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 Pages: 0000
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 Filed & Recorded
 06/15/2012 2:30PM
 P. COURTNEY REESE, ESQ.
 RECORDER OF DEEDS
 ST THOMAS/ST JOHN
 RECORDING FEE \$ 1,112.00
 DEED DOC STAMP 3.0 \$ 33,000.00
 PER PAGE FEE \$ 4.00

WARRANTY DEED

THIS INDENTURE made this 12 day of JUNE, 2012 by and between Vircom, LLC a Michigan limited liability company with a mailing address of 5812 Woodduck Way, Midland, MI 48642 (hereinafter referred to as "Grantor") and Big Sky Basin, LLC, a U. S. Virgin Islands limited liability company with a mailing address of 575 Underhill Blvd., Ste. 216, Syosset, NY 11791 (hereinafter referred to as "Grantee");

WITNESSETH:

That for and in consideration of the sum of One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00), the receipt of which is hereby acknowledged, the Grantor does, by these presents, grant, convey, warrant, release, and transfer unto the Grantee, the successors and assigns of the Grantee, in fee simple, absolute, all that certain plot, piece or parcel of land, situate, lying and being in St. John, U.S. Virgin Islands, and designated as

Parcel No. 15A-10-8A Estate Rendezvous & Ditleff
 No. 15a Cruz Bay Quarter
 St. John, U. S. Virgin Islands
 consisting of 1.27 U.S. acres, more or less,
 as more fully shown on P.W.D. No. D9-6529-T98

TOGETHER with all the appurtenant easements and rights of way, and the other appurtenances and improvements and all of the estate, right, title and interest of the Grantor, in and to said premises.

SUBJECT, HOWEVER, to and with the benefit of zoning regulations and to declarations, covenants, restrictions and easements of record.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the successors and assigns of the Grantee, in fee simple absolute forever,

AND THE GRANTOR WARRANTS:

- FIRST: That the Grantor is seized of said premises in fee simple and has good right to convey the same;
- SECOND: That the same is free of all encumbrances, excepting only those of record.
- THIRD: That the Grantee will forever quietly enjoy said premises.

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Warranty Deed
Parcel No. 15A-10-8A Estate Rendezvous & Ditleff
St. John, U. S. Virgin Islands

FOURTH: That the Grantor will execute or procure any further necessary assurances of the title to said premises; and

FIFTH: That Grantor will forever warrant and defend the title to the said premises.

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

GRANTOR:
Vircom, LLC

Witnesses:

Evelyn L. Lumbert

Evelyn L. Lumbert

Deborah A. Thompson

Deborah A. Thompson

By:

William D. Schuette

William D. Schuette, Manager

ACKNOWLEDGMENT

STATE OF MICHIGAN)

) SS:

COUNTY OF Ingham)

On this 12 day of June, 2012 before me, the undersigned officer, personally appeared William D. Schuette, being duly sworn upon his oath, did state that he is the authorized Manager of Vircom, LLC, and he did further state that he executed the within instrument as his voluntary act and deed and for the purposes herein contained on behalf of said limited liability company.

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

Evelyn L. Lumbert

Notary Public Evelyn L. Lumbert

My Commission Expires: 09/07/2013

EVELYN L. LUMBERT
NOTARY PUBLIC, STATE OF MI
COUNTY OF EATON
MY COMMISSION EXPIRES Sep 7, 2013
ACTING IN COUNTY OF Ingham

ATTEST:

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

to WARRANTY DEED dated June 12, 2012

belongs to: BIG SKY BASIN, LLC. (GRANTEE)

has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: June 14, 2012

Wayne D. Callwood/Public Surveyor *6/14/12*

Office of the Lieutenant Governor

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Official Records of
ST THOMAS/ST JOHN
P. COURTNEY REESE, ESQ.
RECORDER OF DEEDS
Fees \$34116.00

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

ESTAE RENDEZVOUS & DITLEFF

NO. 15a CRUZ BAY QUARTER

ST. JOHN, VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: June 14, 2012

Wayne D. Callwood/Public Surveyor *6/14/12*

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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: Office of the 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	3-20001-0102-00
LEGAL DESCRIPTION	RENDEVOUS & DITLEFF 15A- 10-8 NO. 15 A CRUZ BAY QTR.
OWNER'S NAME	VIRCOM, LLC

Taxes have been researched up to and including 2009

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

May 14, 2012

DATE