

Doc # 2022000823
02/08/2022 04:35 PM
ERICA DOVER M.P.A.
RECORDER OF DEEDS
ST THOMAS / ST JOHN
RECORDING FEE \$20,012.00
PER PAGE FEE \$8.00
TRANSFER TAX 3.5% \$700,000.00
ATTACH FEE \$16.00

WARRANTY DEED

(SUGAR BAY CLUB & RESORT CORP. - DV USVI INVESTMENT LLLP)

THIS INDENTURE is made this 10th day of January 2022, by and between **SUGAR BAY CLUB and RESORT CORP.**, a U.S. Virgin Islands corporation, the address for which is 6000 Estate Smith Bay, Charlotte Amalie, St. Thomas, V. I. 00802 ("Grantor") and **DV USVI INVESTMENT LLLP**, a U.S. Virgin Islands Domestic Limited Liability Limited Partnership with an address of 1000 Frederiksberg Gade, Charlotte Amalie, St. Thomas, USVI 00802-6736 ("Grantee").

WITNESSETH

That for and in consideration of the payment of the purchase price from the Grantee to the Grantor, and other good and valuable consideration paid to Grantor, receipt of which is hereby acknowledged, Grantor does hereby grant, sell and convey to Grantees, its successors and assigns, the following described real property located in St. Thomas, United States Virgin Islands, to-wit:

 Parcel No. 2A Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
Consisting of 0.50 U.S. acre, more or less
As shown on P.W.D. Drawing No. D9-1184-T73 dated October 29, 1973

 Parcel No. 2B Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
Consisting of 0.50 U.S. acre, more or less
As shown on P.W.D. Drawing No. D9-1184-T73 dated October 29, 1973

 Parcel No. 2C Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
Consisting of 0.50 U.S. acre, more or less
As shown on P.W.D. Drawing No. D9-1184-T73 dated October 29, 1973

and

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Parcel No. 2 Remainder Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
Consisting of 30.1 U.S. acres, more or less
As shown on P.W.D. Drawing No. D9-1394-T78 dated April 7, 1978

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging and all improvements located thereon.

SUBJECT TO the lien of all real property taxes, special assessments or reassessments for the year 2022 and all years thereafter, Virgin Islands Zoning, Coastal Zone Management, Conservation, or Building laws and regulations, ordinances or common law applicable or relating to the use and occupancy of the Property, title to any filled land, littoral rights, riparian rights, and easements, or claims of easements not shown in the public record (the "Permitted Exceptions").

TO HAVE AND TO HOLD the above-described premises unto the said Grantee and to its successors and assigns in fee simple forever.

Grantor hereby covenant and warrant that it is lawfully seized of the said real property and has good and lawful right to sell and convey the same; that the premises are free from encumbrances, that Grantee shall quietly enjoy the property, that Grantor will execute or procure any further necessary assurances of title to said real property and that the Grantor will forever warrant and defend the title herein against any lawful claim whatsoever.

IN WITNESS WHEREOF, this Warranty Deed has been duly executed on the day and year first above written.

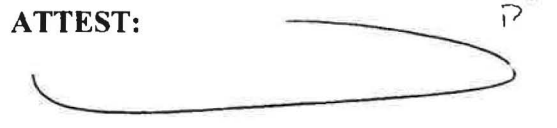
WITNESSETH:




GRANTOR:
SUGAR BAY CLUB & RESORT CORP.


Joseph Moinian, President
duly authorized

ATTEST:


Morris Moinian, Secretary
Corporate Seal

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 Sugar Bay Club & Resort Corp. – DV USVI Investment LLLP
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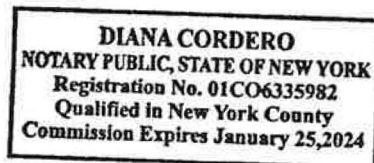
ACKNOWLEDGMENT

STATE OF NEW YORK)
 BOROUGH OF MANHATTAN)

The foregoing Warranty Deed was acknowledged before me this 10th day of January 2022, by JOSEPH MOINIAN, known to me and known to be the person who executed the foregoing instrument, in his representative capacity as the President of Sugar Bay Club & Resort Corp., and he acknowledged to me that he executed the same for the uses and purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Notary Seal)



Diana Cordero
 Notary Public
 My commission expires: January 25, 2024

CERTIFICATE OF VALUE

It is hereby certified that, for recording and stamp tax purposes, the 2021 valuation of the property (Parcel Numbers 1-05801-0114-00, 1-05801-0115-00, 1-05801-0116-00 and 1-05801-0110-00) is **Nineteen Million Six Hundred Four Thousand Nine Hundred Dollars and 00/00 (\$19,604,900.00)**. The sale price of the real property is **Twenty Million Dollars and 00/00 (\$20,000,000.00)**.

Joseph Moinian, President
 duly authorized

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

ESTATE SMITH BAY

NOS. 1-2&3 EAST END QUARTER

ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: JANUARY 27 2022

Wayne D. Callender

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

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

to WARRANTY DEED DATED JANUARY 10 2022

belongs to: DV USVI INVESTMENT LLLP (GRANTEE)

has not according to the record of this office
undergone changes in boundaries and

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: JANUARY 27 2022

Wayne D. Callender

Office of the Lieutenant Governor / Public Surveyor



**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 CERTIFICATE

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	1-05801-0114-00
LEGAL DESCRIPTION	2A ESTATE SMITH BAY No.1,2&3 EASTEND QTR.
OWNER'S NAME	SUGAR BAY CLUB & RESORT CORP.

Taxes have been researched up to and including 2021. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector

SIGNATURE

2/8/2022

DATE

Doc # 2022000823



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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	1-05801-0115-00
LEGAL DESCRIPTION	SMITH BAY 2B EASTEND QTR.
OWNER'S NAME	SUGAR BAY CLUB & RESORT CORP.

Taxes have been researched up to and including 2021. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

02/08/2022

DATE

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Effective 10/1/2020



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REAL PROPERTY TAX CLEARANCE CERTIFICATE

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	1-05801-0116-00
LEGAL DESCRIPTION	2C ESTATE SMITH BAY No 1,2&3 EASTWND QTR.
OWNER'S NAME	SUGAR BAY CLUB & RESORT CORP.

**Taxes have been researched up to and including 2021. Notwithstanding that all
known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.**

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR



SIGNATURE

02/08/2022

DATE

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REAL PROPERTY TAX CLEARANCE CERTIFICATE

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	1-05801-0110-00
LEGAL DESCRIPTION	2 ESTATE SMITH BAY 1,2&3 EASTEND QTR.
OWNER'S NAME	SUGAR BAY CLUB & RESORT CORP.

Taxes have been researched up to and including 2021. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

02/08/2022

DATE

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Effective 10/1/2020