements and appurtenances thereunto belonging, all of the estate, right, title and interest of the Grantors;

SUBJECT TO and with the benefit of all declarations, covenants, restrictions and easements of record, and to Virgin Islands zoning regulations;

TO HAVE AND TO HOLD the same unto the Grantee, Grantors hereby sell, grant, bargain, and convey unto the Grantee, its successors and assigns, in fee simple absolute forever:

AND THE GRANTORS WARRANT as follows:

1. That the Grantors are seized of the said premises in fee simple absolute, and have good right to convey the same;
2. That the said premises are free from encumbrances, except as set forth or referred to herein;
3. That the Grantee will quietly enjoy the said premises;
4. That the Grantors will execute or procure any further necessary assurance of the title to said premises; and
5. That the Grantors will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed as of the day and year first above written.

Signatures appear on following pages

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WITNESSES: (two required)

The Pourzal Family Trust, dated January 21, 2009,
as amended and restated

/S/ Frances S. Thomas
Print Name: Frances S. Thomas

By: Nikrouz Pourzal 10/16/24
Nikrouz Pourzal, Trustee

/S/ Samuel C. Cregue
Print Name: Samuel C. Cregue

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

On this, the 16th day of October 2024 before me, the undersigned
officer, personally appeared, Nikrouz Pourzal, as Trustee of The Pourzal Family Trust dated
January 21, 2009, as amended and restated, known to me (or satisfactorily proven) to be the person
whose name is subscribed to the Warranty Deed and acknowledged that he executed the same for
the purpose therein contained.

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

[Signature]
Notary Public

My commission expires: _____

ANNA A. VLASOVA, ESQ.
Notary Public
Judicial Division, STT/STJ, U.S. Virgin Islands
LNP-173-24
My Commission Expires July 10, 2026

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WITNESSES: (two required)

Print Name: Frances B. Thomas

The Pourzal Family Trust, dated January 21, 2009,
as amended and restated

By: Karen Bagley Pourzal
Karen Bagley Pourzal, Trustee

/s/ Samuel C. Creque
Print Name: Samuel C. Creque

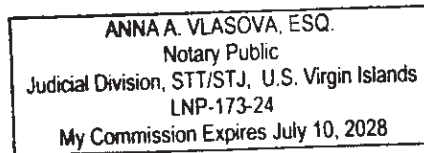
TERRITORY OF U.S. VIRGIN ISLANDS)
) SS:
DISTRICT OF ST. THOMAS AND ST. JOHN)

On this, the 16th day of October 2024 before me, the undersigned officer, personally appeared, Karen Bagley Pourzal, as Trustee of The Pourzal Family Trust dated January 21, 2009, as amended and restated, known to me (or satisfactorily proven) to be the person whose name is subscribed to the Warranty Deed and acknowledged that she executed the same for the purpose therein contained.

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

Notary Public

My commission expires: _____



Doc # 2025001133

NOTED IN THE CHAIN OF TITLE RECORDS
FOR COUNTRY / TOWN / PARCEL ID, BOOK FOR

ESTATE BAKKERO

NO.5 FRENCHMANS BAY QUARTER

ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office, St. Thomas Division
St. Thomas, V.I. De
Wayne D. Callwood
OCTOBER 21 2024

Public Surveyor

ATTEST:

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

to WARRANTY DEED DATED OCTOBER 16 2024

belongs to: ST. THOMAS HOSPITALITY, LLC (GRANTEE)

Record of this office,
boundaries and area.
Division

OCTOBER 21 2024

Wayne D. Callwood

Public Surveyor



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

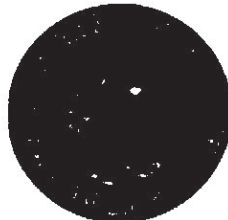
In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07304-0137-00
CERT NUMBER	2024-68103589
LEGAL DESCRIPTION	BAKKERO 2N FRENCHMAN BAY
OWNER'S NAME	POURZAL FAMILY TRUST

Taxes have been researched up to and including 2024.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

09/12/2024

DATE

Doc # 2025001133