

WARRANTY DEED

This indenture made this 23 day of February, 2017 by and between **GASTON R. SERVANT, CHRISTOPHER B. CARSEL and MAUREEN A. CARSEL, as TRUSTEES OF THE GASTON R. SERVANT TRUST** dated April 4, 2016 ("GRANTOR"), and **ANIMAL CARE CENTER OF ST. JOHN, INC.**, a U.S. Virgin Islands non-profit corporation of P.O. Box 429, St. John, VI 00831 ("GRANTEE"):

WITNESS: that for and in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$267,500.00)** and other good and valuable consideration, receipt of which is hereby acknowledged.

GRANTOR hereby grants and conveys to GRANTEE, and to its successors and assigns, in fee simple absolute, the real property described as follows:


**PARCEL NO. 14 REMAINDER
ESTATE CAROLINA
NO. 1 CORAL BAY QUARTER
ST. JOHN, VIRGIN ISLANDS
CONSISTING OF 2.309 U.S. ACRES, MORE OR LESS
AS SHOWN ON PWD NO. D9-6941-T001**

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto, including the rights of way and easements of record, including but not limited to Easement dated October 28, 1996, recorded January 15, 1997, in Book 47-O, Page 35, Doc. No. 140, in the Office of the Recorder of Deeds, Division of St. Thomas and St. John;

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

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to covenants, restrictions and easements of record;

RECORDED
OFFICE OF THE RECORDER OF DEEDS
ST. JOHN / ST. JOHN
02/16/2017 10:23 AM

1. That the GRANTOR is seized of the premises in fee simple and has good right to convey the premises;

2. That the GRANTEE shall quietly enjoy the premises;

3. That the premises are free from encumbrances;

4. That the GRANTOR will execute or procure any further necessary assurances of title to the premises; and

5. That the GRANTOR will forever warrant and defend title to the premises.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and affixed its seal the day and year first written above.

WITNESSES (two required):

[Signature]
PRINT NAME: Meghan J. Foley
[Signature]
PRINT NAME: GASTON R. SERVANT
GASTON R. SERVANT, as Trustee of THE
GASTON R. SERVANT TRUST dated
April 4, 2016

TERRITORY OF THE VIRGIN ISLANDS)

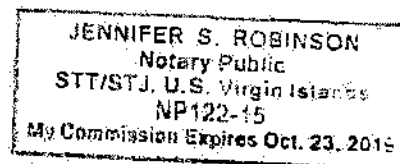
DISTRICT OF ST. THOMAS/ST. JOHN)

ACKNOWLEDGMENT

On this 23 day of February, 2017 before me, the undersigned officer, personally appeared GASTON R. SERVANT, as Trustee of THE GASTON R. SERVANT TRUST dated April 4, 2016 known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

Jennifer S. Robinson
NOTARY PUBLIC:
My Commission Expires:



Jordan Manges
PRINT NAME: Jordan Manges
Maryann P. Manges
PRINT NAME: Maryann P. Manges

Christopher B. Carrel
CHRISTOPHER B. CARSEL, as Trustee of
THE GASTON R. SERVANT TRUST dated
April 4, 2016

Maureen A. Carrel
MAUREEN A. CARSEL, as Trustee of
THE GASTON R. SERVANT TRUST dated
April 4, 2016

TERRITORY OF THE VIRGIN ISLANDS)

) ACKNOWLEDGMENT

DISTRICT OF ST. THOMAS/ST. JOHN)

On this 23 day of February, 2017 before me, the undersigned officer, personally appeared CHRISTOPHER B. CARSEL and MAUREEN A. CARSEL, as Trustees of THE GASTON R. SERVANT TRUST dated April 4, 2016 known to me to be the persons who subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Jennifer S. Robinson
NOTARY PUBLIC:
My Commission Expires:

JENNIFER S. ROBINSON
Notary Public
STT/STJ, U.S. Virgin Islands
NP122-15
My Commission Expires Oct. 23, 2019

ESTATE CORALLINA

NO. 1 CORAL BAY QUARTER

ST. THOMAS, VIRGIN ISLANDS

Tax Assessor's Office / Cadastre Division

St. Thomas, V.I. Dated: ~~February 20, 2017~~ 2017

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 FEBRUARY 20, 2017

belongs to: ANIMAL CARE CENTER OF ST. JOHN, INC., a Virgin Islands non-

profit corporation. (GRANTEE)
has not according to the Record of this office,
undergone changes in boundaries and area.

Wayne D. Callwood, Tax Assessor

as Atty.

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier I)

ANIMAL CARE CENTER OF ST JOHN, INC.
(Corporation or Association Name)

By: [Signature]
(Signature)
President or Vice-President or equivalent

BOARD OF DIRECTORS, PRESIDENT
Title/Position (Print)

DENISE WALKER
Print

WITNESS:

ATTEST:
Secretary (or equivalent) Signature

Secretary (or equivalent) Print

Seal

On this 28th day of November, 2023, before me the undersigned officer, personally appeared Denise Marie Walker, who acknowledges himself to be the Board Director of Animal Care Center of St. John; that he executed the foregoing instrument in the capacity above and has the authority to execute this application on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written

Include Supporting Documents:

1. Compliance with Act No. 5270 by providing:
 - (a) Tax clearance letter from the Bureau of Internal Revenue
 - (b) Property tax clearance letter from the Lieutenant Governor's Office.
 - (c) Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations)
 - (d) Corporate Resolution (or equivalent) authorizing action on behalf of the company.

[Signature]
Edith R. Principaal
My Commission Exp.: September 30, 2024
NP Commission #: NP-351-20
St. Thomas/St. John USVI District



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

5049 Kogens 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 ALL WHOM THESE PRESENTS SHALL COME

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	3-04104-0508-00
CERT NUMBER	2023-31291000
LEGAL DESCRIPTION	14 REM CAROLINE EST. CAROLINA CORAL BAY QTR.
OWNER'S NAME	ANIMAL CARE CENTER OF ST. JOHN INC.

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

11/28/2023

DATE