

WARRANTY DEED

THIS INDENTURE, made this 29 day of June, 2005, by and between **RONNIE JONES**, also known as **RONNIE E. JONES**, of P.O. Box 1120, St. John, U.S. Virgin Islands 00831 (hereinafter referred to as "Grantor"), and **SUSANNABERG, LLC**, a United States Virgin Islands Limited Liability Company, of P.O. Box 11307, St. Thomas, U.S. Virgin Islands 00801 (hereinafter referred to as "Grantee").

WITNESSETH: That Grantor, for the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, in fee simple absolute, all that certain lot, piece or parcel of land situate, lying and being in St. Thomas, United States Virgin Islands, and more particularly described as follows:

Parcel No. 15 Estate Susannaberg
No. 17A Cruz Bay Quarter
St. John, U.S. Virgin Islands
consisting of 2.967 U.S. acres, more or less
as shown on O.L.G. Map (File No.) A9-591-T002 dated April 17, 2002

being the same premises conveyed to Grantor herein by an Adjudication Order of the Territorial Court of the Virgin Islands, Division of St. Thomas and St. John, in Probate Matter No. 22/1985 by Order dated April 25, 2003 by the Honorable Brenda J. Hollar, Judge of the Territorial Court, and recorded at the Office of the Recorder of Deeds for the District of St. Thomas and St. John.

TOGETHER WITH all of the improvements thereon and all of the rights, titles, privileges and appurtenances belonging thereto;

TOGETHER WITH a perpetual right of access for ingress and egress over and across those portions of the access road designated Easements "A", "B", "C", "D", "E", "F", "G" and "H" as shown and described on said Map;

SUBJECT, HOWEVER, to a perpetual right of access in favor of other parcels abutting the access road for ingress and egress over and across that portion of the access road designated Easement "D" as shown and described on said Map;

SUBJECT, ALSO, to Virgin Islands laws, zoning regulations, covenants, restrictions and easements of record, and defects visible upon inspection of the property;

TO HAVE AND TO HOLD the premises conveyed hereby unto Grantee, its successors and assigns, in fee simple absolute, forever;

AND GRANTOR WARRANTS AS FOLLOWS:

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

This transaction is an exempt transaction pursuant to 33 V.I.C., Section 128(8). The value of this property is \$370,875.00.

WITNESSES:

Ralph Powell
Mary Powell

GRANTOR

Ronnie E. Jones
RONNIE JONES, also known as
RONNIE E. JONES

TERRITORY OF THE VIRGIN ISLANDS
DIVISION OF ST. THOMAS AND ST. JOHN } ss:

ON THIS the 29th day of June, 2005, before me the undersigned officer, personally appeared RONNIE JONES, also known as RONNIE E. JONES, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged under oath that he executed the same for the purposes therein contained.

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

Livia Blackwood

NOTARY PUBLIC

My Commission expires:

Livia Blackwood

Notary Public US Virgin Islands
My Commission Expires Sept. 23, 2005

NP - 071 - 01

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

ESTATE SUSANNABERG, NO. 17A CRUZ BAY

QUARTER, ST. JOHN, VIRGIN ISLANDS.

Cadastral Survey/Tax Assessor Offices

Thomas, V.I. Dated: July 14, 2005
Phyllis Harrigan, Special Assistant to the
Tax Assessor for Survey
Office of the Lieutenant Governor

ATTEST:

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

to WARRANTY DEED dated June 29, 2005

belongs to: SUSSANNABERG, LLC., (GRANTEE)

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

Cadastral Survey/Tax Assessor Offices

Thomas, V.I. Dated: July 14, 2005
Phyllis Harrigan, Special Assistant to the
Tax Assessor for Survey

Office of the Lieutenant Governor

OVERIDDEN
DATE 08/20/09 ..

VETOED
JUL 3 - 2009

BILL NO. 28-0060

GOVERNOR

TWENTY-EIGHTH LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2009

An Act to rezone Parcel No. 15, Estate Susannaberg, No. 17A Cruz Bay Quarter, St. John from R-1 (Residential-Low Density) to R-4 (Residential-Medium Density)

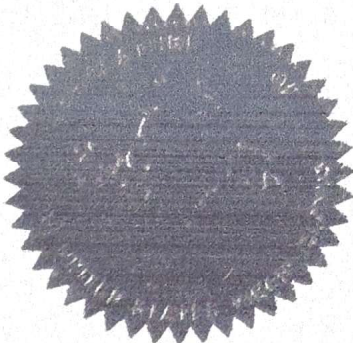
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Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Pursuant to title 29 Virgin Islands Code, chapter 3, Official Zoning Map No. SJZ-1 for the island of St. John is amended by changing the zoning designation for Parcel No. 15 Estate Susannaberg, St. John, consisting of approximately 2.967 U.S. acres, as more adequately described on Department of Public Works Drawing No. A9-591-T002, dated April 17, 2002, from R-1 (Residential-Low Density) to R-4 (Residential-Medium Density).

Thus passed by the Legislature of the Virgin Islands on May 28, 2009.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 22nd
Day of June, A.D., 2009.



Louis Patrick Hill
Louis Patrick Hill
President

Samuel Sanes
Samuel Sanes
Legislative Secretary

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS AND ST. JOHN) ss:

AFFIDAVIT

I, RONNIE JONES, also known as RONNIE E. JONES, being duly sworn, depose and say as follows:

1. I am over the age of twenty-one (21) and competent to make this Affidavit.
2. I am a resident and domiciliary of St. John, United States Virgin Islands.
3. I was the Grantee by Adjudication Order dated April 25, 2003, of the property described as:

Parcel No. 15 Estate Susannaberg
No. 17A Cruz Bay Quarter
St. John, U.S. Virgin Islands
consisting of 2.967 U.S. acres, more or less
as shown on O.L.G. Map (File No.) A9-591-T002 dated April 17, 2002

3. I am the Grantor herein by Warranty Deed to Susannaberg, LLC, a Virgin Islands Limited Liability Company.

4. I make this Affidavit for the purposes of establishing that for tax stamp purposes the above-referenced transaction is an exempt transaction as defined in 33 V.I.C., Section 128(8), as it is from an individual to an LLC in which he holds a controlling interest.

5. The value of the property is \$370,875.00.

6. I make this Affidavit under the pains and penalties of perjury and state that the above information is true to the best of my personal knowledge and belief.

FURTHER AFFIANT SAYETH NOT.

Dated: 6/29/05

WITNESSES:

Ralph Powell
Mary Jones

Ronnie E. Jones
RONNIE JONES, also known as
RONNIE E. JONES

TERRITORY OF THE VIRGIN ISLANDS:)
DIVISION OF ST. THOMAS AND ST. JOHN) ss:

ON THIS the 29th day of June, 2005, before me the undersigned officer, personally appeared RONNIE JONES, also known as RONNIE E. JONES, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged under oath that he executed the same for the purposes therein contained.

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

Livia Blackwood
NOTARY PUBLIC
My Commission expires: Livia Blackwood
Notary Public US Virgin Islands
My Commission Expires Sept. 23, 2005
NP - 071 - 01

DocId: 34414676