



Kellerhals Ferguson Kroblin PLLC

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February 15, 2016

VIA: ELECTRONIC DELIVERY ([REDACTED])

April Newland
Newland Real Estate

Re: 11 Estate Nazareth

Dear April:

Enclosed please find a written offer for the property known as 11 Estate Nazareth in the amount of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS. My clients would like to consummate the sale as soon as possible, therefore the contract of sale attached herein contemplates a thirty day close.

Please note that our client understands that it will take Parcel Number 11 subject to the deed restrictions included in the 1965 conveyances between (1) William Houston Evans and James Alderman Evans, as Executors of the Estate of Charles Redfield Vose ad Irving I. Young, William Houston Evans and James Alderman Evans as Trustees under the Last Will & Testament of Charles Redfield Vose and (2) Irving L. Young, William Houston Evans and James Alderman Evans, Jr. as Executors of the Last Will & Testament of Polly Jo Evans and Irving L. Young, William Houston Evans and James Alderman Evans, Jr. as Trustee under the Last Will & Testament of Polly Jo Evans which conveys the property subject to the following restriction:

“Said premises shall be used exclusively for a dock, wharf or landing facilities for boats of owners or occupants of premises situated on Great St. James Island, St. Thomas, V.I., or their licensees or invitees, and as the site of such shelter, garages, storage buildings or like facilities as are incident to such use. Said Premises shall not be used for public, residential, commercial or industrial purposes.”

Kindly advise as to your client’s acceptance of the attached offer.

Yours Truly,

Erika A. Kellerhals
Kellerhals Ferguson Kroblin PLLC

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