


**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 B, LLC, an Oregon 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-10-4 Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 0.94 U.S. acres, more or less,  
as more fully shown on O.L.G. No. D9-2285-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.

*Warranty Deed*  
*Parcel No. 15A-10-4 Estate Rendezvous & Ditleff*  
*St. John, U. S. Virgin Islands*

NO. 026748

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-10-4 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. Lambert

Print name: EVELYN L. LAMBERT

L.C.

Print name: Loren Andrulis

GRANTOR:  
Vircom, LLC

By: William D. Schuette

William D. Schuette, Manager

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Ingham )

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

Doc# 2014000640



NO. 026740


Doc# 2014000642  
# Pages 7  
01/30/2014 2:29PM  
Official Records of  
ST THOMAS/ST JOHN  
ERICA DOVER, M.P.A.  
RECORDER OF DEEDS  
Fees \$149.00

**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 B, LLC, an Oregon 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-10-3A Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 0.874 U.S. acres, more or less,  
as more fully shown on O.L.G. No. D9-7912-T007

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.

Doc# 2014000642

*Warranty Deed*  
*Parcel No. 15A-10-3A Estate Rendezvous & Ditleff*  
*St. John, U. S. Virgin Islands*

NO. 026740

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.

[Remainder of Page Intentionally Left Blank]

Warranty Deed  
Parcel No. 15A-10-3A 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

LC  
Print name: Loren Andrulis

GRANTOR:  
Vircom, LLC

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

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Ingham )

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

Doc# 2014000642






**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-10-3 Remainder Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 0.934 U.S. acres, more or less,  
as more fully shown on O.L.G. No. D9-7912-T007

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.

Doc# 2014000641

*Warranty Deed*  
*Parcel No. 15A-10-3-Remainder Estate Rendezvous & Dilleff*  
*St. John, U. S. Virgin Islands*

NO. 026737

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-10-3 Remainder 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 Lambert*  
\_\_\_\_\_

Print name: EVELYN LUMBERT

*LC*  
\_\_\_\_\_

Print name: Loren Andrulis

GRANTOR:  
Vircom, LLC

By: *William D. Schuette*  
\_\_\_\_\_

William D. Schuette, Manager

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Ingham )

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

Doc# 2014000641




**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.

*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.

[Remainder of Page Intentionally Left Blank]

Doc# 2014000636

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. Lambert  
Print name: EVELYN L. LUMBERT  
Loren Andrulis  
Print name: Loren Andrulis

GRANTOR:  
Vircom, LLC

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

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Ingham )

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. Lambert  
Notary Public, Eaton Co., MI  
My Commission Expires: 09/07/17  
Acting in Ingham County, MI

Doc# 2014000636






NO. 026739

**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 G, LLC, an Oregon 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-9-6 Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 0.90 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.

*Warranty Deed  
Parcel No. 15A-9-6 Estate Rendezvous & Ditleff  
St. John, U. S. Virgin Islands*

NO. 026739

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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Doc# 2014080639

Warranty Deed  
Parcel No. 15A-9-6 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. Lambert  
Print name: EVELYN L. LUMBERT  
LC  
Print name: Loren Andrulis

GRANTOR:  
Vircom, LLC

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

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Ingham )

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. Lambert  
Notary Public, EATON COUNTY, MI  
My Commission Expires: 09/07/17  
Acting in Ingham County, MI

Doc# 2014000639



Doc# 2014000638  
# Pages 7  
01/30/2014 2:29PM  
Official Records of  
ST THOMAS/ST JOHN  
ERICA DOVER, M.P.A.  
RECORDER OF DEEDS  
Fees \$119.00


NO. 026749

**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 G, LLC, an Oregon 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-9-10 Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 1.04 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.

Doc# 2014000638

*Warranty Deed  
Parcel No. 15A-9-10 Estate Rendezvous & Ditleff  
St. John, U. S. Virgin Islands*

NO. 026749

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.

[Remainder of Page Intentionally Left Blank]

NO. 026749

Warranty Deed  
Parcel No. 15A-9-10 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

*LL*

Print name: Loren Andrusis

GRANTOR:  
Vircom, LLC

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

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Ingham )

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

Doc# 201400639






NO. 026738

**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 G, LLC, an Oregon 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-9-11 Estate Rendezvous & Ditleff  
No. 15A Cruz Bay Quarter  
St. John, U. S. Virgin Islands  
consisting of 0.613 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.

*Warranty Deed  
Parcel No. 15A-9-11 Estate Rendezvous & Ditleff  
St. John, U. S. Virgin Islands*

NO. 026738

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.

[Remainder of Page Intentionally Left Blank]

20250910 10:00 AM

Warranty Deed  
Parcel No. 15A-9-11 Estate Rendevous & Dilleff  
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. Lambert

Print name: EVELYN L. LUMBERT

LC

Print name: Loren Andryk's

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