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WARRANTY DEED

RECORDER OF DEEDS-STX

THIS DEED is executed this April 9th, 2024, between **WATERFRONT REALTY, LLLP**, a US Virgin Islands limited liability limited partnership, whose address is 5000 Carden Beach, Christiansted, VI 00820 ("Grantor") and **CENTERLINE CAR RENTAL, LLC**, a U.S. Virgin Islands limited liability company, whose address is P.O. Box 599, Kingshill, VI 00851 ("Grantee"). (Grantor and Grantee shall include their respective heirs, representatives, successors and assigns when the context requires or permits.)

IN CONSIDERATION of the sum of \$10.00 and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee the following described real property ("Property"):

Plot No. 31-B Strand Street (0.27 U.S. acres, more or less), of the Town of Christiansted, Company Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 176-C dated June 12, 1951, revised March 6, 2008;

Plot No. 32-B Strand Street, of the Town of Christiansted, Company Quarter, St. Croix, U.S. Virgin Islands, as shown on the attached Measure Brief;

Plot No. 34-CA Strand Street (0.2435 U.S. acres, more or less) and **Plot No. 34-CAA Strand Street** (0.04077 U.S. acres, more or less), both of the Town of Christiansted, Company Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 555 dated February 1, 1957, revised February 14, 1968; and

Plot No. 34-CB Strand Street (0.09 U.S. acres, more or less), of the Town of Christiansted, Company Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 176-A dated June 12, 1951, revised September 25, 2020.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging, and any and all improvements located thereon.

SUBJECT TO all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2024 and all years thereafter (collectively "Permitted Exceptions").

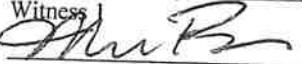
TO HAVE AND TO HOLD the Property unto Grantee, in fee simple forever.

GRANTOR further covenants that Grantor is lawfully seized of the Property and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances; that Grantee shall quietly enjoy the Property; Grantor will execute or procure any further necessary assurances of title to the Property as warranted herein; and Grantor shall warrant and

necessary assurances of title to the Property as warranted herein; and Grantor shall warrant and defend the right and title to the Property to Grantee; provided, however, all of the foregoing warranties of title are subject to all matters arising under or by virtue of the Permitted Exceptions.

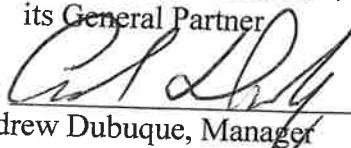
IN WITNESS WHEREOF, this Deed has been duly executed by Grantor the day and year first above written.

WITNESSES:


Print Name: Kim Ocker
Witness 1

Print Name: Michael Belford
Witness 2

WATERFRONT REALTY, LLLP

By: BBF Management, LLC,
its General Partner


By: Andrew Dubuque, Manager

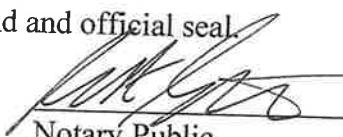
ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this April , 2024, by Andrew Dubuque, Manager of BBF Management, LLC, a U.S. Virgin Islands limited liability company acting as General Partner of WATERFRONT REALTY, LLLP, a US Virgin Islands limited liability limited partnership, on behalf of the limited partnership.

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

(NOTARY SEAL)


Notary Public
My commission expires: 07-31-2026

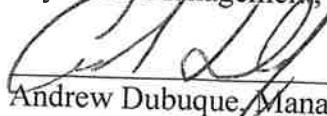
ROBERT T. GASPERETTI
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN NASSAU COUNTY
COMM. EXPIRES 7-31-2026

Certificate of Value

The undersigned certifies: (i) the sales price of the property described in the foregoing deed is \$450,000.00, and (ii) the year 2023 property tax assessment of the property is \$412,100.00.

WATERFRONT REALTY, LLLP

By: BBF Management, LLC, it's General Partner


Andrew Dubuque, Manager

CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that according to the records in the Public Surveyor's Office, the Property described in the foregoing instrument has not undergone any change in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

Dated: APR 11 2024

Fee: \$108.00

Augustine D. Callwood
for: Wayne D. Callwood
Public Surveyor

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**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	2-04903-0216-00
CERT NUMBER	2023-31081133
LEGAL DESCRIPTION	31B, 32B&34CA CAA & CB S TRAND ST
OWNER'S NAME	WATERFRONT REALTY LLLP

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

**Brent A. Leerdam
Real Property Tax Collector**

A blue ink signature of the name Brent A. Leerdam.



SIGNATURE

03/26/2024

DATE