

0083423

WARRANTY DEED

RECEIVED

APR 16 2024

RECORDER OF DEEDS-STX

**THIS DEED** is executed this April 9<sup>th</sup>, 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.

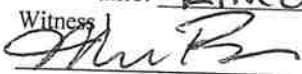
**GRANTOR** further covenants that Grantor is lawfully seized of the Property and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances; that Grantee shall quietly enjoy the Property; Grantor will execute or procure any further necessary assurances of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

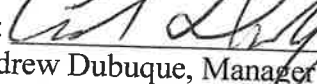
WITNESSES:

  
Print Name: Kim Ocker

Witness  
  
Print Name: Michael Bellflore  
Witness 2

**WATERFRONT REALTY, LLLP**

By: BBF Management, LLC,  
its General Partner

By:   
Andrew Dubuque, Manager

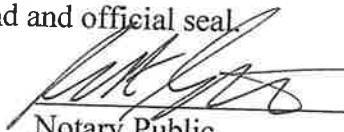
**ACKNOWLEDGMENT**

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

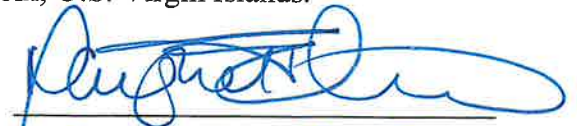
**CERTIFICATE OF PUBLIC SURVEYOR**

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

  
for: Wayne D. Callwood  
Public Surveyor

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## MEASURE-BRIEF

in the Town of CHRISTIANSTED

FOLIO 137 & 598

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to the North	44'± SCALED	feet towards	32BA STRAND STREET
to the South	40.50	feet towards	32A STRAND STREET
to the East	269.50±	feet towards	34CB STRAND ST., 34CA STRAND ST., 33B & 34B STRAND ST.
to the West	285' SCALED	feet towards	31B STRAND STREET.

Office of the Public Surveyor, Christiansted, St. Croix, MARCH 23, 192006

Chester S. Paul  
 CHESTER S. PAUL  
 PUBLIC SURVEYOR  
 3-23-2006

31 B STRAND ST.  
 32 B  
 33 B & 34 B STRAND ST.  
 32 A STRAND ST.  
 31 BA STRAND ST.  
 32 BA STRAND ST.  
 41 B STRAND ST.  
 34 CC STRAND ST.  
 34 CB STRAND ST.  
 34 CA STRAND ST.  
 SCALED (265'±) (DRWG NO 176A)  
 269.50'±  
 SCALED 44'± (DRWG NO 176A)  
 40.50  
 Attached To Deed  
 SPECIAL NOTE:  
 NEITHER FOLIO NO 598, NOR PWD DRWG NO 176A, GIVES NORTH OR WEST MEASUREMENT FOR LOT 32B STRAND ST.  
 NOTES:  
 (1) ALL THE MEASUREMENTS INDICATED (ABOVE) ARE IN U.S. MEASUREMENTS.  
 (2) THE ABOVE FIGURE SHOWS THE GENERAL OUTLINE OF THE PROPERTY AS RECORDED IN THE RECORDS IN THE OFFICE OF THE PUBLIC SURVEYOR.  
 (3) REFER TO DRWG NO 176

PRG. OFFICE 8-8-85-20000

Chester S. Paul  
CHESTER S. PAUL  
PUBLIC SURVEYOR 3-23-2006

SPECIAL NOTE:

NEITHER FOLIO  
NO 598, NOR  
PWD DRWG NO  
176A, GIVES  
NORTH OR  
WEST  
MEASUREMENT  
FOR LOT 32B  
STRAND ST.

NOTES:

- (1) ALL THE MEASUREMENTS INDICATED (ABOVE) ARE IN U.S. MEASUREMENTS.
- (2) THE ABOVE FIGURE SHOWS THE GENERAL OUTLINE OF THE PROPERTY AS RECORDED IN THE RECORDS IN THE OFFICE OF THE PUBLIC SURVEYOR.
- (3) REFER TO DRWG NO 176A



**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

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**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:

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

Taxes have been researched up to and including 2023.

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**CERTIFIED TRUE AND CORRECT BY**

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



**SIGNATURE**

03/26/2024

**DATE**