

**WARRANTY DEED**

THIS INDENTURE made the 21 day of January, 2016 between GSJ Properties Corp., a Virgin Islands Corporation, 5143 Palm Passage, Suites 18B and 19B, St. Thomas, USVI 00802, (hereinafter the "Grantor") and Great St. Jim, LLC, a Virgin Islands Limited Liability Company, c/o Kellerhals Ferguson Kroblin PLLC, Royal Palms Professional Building, 9053 Estate Thomas, Suite 101, St. Thomas, VI 00802 (hereinafter referred to as "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of FIVE MILLION and 00/100 DOLLARS (\$5,000,000.00), paid by the Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, do hereby grant and convey unto the Grantee, its successors and assigns, in fee simple absolute forever, all of its right, title and interest in and to the following described real property.

- |  |  |   |
|--|--|---|
| <p>Parcel B-1 Rem Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7344-T004<br/>Consisting of 10.3 U.S. Acres +/-</p>   | <p>Parcel B-1-1 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7344-T004<br/>Consisting of 2.6 U.S. Acres +/-</p>  | <p>Parcel B-1-2 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7344-T004<br/>Consisting of 19.7. U.S. Acres +/-</p> |
| <p>Parcel B-2 Rem Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7345-T004<br/>Consisting of 4.4 U.S. Acres +/-</p>    | <p>Parcel B-2-1 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7345-T004<br/>Consisting of 1.36 U.S. Acres +/-</p> | <p>Parcel B-2-2 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7345-T004<br/>Consisting of 2.4 U.S. Acres +/-</p>   |
| <p>Parcel C-1 Rem Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7347-T004<br/>Consisting of 26.9 U.S. Acres +/-</p>   | <p>Parcel C-1-1 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7347-T004<br/>Consisting of 2.77 U.S. Acres +/-</p> | <p>Parcel C-1-2 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7347-T004<br/>Consisting of 2.89 U.S. Acres +/-</p>  |
| <p>Parcel C-2 Rem Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on P.W.D. No. D9-7346-T004<br/>Consisting of 2.5 U.S. Acres +/-</p> | <p>Parcel C-2-1 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7346-T004<br/>Consisting of 2.4 U.S. Acres +/-</p>  | <p>Parcel C-2-2 Great St. James Island<br/>No. 6A Red Hook Quarter<br/>St. Thomas, Virgin Islands<br/>As shown on PWD No. D9-7346-T004<br/>Consisting of 3.0 U.S. Acres +/-</p>   |

BEING THE SAME PREMISES which were conveyed to the Grantor by Warranty Deed dated April 1, 2010 from Helle Bungaard and Steen Bungaard, recorded in the Office of the Recorder of Deeds for St. Thomas and St. John on May 11, 2011, as Doc. No. 2011003242 and Warranty Deed dated April 1, 2010 from John Knud Fürst, Nina Fürst and Kim Fürst, recorded in the Office of the Recorder of Deeds for St. Thomas and St. John on January 11, 2016, as Doc. No. 2016000576, respectively.

TOGETHER WITH any improvements thereon, and the rights, privileges and appurtenances belonging thereto:

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

SUBJECT, HOWEVER, to Virgin Islands zoning regulations and to the covenants restrictions, easements and agreements of record.

Doc# 2016000576

SUBJECT. HOWEVER, to Virgin Islands zoning regulations and to the covenants restrictions, easements and agreements of record.

AND THE GRANTOR WARRANTS that he is seized of the premises in fee simple and that he has good right to convey the premises, that Grantee shall quietly enjoy the premises; that the premises are free from encumbrances except as set forth or referred to herein; that Grantor will execute or procure any further necessary assurances of title to the premises and that Grantor will forever warrant and defend title to the premises.

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

WITNESS:

GSJ Properties Corp., a Virgin Islands Corporation

*Gaylin Vogel*  
Gaylin Vogel

*[Signature]*  
by: Kevin F. D'Amour, President

*Donna Slack*  
Donna Slack

Attested:

*Jeannette Casey*  
by: Jeannette Casey, Secretary

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

Book:  
Pages: 0000  
Doc# 2016000576  
Filed & Recorded  
01/28/2016 2:50PM  
ERICA DOVER, M.P.A.  
RECORDER OF DEEDS  
ST THOMAS/ST JOHN  
RECORDING FEE \$ 5,012.00  
DEED DOC STAMP 3.0 \$ 150,000.00  
PER PAGE FEE \$ 5.00  
ATTACHMENT FEE \$ 44.00

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2016 by Kevin F. D'Amour as President for and on behalf of GSJ Properties Corp. a Virgin Islands Corporation.

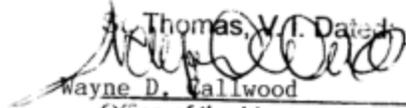
*Carrie DeLight de Leon*  
Notary Public

**Carrie DeLight De Leon**  
**Notary Public**  
**St. Thomas - St. John, USVI**  
**NP - 108-12**  
**Comm. Exp. 12/12/2016**

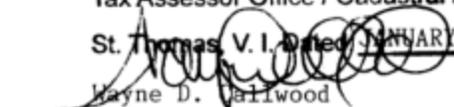
Doc# 2016000576

NOTED IN THE CADASTRAL RECORDS  
FOR COUNTRY / TOWN PROPERTY, BOOK FOR  
GREAT ST. JAMES ISLAND

NO. 6 A RED HOOK QUARTER  
ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division  
St. Thomas, V.I. Dated: JANUARY 21, 2016  
  
Wayne D. Wallwood  
Office of the Lieutenant Governor / Public Surveyor

**ATTEST:**  
It is hereby certified that the **above mentioned**  
**property/s** which, according  
to WARRANTY DEED dated January 21, 2016  
**belongs to:** GREAT ST. JIM, LLC, a Virgin Islands Limited Liability Company (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: JANUARY 21, 2016  
  
Wayne D. Wallwood  
Office of the Lieutenant Governor / Public Surveyor



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

**REAL PROPERTY TAX CLEARANCE LETTER**

**TO:** Recorder Of Deeds  
**FROM:** Office of the Tax Collector

In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-09801-0102-00
LEGAL DESCRIPTION	B-1&B-2 GREAT ST JAMES ISLAND RED HOOK QTR.
OWNER'S NAME	GSJ PROPERTIES CORP

Taxes have been researched up to and including 2015.

CERTIFIED TRUE AND CORRECT BY

**LUDENCE ROMNEY  
TAX COLLECTOR**

  
SIGNATURE

01/22/2016

DATE

Doc# 2016000576

SDNY\_GM\_00328265

EFTA\_00201017

EFTA01307836



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

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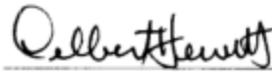
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-09801-0103-00
LEGAL DESCRIPTION	C-1&C-2 GREAT ST JAMES ISLAND No.6A RED HOOK QTR.
OWNER'S NAME	FURST, JOHN K. , KIM & NINA

Taxes have been researched up to and including 2015.

CERTIFIED TRUE AND CORRECT BY

**DELBERT HEWITT**  
CHIEF OF STAFF

  
SIGNATURE

11/09/2015

DATE

Doc# 2016000576

SDNY\_GM\_00328266

EFTA\_00201018

EFTA01307837