

Attachment 3:

Smith Bay - Deed, Parcel No. 64-31 Estate Smith Bay


Doc # 2017001422
Pages 6
03/09/2017 11:09 AM 021263
Official Records of
ST THOMAS / ST JOHN
ERICA DOVER M.P.A.
RECORDER OF DEEDS
Fees \$0.00

DEED OF GIFT

THIS DEED OF GIFT, is made this 20th day of December, 2016, by and between Margaritaville Vacation Club by Wyndham, Inc., a U.S. Virgin Islands corporation whose mailing address is 1000 Frederiksberg Gade, St. Thomas, US Virgin Islands 00802, hereinafter referred to as the "**Grantor**," and the Virgin Islands Waste Management Authority, a public body corporate and politic of the Government of the Virgin Islands, whose mailing address is 3200 Demarara, Charlotte Amalie, St. Thomas, US Virgin Islands 00802, hereinafter referred to as the "**Grantee**";

WITNESSETH:

That the Grantor does hereby remise, release and forever quitclaim to the Grantee, its successors and assigns, all of the Grantor's right, title, interest, claim and demand in that certain real property situated in St. Thomas, U.S. Virgin Islands, known and described as follows:

 Parcel No. 64-31 Estate Smith Bay
No. 1, 2 & 3 East End Quarter
St. Thomas, U.S. Virgin Islands
consisting of 0.468 U.S. acres, more or less,
as shown on O.L.G. No. A9-826-T016, Drawing No. 3600-13a;
LESS AND EXCEPT oil, gas, and other minerals.

TOGETHER with all of the Grantors' interest in the improvements, tenements, hereditaments and appurtenances thereunto belonging;

TO HAVE AND TO HOLD said rights, title, interest, claim, and demand of the Grantor unto the Grantee, its successors and assigns, forever.

The Grantee, its successors and assigns, by its acceptance of the property hereby quitclaimed to it, hereby agree to comply with and be bound by the following:

1. Grantee will not use or permit the use of the roadway, or any area adjacent to the roadway, within 100 feet of the entrance to the Margaritaville Vacation Club Resort, located at

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Parcel Nos. 39, 41, 64 Remainder, 64-24, 64-25, 64-26, 64-27, 64-28, 64-29 and 64-30 Estate Smith Bay, Nos. 1, 2 and 3 East End Quarter, St. Thomas, U.S. Virgin Islands, and Parcel Nos. 49 Remainder, 49-11, 49-12, 49-13, 49-14, 49-15, 49-16 , 49-17, 49-18, 49-19, 49-20, 49-21, 49-22, and 49-23 Estate Frydendahl, No. 4 East End Quarter, St. Thomas, U.S. Virgin Islands, and Parcel Nos. 54 Estate Frydendahl, No. 4 East End Quarter, St. Thomas, U.S. Virgin Islands (collectively the **"Margaritaville Property"**) for placement of its dumpsters or any other waste drop off or collection facilities.

2. Grantee will not allow any public nuisance at the property being conveyed including but not limited to the improper placement of trash on or around the property being conveyed hereby. Grantee further will erect and maintain a six foot fence around the perimeter of the property which shall be built within a reasonable timeframe which shall not exceed eight months from the execution date of this Deed of Gift. Grantor will defend and indemnify Grantor from and against any and all claims, lawsuits, losses, damages, liabilities, causes of action, costs or expenses whatsoever, including without limitation, attorney fees and costs, arising directly or indirectly from or in connection with the aforementioned covenants and restrictions. The covenants and restrictions in this paragraph shall run with the property for the benefit of the Grantor, its successors and assigns and the Margaritaville Property and its owners and their successors and assigns.

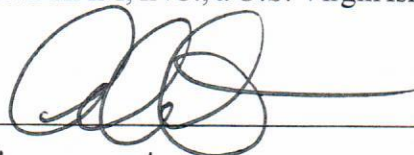
IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

This deed is exempt from stamp taxes and recording fees pursuant to 33 V.I.C. 128(1) and 28 V.I.C. 134(3).

