

**From:** Ann Rodriquez <[REDACTED]>  
**To:** Jeffrey <jeevacation@gmail.com>  
**Subject:** Fwd: Closing 1-6-17 Smith Bay  
**Date:** Fri, 13 Jan 2017 20:51:08 +0000

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Ann R.  
Begin forwarded message:

**From:** Will Thomas <[REDACTED]>  
**Date:** January 13, 2017 at 4:37:35 PM AST  
**To:** Ann Rodriquez <[REDACTED]>  
**Cc:** Leslie Dawson <[REDACTED]>, Erika Kellerhals <[REDACTED]>, Darren Indyke <[REDACTED]>  
**Subject:** RE: Closing 1-6-17 Smith Bay

Great. Alexandra indicate that there may be an encroachment on the property from the preliminary boundpost work. I am going to see if this can be resolved before I send the surveyor out, otherwise, he would have to go to the property multiple times and incur additional expenses.

**WILL THOMAS**

Kellerhals Ferguson Kroblin PLLC  
Royal Palms Professional Building  
9053 Estate Thomas, Suite 101  
St. Thomas, VI 00802  
Tel: 340 779 2564  
Fax: 888 316 9269  
email: [REDACTED]

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**From:** Ann Rodriquez [mailto:[REDACTED]]  
**Sent:** Friday, January 13, 2017 4:34 PM  
**To:** Will Thomas <[REDACTED]>  
**Cc:** Leslie Dawson <[REDACTED]>; Erika Kellerhals <[REDACTED]>; Darren Indyke <[REDACTED]>  
**Subject:** Re: Closing 1-6-17 Smith Bay

Yes, please

Ann R.

On Jan 13, 2017, at 4:29 PM, Will Thomas <[REDACTED]> wrote:

Darren: Disregard, the attorney is Hindels.

Ann: would you like to have an as built survey requested? Right now the surveyor has only exposed the boundposts. A survey will show officially, for title purposes, any encroachments on the property. If you do not have an as built, you

will take exception to any easement on the title commitment. Please advise.

Best Regards,

**WILL THOMAS**

Kellerhals Ferguson Kroblin PLLC

Royal Palms Professional Building

9053 Estate Thomas, Suite 101

St. Thomas, VI 00802

Tel: 340 779 2564

Fax: 888 316 9269

email: [REDACTED]

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**From:** Ann Rodriquez [mailto:[REDACTED]]

**Sent:** Friday, January 13, 2017 4:12 PM

**To:** Will Thomas <[REDACTED]>

**Cc:** Leslie Dawson <[REDACTED]>; Erika Kellerhals <[REDACTED]>; Darren Indyke <[REDACTED]>

**Subject:** Re: Closing 1-6-17 Smith Bay

Hi Mr. Thomas,

As requested...

Ann M. Rodriquez

[REDACTED]

Thank you,

Ann R.

On Jan 13, 2017, at 3:19 PM, Will Thomas <[REDACTED]> wrote:

**Ann:**

Please find the attached engagement letter for your execution. A title commitment has been requested.

How would you like your name to appear on the deed? What address would you like to use for purposes of the government sending property tax bills? Should you have any questions, please feel free to contact me.

**Darren:**

Do you know the attorney representing the seller?

Best Regards,

**WILL THOMAS**

Kellerhals Ferguson Kroblin PLLC

Royal Palms Professional Building

EFTA01056807

9053 Estate Thomas, Suite 101  
St. Thomas, VI 00802  
Tel: 340 779 2564  
Fax: 888 316 9269  
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<KFK Engagement Letter.pdf>