


**WARRANTY DEED**

**THIS INDENTURE** made this 8<sup>th</sup> day of January, 2014 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 Ditleff Point Lots – Group S, LLC, an Delaware limited liability company with a mailing address of 5812 Woodduck Way, Midland, Michigan 48642 (hereinafter referred to as "Grantee");

**WITNESSETH:**

That solely in consideration of the issuance to Grantor of the membership interest in Grantee, as a wholly owned subsidiary of Grantor, and as part of a corporate reorganization, 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-9-12 Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 0.97 U.S. acres, more or less,  
as more fully shown on O.L.G. No. D9-2284-T83

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.

ALSO SUBJECT to certain rights, conditions, covenants, reservations, restrictions, obligations and agreements set forth in the Ditleff Point Declaration of Rights, Conditions, Covenants, Reservations and Restrictions, and recorded in the office of the Recorder of Deeds for St. Thomas and St. John on September 4, 2007 as Document No. 2007007564, and to any changes or amendments which may thereafter have been recorded in said Office.

ALSO SUBJECT to certain rights, conditions, covenants, reservations, restrictions, obligations and agreements set forth in the Ditleff Point Maintenance Declaration, and recorded in the office of the Recorder of Deeds for St. Thomas and St. John on September 4, 2007 as Document No. 2007007563, as amended by the First Amendment to the Ditleff Point Maintenance Declaration recorded on April 7, 2009 as Document No. 2009002437, and to any changes or amendments which may thereafter have been recorded in said Office.

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*Warranty Deed*  
*Parcel No. 15A-9-12 Estate Rendezvous & Ditleff*  
*St. John, U. S. Virgin Islands*

NO. 026736

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.

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.

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Warranty Deed  
Parcel No. 15A-9-12 Estate Rendezvous & Ditleff  
St. John, U. S. Virgin Islands

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

Witnesses:

Evelyn L. Lumbert  
Print name: EVELYN L. LUMBERT  
Loren Andrus  
Print name: Loren Andrus

GRANTOR:  
Vircom, LLC

By: William D. Schuette  
William D. Schuette, Manager

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
COUNTY OF Ingham ) SS:

On this 8<sup>th</sup> day of January, 2014 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, CANTON Co., MI  
My Commission Expires: 09/07/17  
Acting in Ingham County, MI

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**NOTED IN THE CADASTRAL RECORDS  
FOR COUNTRY / TOWN PROPERTY, BOOK FOR  
ESTATE RENDEZVOUS & DITLEFF**

NO. 15A CRUZ BAY QUARTER

ST. JOHN, VIRGIN ISLANDS

**Tax Assessor Office / Cadastral Division**

**St. Thomas, VI Dated: January 21, 2014**

*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 January 8, 2014**

**belongs to: DITLEFF POINT LOTS - GROUP S, LLC. (GRANTEE)**

**has not according to the Record of this office  
undergone changes as to boundaries and**

**Tax Assessor Office / Cadastral Division**

**St. Thomas, VI Dated: January 21, 2014**

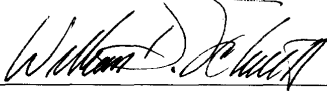
*Wayne D. Callwood*

**Office of the Lieutenant Governor / Public Surveyor**

*Warranty Deed*  
*Parcel No. 15A-9-12 Estate Rendezvous & Ditleff*  
*St. John, U. S. Virgin Islands*

I FURTHER CERTIFY that the assessed value of the within described parcel of land is \$140,800, as determined by the most recent property tax assessment, and accordingly, the value for stamp tax purposes would be \$140,800. However, the conveyance is exempt from stamp tax under the provisions of Title 33 VIC 128(a)(6), as confirmed by separate affidavit submitted herewith, because the grant is from a corporate grantor to a wholly owned subsidiary, as part of corporate reorganization, with no consideration other than issuance of the subsidiary's membership interest to Grantor.

VIRCOM, LLC

By   
William D. Schuette, Manager

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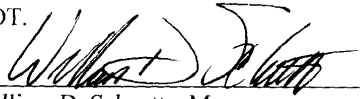
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**AFFIDAVIT**

WILLIAM D. SCHUETTE, after being duly sworn, deposes and says:

1. That he is an adult resident of Michigan, the Manager of Vircom, LLC, ("Vircom") a Michigan limited liability company with a mailing address of 5812 Woodduck Way, Midland, MI 48642, and he has personal knowledge of the matters set forth herein.
2. The premises described as Parcel No. 15A-9-12 Estate Rendezvous & Ditleff, No. 15A Cruz Bay Quarter, St. John, U. S. Virgin Islands, owned by Vircom, are being conveyed to Ditleff Point Lots – Group S, LLC, a Delaware limited liability company with a mailing address of 5812 Woodduck Way, Midland, Michigan 48642, by the deed submitted herewith, solely in consideration of the issuance to Grantor of the membership interest in Grantee, as a wholly owned subsidiary of Grantor and as part of a corporate reorganization.
3. That for recording purposes, the value of the property being conveyed herein is \$140,800, based upon the Tax Assessor's 2012 real property tax bill.
4. That because the conveyance made by the deed submitted herewith is made solely in consideration of the issuance to Grantor of the membership interest in Grantee, as a wholly owned subsidiary of Grantor and as part of a corporate reorganization, the conveyance is exempt from stamp tax in accord with Title 33 VIC Section 128(6).

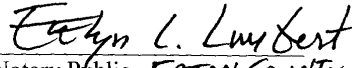
FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
William D. Schuette, Manager

STATE OF MICHIGAN, *Ingham County*

The foregoing affidavit was acknowledge before me this 8<sup>th</sup> day of January, 2014 by William D. Schuette, being duly sworn upon his oath, as the authorized Manager of Vircom, LLC.

IN WITNESS WHEREOF, I have set my hand and seal.

  
Notary Public, EATON COUNTY, MI  
My Commission Expires: 09/07/19  
*Acting in Ingham County, MI*

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DOC# 201400000000



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	3-08204-0119-00
LEGAL DESCRIPTION	RENDEVOUS & DITLEFF 15A-9-12 NO.15A CRUZ BAY QTR.
OWNER'S NAME	VIRCOM, LLC

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson  
Tax Collector

  
SIGNATURE

12/24/2014

DATE

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