

WARRANTY DEED

THIS INDENTURE made on this 17th day of **December 2019** by and between **Alfred E. Johansen**, with a mailing address of 235 Scripps Ranch Rd., Kissimmee, FL 34759-3309 (hereinafter referred to as "Grantor"), and **St. Croix Foundation for Community Development, Inc.** with a mailing address of 1023 Market Street, Christiansted, VI 00820 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, in consideration of Ten dollars and other good and valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, does hereby bargain, sell, grant and release unto the Grantee, in fee simple absolute, all of that certain lot, piece of parcel of land, situate, lying and being in St. Croix, U.S. Virgin Islands, known and designated as:

Plot No. 23 King Street (0.193 U.S. acre) and Plot No. 36 Company Street (0.091 U.S. acre), both in the Town of Christiansted, St. Croix, U.S. Virgin Islands, as more fully shown on O.L.G. Drawing No. D9-6085-C010, dated May 24, 2010,

TOGETHER WITH all improvements thereon, and rights, privileges, and appurtenances belonging thereto;

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 2020 and all years thereafter.

TO HAVE AND TO HOLD the Property conveyed hereby unto Grantee, **St. Croix Foundation for Community Development**, its successors and assigns, in fee simple forever.

AND THE GRANTOR WARRANTS as follows:

1. That Grantor is seized of said Property in fee simple absolute, and has good right to convey the same;
2. That the Grantee shall quietly enjoy the said Property;
3. That the said Property is free from encumbrances, except as aforesaid;
4. That the Grantor will execute or procure any further necessary assurance of the title to said Property; and
5. That Grantor will forever warrant and defend the title to said Property.

JAN 16 2020

RECORDER OF DEEDS-STX

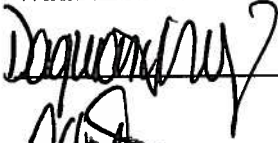
JAN 16 2020

Warranty Deed
Page 2 of 2

RECORDER OF DEEDS-STX

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the date first above written.

WITNESSES:





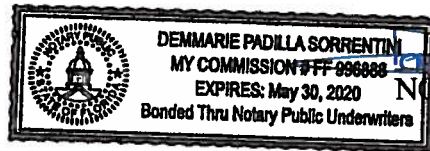
Alfred E. Johansen

ACKNOWLEDGMENT

State of Florida)
Osceola County)

The foregoing instrument was acknowledged before me on the 17 day of **December 2019** by **Alfred Johansen**, and he acknowledged to me that he executed the same as his own voluntary act and for the purposes set forth above.

SEAL




NOTARY PUBLIC

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the purchase price of the property described in the foregoing instrument does not exceed \$330,000.00. According to the tax assessor's office, the 2019 assessed value of the subject property is \$53,900.00 for Plot No. 23 King Street and \$15,100.00 for Plot No. 36 Company Street.

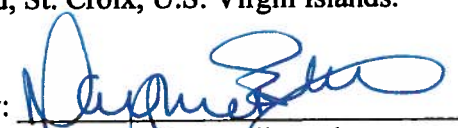

Seller: Alfred E. Johansen

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: JAN 14 2020

By: 
For: Wayne D. Callwood
Public Surveyor

Fee: \$40.00



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kongens 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

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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:

PARCEL NUMBER	2-04907-0105-00
LEGAL DESCRIPTION	23 KING ST
OWNER'S NAME	JOHANSEN, ALFRED

Taxes have been researched up to and including 2019.

CERTIFIED TRUE AND CORRECT BY

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

SIGNATURE

27 November 2019

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5545 Hansens Gate • Charlotte Amalie, Virgin Islands 00805 • 340.774.2991 • Fax 340.779.7825
1185 King Street • Christiansted, Virgin Islands 00820 • 340.773.4449 • Fax 340.719.3355

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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:

PARCEL NUMBER	2-04907-0111-00
LEGAL DESCRIPTION	36 COMPANY ST
OWNER'S NAME	JOHANSEN, ALFRED E

Taxes have been researched up to and including 2019.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector

SIGNATURE

27 November 2019

DATE

JAN 16 2020

RECORDER OF DEEDS-ST



**Government of
The United States Virgin Islands**

-O-

*Office of the Lieutenant Governor
Division of Corporations & Trademarks*

CERTIFICATE OF GOOD STANDING

To Whom These Presents Shall Come:

I, the undersigned Lieutenant Governor the United States Virgin Islands, do hereby certify that **ST. CROIX FOUNDATION FOR COMMUNITY DEVELOPMENT, INC.** has filed in the Office of the Lieutenant Governor the requisite annual reports and statements as required by the Virgin Islands Code, and the Rules and Regulations of this Office. In addition, the aforementioned entity has paid all applicable taxes and fees to date, and has a legal existence not having been cancelled or dissolved as far as the records of my office show.

