

WARRANTY DEED

THIS INDENTURE made the 18th day of January, 2016 between Christian Kjaer a/k/a Poul Christian Tage Kjaer, c/o Kevin F. D'Amour, 5143 Palm Passage, Suites 18B and 19B, St. Thomas, USVI 00802, (hereinafter the "Grantor") and Great St. Jim, LLC, a Virgin Islands Limited Liability Company, c/o Kellerhals Ferguson Kroblin PLLC, Royal Palms Professional Building, 9053 Estate Thomas, Suite 101, St. Thomas, VI 00802 (hereinafter referred to as "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of SEVENTEEN MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$17,500,000.00), paid by the Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant and convey unto the Grantee, its successors and assigns, in fee simple absolute forever, all of his right, title and interest in and to the following described real property.

Parcel A Rem Great St. James Island
No. 6A Red Hook Quarter
St. Thomas, Virgin Islands
As shown on PWD No. A9-626-T004
Consisting of 56.1 U.S. Acres more or less

Parcel A-1 Great St. James Island
No. 6A Red Hook Quarter
St. Thomas, Virgin Islands
As shown on PWD No. A9-626-T004
Consisting of 4.2 U.S. Acres more or less

Parcel A-2 Great St. James Island
No. 6A Red Hook Quarter
St. Thomas, Virgin Islands
As shown on PWD No. A9-626-T004
Consisting of 19.8 U.S. Acres more or less

BEING THE SAME PREMISES which was conveyed to the Grantor by Final Adjudication of the Estate of Karen Elisabeth Kjaer a/k/a Karin Lis Kjaer dated October 15, 1987, recorded at the office of the Recorder of Deeds for St. Thomas and St. John on October 21, 1987, in Book No. 31-D, Page 54, Doc. No. 5090.

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

Book:
Pages: 0000
Doc# 2016000575
Filed & Recorded
01/28/2016 2:50PM
ERICA DOVER, M.P.A.
RECORDER OF DEEDS
ST THOMAS/ST JOHN
RECORDING FEE \$ 17,512.00
DEED DOC STAMP 3.5 \$ 612,500.00
PER PAGE FEE \$ 5.00 1
ATTACHMNT FEE \$ 4.00

DOC# 2016000575

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TO HAVE AND TO HOLD the premises conveyed hereby unto the Grantee, its successors and assigns, in fee simple absolute forever.

SUBJECT, HOWEVER, to Virgin Islands zoning regulations and to the covenants restrictions, easements and agreements of record.

AND THE GRANTOR WARRANTS that he is seized of the premises in fee simple and that he has good right to convey the premises, that Grantee shall quietly enjoy the premises: that the premises are free from encumbrances except as set forth or referred to herein: that Grantor will execute or procure any further necessary assurances of title to the premises and that Grantor will forever warrant and defend title to the premises.

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

WITNESS:



Christian Kjaer A/K/A Poul Christian Tage Kjaer

KINGDOM OF DENMARK) ss.

This is to certify that Christian Kjaer today on my presence at the Notarial Office approved and signed the above document. No conspicuous corrects or addenda were found in the document.

He has proved his identity by presenting his passport.

District Court of _____, Denmark the ____ day of January, 2016.

Notary Public

DOC# 2016000575
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NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN PROPERTY, BOOK FOR
GREAT ST. JAMES ISLAND

NO. 6A RED HOOK QUARTER

ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: JANUARY 21, 2016

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

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

to WARRANTY DEED dated January 21, 2016

belongs to: GREAT ST.JIM, 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: JANUARY 21, 2016

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor



This is to certify that

Mr. Poul Christian Tage Kjær

today in my presence at the Notarial Office approved and signed the above document.

No conspicuous corrections or addenda were found in the document.

Mr. Poul Christian Tage Kjær has proved his identity by showing drivers licens.

The Court in Lyngby, Denmark, 18 th January 2016


Ann-Kathrine Meyer Gravgaard
Notary Public





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	1-09801-0101-00
LEGAL DESCRIPTION	GREAT ST JAMES ISLAND RED HOOK QTR.
OWNER'S NAME	KJAER, CHRISTIAN

Taxes have been researched up to and including 2015.

CERTIFIED TRUE AND CORRECT BY

LUDENCE ROMNEY
TAX COLLECTOR

Li A-F
SIGNATURE

01/11/2016

DATE

DOC# 2016000575

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