

QUIT CLAIM DEED

THIS INDENTURE, made this 18th day of January, 2017, by Doan Estates, L.L.C., Vircom, LLC and Regency Development Company, LLC (hereinafter collectively referred to as "Grantor"), and The Coral Bay School, Inc. d/b/a The Giff Hill School, a non-profit corporation, (hereinafter called the "Grantee"), whose mailing address is P.O. Box 1657, St. John, Virgin Islands 00831.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged,

The Grantor hereby grants, sells, releases and quitclaims to Grantee, its successors and assigns, all of the Grantor's right, title, and interest in the real property described as follows:



Parcel No. 7 Estate Bellevue
No. 12A Cruz Bay Quarter
St. John, U.S. Virgin Islands
as shown on PWD No. D9-1440-T78
consisting of 6.1 U.S. acres, more or less

TOGETHER with any improvements thereon and the rights, privileges, and appurtenances belonging thereto, including the rights of way and easements of record;

TO HAVE AND TO HOLD the premises unto the Grantee, and the Grantee's successors and assigns, in fee simple absolute, forever.

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to the covenants, restrictions, easements and agreements of record.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first written above.

The transfer of title is exempt from transfer tax pursuant to 33 V.I.C. §128(a)(7). For recording purposes, the value of the interest conveyed hereby is \$1,094,200.00.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first written above.

WITNESSES:

GRANTOR:
DOAN ESTATES, L.L.C.

Francis A. McCarroll

Jeffrey Doan

Print name: FRANCIS A. McCARROLL

JEFFREY DOAN, Manager

Karl-L. Korzeczek

Print name: Karl-L. Korzeczek

State of Michigan

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) ss: **ACKNOWLEDGEMENT**
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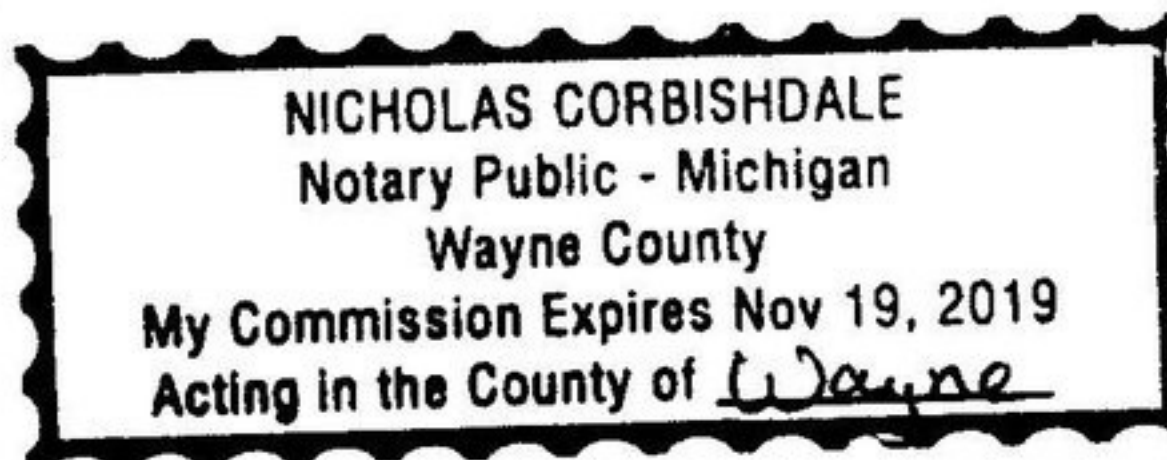
County of Wayne

On this 18th day of January, 2017, the foregoing instrument was acknowledged before me, the undersigned officer, by Jeffrey Doan, Manager of Doan Estates, L.L.C., on behalf of said Company.

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

Nicholas Corbishdale

NOTARY PUBLIC
Nicholas Corbishdale



WITNESSES:

Barb Tyszewicz
Print name: Barb Tyszewicz

Dulce Cardenas
Print name: Dulce Cardenas

GRANTOR: (con't)
VIRCOM, LLC

William D. Schuette
WILLIAM D. SCHUETTE, Manager

State of Michigan

County of Ingham

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) ss: **ACKNOWLEDGEMENT**
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On this 17th day of January, 2017, the foregoing instrument was acknowledged before me, the undersigned officer, by William D. Schuette, manager of Vircom, LLC, on behalf of said Company.

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

Lori Gay
NOTARY PUBLIC

Lori Gay
Commission expires 9-16-22
Commissioned in Clinton County.
Acting in Ingham County.