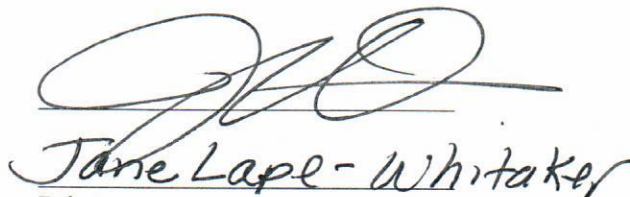
WITNESSES (two required):

MARGARITAVILLE VACATION CLUB BY
WYNDHAM, INC., a U.S. Virgin Islands corporationRosalinda Lago

Print name

Alan S. Litwack, SRP

Title



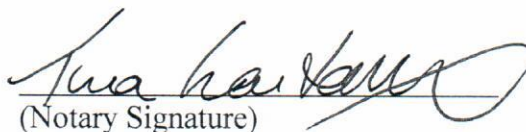
Print name

STATE OF Florida)COUNTY OF Orange)

) SS:)

The foregoing instrument was acknowledged before me this 15th day of December, 2016, by Alan S. Litwack, as S.V.P. of Margaritaville Vacation Club by Wyndham, Inc., a U.S. Virgin Island corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced _____ (state) driver's license or _____ as identification.

Witness my hand and official seal affixed the day and year first above written.


(Notary Signature)Residing at: Orange County
My commission expires: 10/24/20TINA L. MOUTOUX
MY COMMISSION # GG 041669
EXPIRES: October 24, 2020
Bonded Thru Budget Notary Services

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CERTIFICATE OF VALUE

AND

AFFIDAVIT OF EXEMPTION FROM STAMP TAX

The undersigned, being duly sworn, deposes and says:

- 1) It is hereby certified that the value of the Property described in the foregoing instrument does not exceed \$410,000.00.
- 2) It is hereby certified that the Deed is exempt from transfer tax pursuant to V.I. CODE ANN. tit. 33, § 128(a)(1), because it is a conveyance to the Virgin Islands Waste Management authority, an instrumentality of the United States Virgin Islands Government.


RENÉE MARIE ANDRÉ, ESQ.

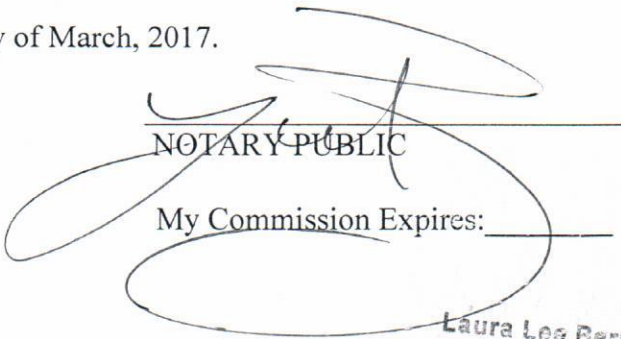
TERRITORY OF THE U.S. VIRGIN ISLANDS

DISTRICT OF ST. THOMAS & ST. JOHN

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)

ACKNOWLEDGMENT

Affirmed to before me this 8 day of March, 2017.


NOTARY PUBLIC

My Commission Expires: _____

Laura Lee Berry
NP-104-15
Commission Expires:
September 19, 2019



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	1-05702-0214-00
LEGAL DESCRIPTION	SMITH BAY 64 EAST END QUARTER
OWNER'S NAME	WYNDHAM ST THOMAS DEVELOPMENT COMPANY LLC

Taxes have been researched up to and including 2016.

CERTIFIED TRUE AND CORRECT BY

LUDENCE ROMNEY
TAX COLLECTOR


SIGNATURE

2/01/2017

DATE

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