Wherefore, the aforementioned entity is duly formed under the laws of the Virgin Islands of the United States, is duly authorized to transact business, and, is hereby declared to be in good standing as witnessed by my seal below.

Entity Type: Domestic Nonprofit Corporation

Entity Status: Active/In Good Standing

Registration Date: 09/24/1990

Jurisdiction: United States Virgin Islands, United States

Witness my hand and the seal of the Government of the United States Virgin Islands, on this 22nd day of July, 2019.



A handwritten signature in blue ink, reading "Tregenza A. Roach".

**Tregenza A. Roach
Lieutenant Governor
United States Virgin Islands**

GOVERNMENT OF THE VIRGIN ISLANDS

OFFICIAL CASHIER RECEIPT NO. 3281184

ISLAND STT ☐ STX ☐ STJ ☐	COLL NUMBER 4001	DATE 1/16/2022
LOCATION: PROP. PRO ☐ ADMIN OFF ☐ EDA ☐ PNR ☐ DPS ☐ HEALTH ☐ HOUSING ☐ LIG ☐ TERR. COURT ☐ PWD ☐ LT GOV ☐ SBDA ☐ TREAS ☐ SPEC. FAG. ☐ EMP GEE. OTHER ☐		

RECEIVED FROM: CHECK ☐ NO. Visa 16204 CASH ☐

Sejay Johnson Esq.
Eighty Eight ~~50.00~~ DOLLARS

COLLECTORS SIGNATURE J. Monau	\$ 88.50
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PURPOSE OF PAYMENT Deed

FUND OR ACCOUNT DESCRIPTION				
TITLE General				
CODE				
LL ORG	ACCT	TASK	OPT	COST CENTER
3002	21X58C			211000

Deeds
St. Croix
Office of the Recorder of Deeds
1131 King Street, Suite 101
St. Croix, VI 00820
(340) 773-6449

Doc#: 2020000137 Pages: 5
Book: 1565 Page: 487
Recorded: 01/16/2020 09:42:34 AM
Type: DEED

RECORDING FEE:	\$81.00
PER PAGE FEE:	\$5.00
ATTACH FEE:	\$2.50

Total Fees: \$88.50

Visa	\$88.50
Change:	\$0.00

Filed By: SEMAJ JOHNSON ESQ
01/16/2020 09:42:34 AM
Total Documents: 1



LIEUTENANT GOV OFFICE
KING STREET CHRISTIANSTED
ST CROIX

DATE Jan 16, 20 TIME 09:43:59 HOST ATH
BATCH 000120 TERMINAL ID 71476604 MERCHANT ID 7147449393309

SALE

ACCT. 6204

AUTH. CODE: 264174 INVOICE: 001444
TRACE : 001562

TOTAL : \$ 88.50

SIGNATURE: X

VISA DEBIT
AID: A0000000000000000000 AC: 433C76F7F300CF53
UN: 304821E6 TVR: 0000000000 TSI: 6000

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS
AND/OR SERVICE IN THE AMOUNT OF THE TOTAL
SHOWN HEREON AND AGREES TO PERFORM THE
OBLIGATIONS SET FORTH IN THE CARDHOLDER'S
AGREEMENT WITH THE ISSUER

CUSTOMER COPY
Gracias Por su Patrocinio

SLANDS

81184

1/16/2020

☐ DPS ☐
☐ PWD ☐
☐ VP SEC.

