

Doc # 2022008179
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 Official Records of ST THOMAS / ST JOHN
 ERICA DOVER M.P.A., RECORDER OF DEEDS
 Fees \$80,737.00

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WARRANTY DEED

THIS WARRANTY DEED is made this 22nd day of September 2022, from C & N Holding, Inc., a U.S. Virgin Islands corporation., whose mailing address is 7340 Estate Bakkaroe, Box 5, St. Thomas, Virgin Islands 00802 (the "Grantor") to Sweetgrass Valley Properties, LLC, a U.S. Virgin Islands limited liability company, whose mailing address is 6150 Estate LaReine, Kingshill, St. Croix, Virgin Islands 00850 (the Grantee").

WITNESSETH:

That the Grantor, in consideration of the sum of TWO MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,600,000.00), receipt and sufficiency of which is hereby acknowledged by the Grantor, does hereby grant and convey to the Grantee, its successors and assigns, in fee simple absolute, forever, the real property described as follows:

AP Parcel No. 1-68-1 Estate Bakkerø
 No. 5 Frenchmans Bay Quarter
 St. Thomas, U.S. Virgin Islands
 As shown on O.L.G. Drawing No. D9-7792-T006
 and consisting of 0.5010 acre (U.S.), more or less;

AP Parcel No. 1-68-2 Estate Bakkerø
 No. 5 Frenchmans Bay Quarter
 St. Thomas, U.S. Virgin Islands
 As shown on O.L.G. Drawing No. D9-7792-T006
 and consisting of 0.5010 acre (U.S.), more or less;

AP Parcel No. 1-68-3 Estate Bakkerø
 No. 5 Frenchmans Bay Quarter
 St. Thomas, U.S. Virgin Islands
 As shown on O.L.G. Drawing No. D9-7792-T006
 and consisting of 0.5060 acre (U.S.), more or less;

AP Parcel No. 1-68-4 Estate Bakkerø
 No. 5 Frenchmans Bay Quarter
 St. Thomas, U.S. Virgin Islands
 As shown on O.L.G. Drawing No. D9-8140-T008
 and consisting of 5.1510 acres (U.S.), more or less;

Warranty Deed
Parcel Nos. 1-68-1, 1-68-2, 1-68-3, 1-68-4, 1-68 Rem. & ROW No. 1-68-A
Estate Bakkerø, No. 5 Frenchman's Bay Quarter
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Parcel No. 1-68 Remainder Estate Bakkerø
No. 5 Frenchmans Bay Quarter
St. Thomas, U.S. Virgin Islands
As shown on O.L.G. Drawing No. D9-8140-T008
and consisting of 7.1470 acres (U.S.), more or less; and

Right of Way Parcel No. 1-68-A Estate Bakkerø
No. 5 Frenchmans Bay Quarter
St. Thomas, U.S. Virgin Islands
As shown on O.L.G. Drawing No. D9-7792-T006
and consisting of 9,945 square feet (0.2283 acre (U.S.), more or less).

All of the above being the same premises as conveyed to Grantor collectively described as Parcel No. 1-68 Estate Bakkerø by that certain Warranty Deed dated May 9, 1989 and recorded May 19, 1989 in the Virgin Islands Office of the Recorder of Deeds, District of St. Thomas & St. John at Book No. 34-B, Page No. 314, Document No. 2633, and noted at Auxiliary No. 45, Page 197;

TO HAVE AND TO HOLD the premises hereby conveyed together with any improvements located thereon and all the appurtenances belonging thereto unto the Grantee, and its successors and assigns, in fee simple absolute, forever;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands zoning laws and regulations and covenants, restrictions and easements of record.

AND THE GRANTOR WARRANTS as follows:

1. That the Grantor is seised of the said premises in fee simple absolute, and has 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 Grantor will execute or procure any further necessary assurance of the title to said premises; and
5. That the Grantor will forever warrant and defend the title to said premises.

Warranty Deed

Nos. 1-68-1, 1-68-2, 1-68-3, 1-68-4, 1-68 Rem. & ROW No. 1-68-A

Estate Bakkerø, No. 5 Frenchman's Bay Quarter

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

WITNESSES: (two required)

Sign: [Signature]

Print Name: REBECCA LINDQUIST

Sign: [Signature]

Print Name: Berisford Lynch

C & N Holding, Inc.

By: [Signature]
Nikrouz Pourzal, President

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

On this, the 22nd day of September, 2022 before me, the undersigned officer, personally appeared, Nikrouz Pourzal, as President of C & N Holding, Inc., a U.S. Virgin Islands corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Warranty Deed and acknowledged that he executed the same for the purposes therein contained.

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

[Signature]
Notary Public

My commission expires: April 27, 2025

NOTARY PUBLIC
Name: Joann F. Penn-Lynch
My Commission Exp.: April 27, 2025
NP Commission #: NP-401-21
St. Thomas/St. John, USVI District



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

ESTATE BAKKERO

NO.5 FRENCHMANS BAY QUARTER

ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division
St. Thomas, V.I. Dated: OCTOBER 6, 2022


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 SEOTEMBER 22, 2022

belongs to: SWEETGRASS VALLEY PROPERTIES, LLC (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: OCTOBER 6, 2022


Wayne D. Callwood

Office of the Lieutenant Governor / 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	1-07302-0351-00
CERT NUMBER	2022-50838664
LEGAL DESCRIPTION	BAKKERO 1-68 FRENCHMAN BAY QTR.
OWNER'S NAME	C & N HOLDING, INC.

Taxes have been researched up to and including 2022.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

Real Property Tax Collector



SIGNATURE

09/26/2022

DATE

Doc # 2022008179