


Book:
 Pages: 0000
 Doc# 2016007049
 Filed & Recorded
 11/02/2016 12:20PM
 ERICA DOVER, M.P.A.
 RECORDER OF DEEDS
 ST THOMAS/ST JOHN
 RECORDING FEE \$ 200.00
 DEED DOC STAMP 2.0 \$ 3,766.00
 PER PAGE FEE \$ 4.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 17th day of October, 2016, from **BANCO POPULAR DE PUERTO RICO**, a banking institution organized under the laws of the Commonwealth of Puerto Rico, with a mailing address of P.O. Box 8580, St. Thomas, U.S. Virgin Islands 00801 (the "Grantor"), and **DRY MARINA, LLC**, a U.S. Virgin Islands limited liability company whose address is c/o Quintairos, Prieto, Wood & Boyer, P.A., 1000 Blackbeard's Hill, Suit 10, St. Thomas, U.S. Virgin Islands 00802 ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00)** and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants, bargain, and conveys unto the Grantee, it successors and assigns, in fee simple absolute forever, the real property described as follows:

 Parcel No. 17D-1 Estate Bovoni
 Nos. 1 and 2 Frenchmans Bay Quarter
 St. Thomas, U.S. Virgin Islands,
 consisting of approximately 1.0012 U.S. acre, more or less,
 as shown on P.W.D. Map No. D9-4352-T88,

TOGETHER WITH any and all improvements thereon and the rights, privileges and appurtenances belonging thereto (the "Property");

TO HAVE AND TO HOLD the Property conveyed hereby together with all the appurtenances thereto belonging unto the Grantee and Grantee's successors and assigns, in fee simple absolute forever;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands zoning regulations and to declarations, covenants, restrictions and easements of record;

AND THE GRANTOR WARRANTS that Grantor has not done anything, nor suffered anything to be done, whereby the Property has been encumbered in any way except as set forth herein, and will defend title to the above granted Property against all persons lawfully claiming the same from, through or under the Grantor.

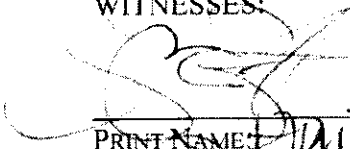

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.


Doc# 2016007049

Special Warranty Deed
Page | 2

WITNESSES:

BANCO POPULAR DE PUERTO RICO


PRINT NAME: April Puleo

PRINT NAME: Leckang Defreitas

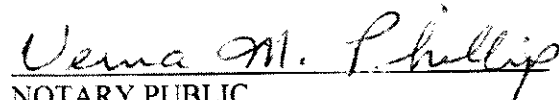

RAYMOND GREEN,
Vice President and Manager – Credit Administration

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS/ST. JOHN)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 17th day of October, 2016 by Raymond Green as Vice President and Manager – Credit Administration of BANCO POPULAR DE PUERTO RICO, on behalf of the bank.

In witness whereof, I hereunto set my hand and official seal.


NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC
Name: Verna M. Phillip
My Commission Exp: June 18, 2019
NP Commission #: NP-74-15
St. Thomas/St. John, USVI District

Doc# 2016007849



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
16 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	1-09402-0114-00
LEGAL DESCRIPTION	17D-1 ESTATE BOVONI FRENCHMAN'S BAY QTR.
OWNER'S NAME	TODMAN, WILLIS C

Taxes have been researched up to and including 2016.

CERTIFIED TRUE AND CORRECT BY

LUDENCE ROMNEY
TAX COLLECTOR

L.A.R.
SIGNATURE

10/18/2016

DATE

DOC# 2016007849