CASH ☐

DOLLARS

88.50

\$81.00
\$5.00
\$2.50

\$88.50

\$88.50
\$0.00

LL ORG	ACCT	TASK	OPT	COST CENTER
3002	21X580			211000

**CERTIFIED RESOLUTION
THE ST. CROIX FOUNDATION FOR
COMMUNITY DEVELOPMENT**

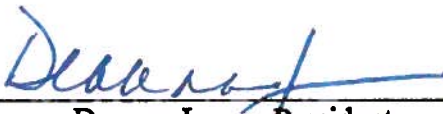
The undersigned, Deanna James being the President of St. Croix Foundation for Community Development, Inc., a Virgin Islands non-profit corporation, (and serving in the capacity of Board Secretary, Brenda Pedersen), with the consent and approval of the Full Board, hereby certifies

that, in compliance with the By-Laws of the Corporation, on October 26, 2019 the Board of Directors of said Corporation by quorum and *vote* adopted the following resolution; and I further hereby state that I examined the corporate record books of St. Croix Foundation for Community Development, Inc. and that the aforesaid By Laws are still in effect as of the date given below, and that there *have* been no modifications, amendments or revocations thereof, and that the same were adopted in accordance with and fully comply with Articles of Incorporation and By-laws of St. Croix Foundation for Community Development, Inc.:

RESOLVED, that Willard John, Chair and /or Deanna James, President is authorized to execute an Offer To Purchase and any and all other documents related to the purchase of real property, to wit: 23 King Street and 36 Company Street, Christiansted, USVI 00820.

RESOLVED, that any and all acts of the foregoing officers, president or representatives of the Corporation heretofore taken to carry out the intent of the foregoing Resolution(s), including without limitation, the execution and *delivery* of documents is hereby ratified and adopted retroactively as binding acts of the Corporation.

Date: January 8, 2020



Deanna James, President
(Operating on behalf of Secretary, Board of Directors)

ATTEST:



Shomari Moorehead
Vice Chair, Board of Directors

THE ST. CROIX FOUNDATION FOR COMMUNITY DEVELOPMENT, INC.
CERTIFICATE OF INCUMBENCY

I, Mrs. Brenda Pedersen, Secretary of THE ST. CROIX FOUNDATION FOR COMMUNITY DEVELOPMENT, INC., (the "Corporation"), a not for profit corporation duly organized, existing and in good standing under the laws of the U.S. Virgin Islands, hereby certify that on January 13, 2020, I examined the corporate record books of the Corporation, which state that as of the date hereof:

- (i) the following persons constituted all the members of the Board of Directors of the Corporation:

Mr. Willard John
Mrs. Brenda Pedersen
Mr. Shomari Moorehead
Mr. Mike Dunham
Ms. Deanna James
Ms. Tami Navarro, Ph.D.
Mr. Miguel Tricoche

and that

- (ii) the following persons were duly elected officers of the Corporation serving in the capacities set forth opposite each of their names:

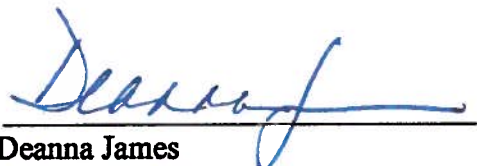
Mr. Willard John	Chairperson
Mrs. Brenda Pedersen	Secretary
Mr. Shomari Moorehead	Vice Chair
Mr. Mike Dunham	Treasurer
Ms. Deanna James	President

and that

IN WITNESS WHEREOF, I have hereunto set my and the seal of the Corporation
this 13 day of January, 2020.

(SEAL)

Mrs. Brenda Pedersen
Secretary


Deanna James
President

COMMERCIAL TENANT ESTOPPEL CERTIFICATE

A. This estoppel certificate concerns the lease described below:

Landlord: Alfred Johansen

Tenant: Dilip M. Singh and Dinorah M. Singh

Leased Premises: #23 King Street, Christiansted, VI 00820

Commencement Date of Lease: Month-to-Month

B. Tenant certifies that:

- (1) as of the date Tenant signs this certificate, neither landlord nor Tenant is in default of the lease;
- (2) the monthly rent to be paid through the end of the lease is as follows: \$1,825.00 per month due on the 15th of the Month
No written lease agreement has been signed.
Tenant typically pays rent to Landlord via Issac Bracy on or about the 20th of each month.
- (3) the next rent payment is due January 15, 2020
- (4) Tenant has not paid Landlord any rent more then 30 days in advance except: N/A
- (5) Tenant deposited \$ 0.00 with Landlord as a security deposit under the lease:
- (6) as of the date Tenant signs this certificate, Tenant has no claim of offset against rent except for: N/A
- (7) the current term of the lease expires on February 14, 2020
- (8) Tenant has the option to renew the lease as follows: Month-to-Month tenancy
- (9) Tenant has accepted the leased premises, is in possession of the leased premises, and all improvements to the leased premises have been made;
- (10) Tenant has no ownership interest in the property in which the leased premises are located; and
- (11) no written lease agreement exists.

