

NO: 026345


Book:
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 Doc# 2013001765
 Filed & Recorded
 03/06/2013 12:56PM
 ERICA DOVER, M.P.A.
 RECORDER OF DEEDS
 ST THOMAS/ST JOHN
 RECORDING FEE \$ 2,511.00
 DEED DOC STAMP 3.0 \$ 75,000.00
 PER PAGE FEE \$ 4.00

WARRANTY DEED

THIS INDENTURE made this 1st day of MARCH, 2013 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 VR Investments, LLC, with a mailing address of 5000 Estate Enighed 98, St. John, VI 00830 (hereinafter referred to as "Grantee");

WITNESSETH:

That for and in consideration of the sum of Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00), 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-5 Estate Rendezvous & Ditleff
 No. 15A Cruz Bay Quarter
 St. John, U. S. Virgin Islands
 consisting of 13.44 U.S. acres, more or less,
 as more fully shown on P.W.D. No. D9-1566-T80
 dated April 18, 1980

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.

Doc# 2013001765

Warranty Deed
Parcel No. 15A-5 Estate Rendezvous & Ditleff
St. John, U. S. Virgin Islands

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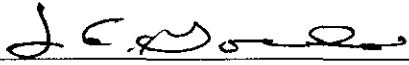
FOURTH: That the Grantor will execute or procure any further necessary assurance of the title to said premises; and

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

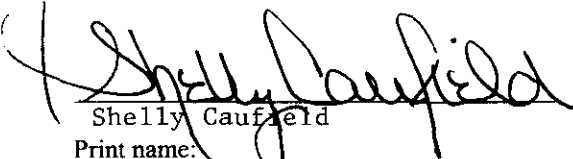
IN WITNESS WHEREOF, Grantor has duly executed the within instrument as set forth in the written above.

Witnesses (2):

GRANTOR:
Vircom, LLC


Jan E. Gordon
Print name:


NOTED IN THE CADASTRAL RECORDS
FOR COUNTY OF MICHIGAN
By: William D. Schuette, Manager


Shelly Caufield
Print name:


ACKNOWLEDGMENT

STATE OF MICHIGAN)
) SS:
COUNTY OF MIDLAND)

Assessor Office / Cadastal Division
Date: _____

On this 1 day of MARCH, 2013 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.


Notary Public
My Commission Expires:

JAN E GORDON
NOTARY PUBLIC, MIDLAND COUNTY, MICHIGAN
MY COM. NO. 10447 EXPIRES APRIL 25, 2014
ACTIVELY
MIDLAND COUNTY, MICHIGAN

DOC# 2013001765

ATTEST:

It is hereby certified that the above mentioned
property/s which, according
to WARRANTY DEED dated March 1, 2013

belongs to: VR INVESTMENTS, LLC, (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: March 5, 2013~~

~~Wayne D. Callwood~~

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

**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, V.I. Dated: March 5, 2013

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor



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 | 3-08204-0113-00 |
| LEGAL DESCRIPTION | RENDEVOUS & DITLEFF 15A-5 CRUZ BAY QTR |
| OWNER'S NAME | VIRCOM, LLC |

Taxes have been researched up to and including 2010

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

December 21, 2012

DATE