

PAGES: 0000
Doc# 2015008355
Filed & Recorded
12/10/2015 3:50PM
ERICA DOVER, M.P.A.
RECORDER OF DEEDS
ST THOMAS/ST JOHN
RECORDING FEE \$ 4,512.00
DEED DOC STAMP 3.0 \$ 135,000.00
PER PAGE FEE \$ 4.00


020941

WARRANTY DEED

THIS INDENTURE is made this 7th day of December, 2015, from BOTANY BAY PARTNERS, LLP, a U.S. Virgin Islands limited liability partnership, whose address is 201 Main Street, Suite 202, Carbondale, Colorado 81623 (the "Grantor"), to BY-THE-SEA RESORT PROPERTIES, LLC, a Virgin Islands limited liability company, whose mailing address : 2603 Oak Lawn Ave. Ste. 300 , Dallas TX 75219 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of FOUR MILLION FIVE HUNDRED THOUSAND DOLLARS (\$4,500,000.00), the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant and convey to the Grantee and to its successors and assigns, the real property described as follows:

 Parcel No. 7 Estate Botany Bay
No. 7 West End Quarter
St. Thomas, U.S. Virgin Islands
as shown on O.L.G. Drawing No. A9-815-T015
comprising 30.8 U.S. Acres, more or less (the "Property");

TOGETHER WITH the rights, privileges and appurtenances in and to the Common Elements as defined and as set forth in the Master Declaration of Covenants, Conditions and Restrictions for the Preserve at Botany Bay recorded with the Office of the Recorder of Deeds for the District of St. Thomas and St. John under Document No. 2006004861 as amended by First Amendment to the Master Declaration recorded under Document No. 2013001169,

TO HAVE AND TO HOLD the Property conveyed hereby unto the Grantee and to its successors and assigns, in fee simple absolute forever;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands laws, court orders, and judgments, rules and regulations and to declarations, covenants, restrictions and easements of record;

SUBJECT, HOWEVER, further to and with the benefit of the Master Declaration;

AND THE GRANTOR WARRANTS as follows:

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

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**NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN PROPERTY, BOOK FOR**

ESTATE BOTANY BAY

NO. 7 WEST END QUARTER

ST. THOMAS, VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: DECEMBER 7, 2015

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned
property/s which, according

to WARRANTY DEED dated November 7, 2015

belongs to: BY-THE-SEA RESORT PROPERTIES, 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: DECEMBER 7, 2015

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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	1-02301-0197-00
LEGAL DESCRIPTION	PARCEL 2&3 ESTATE BOTANY BAY COMBINATION (SUBDIVISION) NO.7 WEST END QTR
OWNER'S NAME	BOTANY BAY PARTNERS LLP

Taxes have been researched up to and including 2014.

CERTIFIED TRUE AND CORRECT BY

DELBERT HEWITT
CHIEF OF STAFF

Walter Farrell
SIGNATURE for

11/24/2015

DATE

Doc# 2015008355