Tenant understands that this certificate will be delivered to St. Croix Foundation for Community Development, Inc.
and that this party(ies) is relying on the representations in this certificate.

Tenant: Dilip M. Singh

Date: January 14, 2020

By: _____

Printed Name: DILIP M SINGH

Title: Tenant

Statement of Issac Bracy

Re: Premises at 23 King Street, Christiansted, VI

The undersigned, as agent for Alfred Johansen, states as follows:

Dilip M. Singh and Dinorah M. Singh are "Tenants" under a month-to-month rental agreement ("Agreement") made with Alfred Johansen ("Owner") covering the above described premises (the "Premises").

1. The month to month tenancy is presently in full force and effect.
2. Tenants are the current tenants presently occupying the Premises.
3. Tenants are currently obligated to pay monthly rental in the amount of \$1825.00 on the 15th of each month. Tenants have made all payments and are current on their rent as of January 14, 2020.
4. The next rent payment is due on January 15, 2020, and will cover the period of January 15, 2020, through February 14, 2020. Tenants typically pay on or about the 20th of each month without penalty.
5. There are no rental concessions.
6. The Agreement continues month-to-month until either party gives 30 days notice.
7. No security deposit was collected or paid.
8. No utilities are included with the monthly rent.
9. As of the date hereof, Tenants hold no claim against the Owner which might be offset against accruing Rent.
10. As of the date hereof, there are no existing defenses of offsets which Tenants have against the enforcement of the Agreement by Owner.
11. Tenant owns no options to purchase the Premises or rights of first refusal or other rights to acquire an interest in the Premises.

Signature

Issac Bracy
Issac Bracy

Date:

1-14-2020

Statement of Issac Bracy

Re: Premises at 23 King Street, Christiansted, VI

The undersigned, as agent for Alfred Johansen, states as follows:

Dilip M. Singh and Dinorah M. Singh are "Tenants" under a month-to-month rental agreement ("Agreement") made with Alfred Johansen ("Owner") covering the above described premises (the "Premises").

1. The month to month tenancy is presently in full force and effect.
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3. Tenants are currently obligated to pay monthly rental in the amount of \$1825.00 on the 15th of each month. Tenants have made all payments and are current on their rent as of January 14, 2020.
4. The next rent payment is due on January 15, 2020, and will cover the period of January 15, 2020, through February 14, 2020. Tenants typically pay on or about the 20th of each month without penalty.
5. There are no rental concessions.
6. The Agreement continues month-to-month until either party gives 30 days notice.
7. No security deposit was collected or paid.
8. No utilities are included with the monthly rent.
9. As of the date hereof, Tenants hold no claim against the Owner which might be offset against accruing Rent.
10. As of the date hereof, there are no existing defenses or offsets which Tenants have against the enforcement of the Agreement by Owner.
11. Tenant owns no options to purchase the Premises or rights of first refusal or other rights to acquire an interest in the Premises.

Signature

Issac Bracy
Issac Bracy

Date:

1-14-2020

Dilip M Singh 1-15-2020

**CERTIFICATION OF NON-FOREIGN STATUS OF
INDIVIDUAL TRANSFEROR (FIRPTA)**

TO TRANSFEREE: St. Croix Foundation for Community Development

FROM TRANSFEROR: Alfred E. Johansen

Section 1445 of the Internal Revenue Code provides that a Transferee (Buyer) of a V.I. real property interest must withhold tax if the Transferor (Seller) is a non-resident. To inform the Transferee that withholding of tax is not required upon this disposition of the below described V.I. real property interest, it is certified by the undersigned as follows:

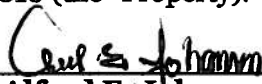
1. The undersigned is not a foreign person of the United States of America for purposes of V.I. income taxation;
2. My social security number is: 580-03-7398
3. The address of the undersigned is: 235 Scripps Ranch Rd., Kissimmee, FL
34759-3309

It is understood that this certification may be disclosed to the V.I. Bureau of Internal Revenue by the Transferee(s).

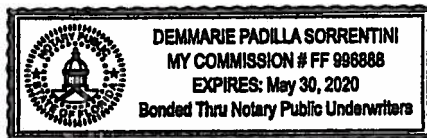
Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief, it is true, correct and complete.

