Doc # 2021006923
11/03/2021 03:03 PM # Pages 10
Official Records of ST THOMAS / ST JOHN
ERICA DOVER M.P.A., RECORDER OF DEEDS
Fees $1,382.00

WARRANTY DEED

THIS INDENTURE is made this 29th day of October, 2021, from **CIRCA 1675 LLP merged into BLACKBEARDS CASTLE, LLP**, a U.S. Virgin Islands limited liability partnership, whose address is P.O. BOX 10764, ST. THOMAS VI 00801 ("Grantor"), to Cornerstone Holdings, Limited Liability Company, whose mailing address is 1692 Prindsens Gade, Suite 5, St. Thomas, VI 00802 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of $60,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, hereby grants and conveys to the Grantee and to its legal representatives, successors and assigns, the real property described as follows:

No. 32A Hospital Line
King's Quarter, Charlotte Amalie
St. Thomas, U.S. Virgin Islands
As shown on P.W.D.no. G9-2658-T77 dated 7/15/77.
Consisting of 10,700 U.S. square feet more or less.

TOGETHER WITH all of the improvements thereon and the rights, privileges and appurtenances belonging thereto, including, but not limited to any easement for right of access;

TO HAVE AND TO HOLD the Property conveyed hereby unto the Grantee as set forth above, and to his heirs, successors and assigns, in fee simple absolute forever;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands laws, court orders, and judgments, rules and regulations and to declarations, covenants, restrictions and easements of record;

AND GRANTOR WARRANTS as follows:

1. That Grantor is seized of said Property in fee simple absolute, and has good right to convey the same;

2. That said Property is free from encumbrances, except as set forth or referred to herein;

3. That the Grantee will quietly enjoy his Property;

4. That Grantor will execute or procure any further necessary assurance of the title to the Property; and

5. That Grantor will forever warrant and defend the title to its Property.

Doc # 2021006923

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

WITNESSES (two required):

Print Name: Shirinn Thibou

Print Name: Jahbari George

CIRCA 1675, LLP merged into BLACKBEARDS CASTLE, LLP

By: _____
Michael Ball, as Managing Partner

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

The foregoing instrument was acknowledged before me this 29th day of October, 2021, by Michael Ball, as Managing Partner of **CIRCA 1675, LLP merged into BLACKBEARDS CASTLE, LLP**, a U.S. Virgin Islands limited liability partnership on behalf of said limited liability partnership.

J C Lynch #137-18
NOTARY PUBLIC

JENNIFER C. LYNCH NOTARY PUBLIC ST. THOMAS DIST. V.I. COMM. EXP. 23 AUG 2022

Doc # 2021006923