PROPERTY DESCRIPTION:

Plot No. 23 King Street (0.193 U.S. acre) and **Plot No. 36 Company Street** (0.091 U.S. acre), both in the Town of Christiansted, St. Croix, U.S. Virgin Islands, as more fully shown on O.L.G. Drawing No. D9-6085-Co10, dated May 24, 2010 (the "Property").


Alfred E. Johansen, by Isaac Bracy as
Power of Attorney 

Sworn to and subscribed before
me this 17 day of December 2019.




Notary Public
My Commission Expires: May 30, 2020

TITLE AFFIDAVIT

[To be executed by Seller]

**TERRITORY OF THE VIRGIN ISLANDS
JURISDICTION OF CHRISTIANSTED**

**RELATED
FILE NO.: IT-19-0823**

Before me, the undersigned authority, personally appeared Alfred E. Johansen who, being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the term "Affiant" shall include all parties executing this Affidavit):

1. That Affiant is the owner of and has agreed to sell the following described property:

Nos. 23 King Street and 36 Company Street, Christiansted, Virgin Islands

PLEASE ✓, WRITE N/A, OR ATTACH EXPLANATION:

2. ✓ That Affiant has been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to said property in Affiant; that there are no parties who have any interest or right to claim an interest in said property other than Affiant; and that there are no facts known to Affiant which could give rise to a claim being asserted against said property, except: N/A
3. ✓ That, other than as shown in Item 1, Affiant has not entered into any agreement, contract, commitment or option for the sale, lease or mortgage of the property, or any agreement, contract commitment or option which otherwise affects said property, except: N/A
4. ✓ That there are no taxes, liens or assessments which are due or about to become due or which have attached or could attach to said property, except: N/A
5. N/A That a homeowners/condominium owner association exists and all assessments are paid current; or
That no homeowners/condominium association exists which I/we are aware of.
6. ✓ That Affiant is a citizen of the United States, of legal age, is under no legal disabilities and has never been known by any name other than as shown above.
7. ✓ That Affiant has not entered into any marital separation agreement or property settlement agreement which affects this property.
8. ✓ That, if title to said property is being held by a corporation, partnership or trust, such corporation, partnership or trust is NOT a foreign corporation as defined by the "FIRPTA" regulations of the U.S. Code, is in good standing under applicable laws and the contemplated sale or mortgage of said property by said entity is pursuant to proper authority. The E.I.N. is . N/A
9. ✓ That there are no actions or proceedings now pending in any State or Federal Court to which the Affiant is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency, except: N/A
10. ✓ That there are no judgments, mortgages, encumbrances or liens of any nature affecting said property, except: N/A
11. ✓ That there have been no improvements, repairs, additions or alterations performed upon said property within

TITLE AFFIDAVIT

IT-19-0823

(Continued)

the past 90 days. That Affiant has not entered into any agreement or contract with any party for the furnishings of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period; and that there are no parties who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alterations to said property.

12. ✓ That the title to this property is not subject to any filled in land, littoral rights, riparian rights or any other rights not shown in the public record.

13. Please check one of the below:

The undersigned is not married.

The undersigned are married to each other.

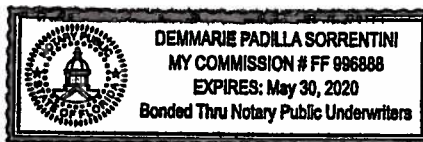
✓ The undersigned is married and my spouse's name is: Fe Johansen

Affiant recognizes that CHICAGO TITLE INSURANCE COMPANY will rely on the statements in this Affidavit and Affiant makes this Affidavit for the purpose of inducing CHICAGO TITLE INSURANCE COMPANY to issue its policy or policies of title insurance in above referenced transaction.

Alfred E. Johansen

BY: Alfred E. Johansen

SWORN TO AND SUBSCRIBED
before me this 17 day
of December, 2019.



Demmarie Padilla Sorrentini
Notary Public

My commission expires:

NOTE: IF THIS AFFIDAVIT DOES NOT PROVIDE SUFFICIENT SPACE TO COMPLETE ANY OF THE ABOVE ITEMS, SAID ITEMS SHOULD BE SET FORTH IN THEIR ENTIRETY ON A SCHEDULE WHICH IS ATTACHED TO THIS AFFIDAVIT AND WHICH IS INITIALED AND DATED BY THE AFFIANT.