

Doc# 2011009441  
# Pages 5  
12/30/2011 11:23AM  
Official Records of  
ST THOMAS/ST JOHN  
P. COURTNEY REESE, ESQ.  
RECORDER OF DEEDS  
Fees \$6467.00

### QUITCLAIM DEED

THIS INDENTURE, made the 23RD day of December, 2011, between L.S.J., LLC, a Delaware limited liability company with an address of [REDACTED] St. Thomas, VI 00802 ("Grantor"), and Nautilus, Inc., a U.S. Virgin Islands corporation with an address of [REDACTED] St. Thomas, VI 00802 ("Grantee").

### WITNESSETH:

THAT Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, does hereby release and quitclaim unto Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to:

All that certain plot, piece or parcels of land, with the buildings and improvements thereon described as:

Parcel Nos. A, B & C  
Little St. James Island

[REDACTED]  
U.S. Virgin Islands

As shown on O.L.G. Map No. D9-8021-T007

And consisting of approximately 36.7 acres, 23 acres and 11.8 acres, respectively, more or less;

Being the same premises conveyed to Grantor by Warranty Deed dated April 27, 1998 and recorded May 15, 1998 in Book 49-T, Page 494 Doc. No. 1988 and entered in Aux 52, Page 141 in the Office of the Recorder of Deeds for St. Thomas and St. John, U.S. Virgin Islands.

TOGETHER with the appurtenances thereunto belonging and all the estate, title and rights of Grantor in and to said premises,

SUBJECT, HOWEVER, to zoning regulations and to covenants, restrictions and easements of record,

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

The undersigned further warrants and states that he is the sole member of L.S.J., LLC and that he has executed this deed on behalf of L.S.J., LLC and that by this deed L.S.J., LLC does convey to Nautilus, Inc. the property described herein.

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

WITNESSES

*Brett Hoan*

GRANTOR:  
L.S.J., LLC

BY: JEFFREY E. EPSTEIN,  
Sole Member

TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 23<sup>RD</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Jeffrey E. Epstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the sole member of L.S.J., LLC, a Delaware limited liability company (the "Company"), the Grantor therein, and that by his signature on the within instrument, the Company executed the within instrument.

*[Signature]*  
Notary Public

Erika A. Kellerhals  
NOTARY PUBLIC LNP 013-10  
Commission Expires 05/02/2014  
Territory of the U.S. Virgin Islands

TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 23<sup>RD</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared JEFFREY E. EPSTEIN, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that JEFFREY E. EPSTEIN resides in the United States Virgin Islands; that GREG J. FERGUSON knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed THAT name as a witness thereto.

*[Signature]*  
Notary Public

Erika A. Kellerhals  
NOTARY PUBLIC LNP 013-10  
Commission Expires 05/02/2014  
Territory of the U.S. Virgin Islands

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TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

On the 23<sup>RD</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Bert Geary, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that she resides in the United States Virgin Islands; that she knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed her name as a witness thereto.

  
Notary Public

**Erka A. Kellerhals**  
NOTARY PUBLIC LNP 013-10  
Commission Expires 05/02/2014  
Territory of the U.S. Virgin Islands

**ATTEST:**

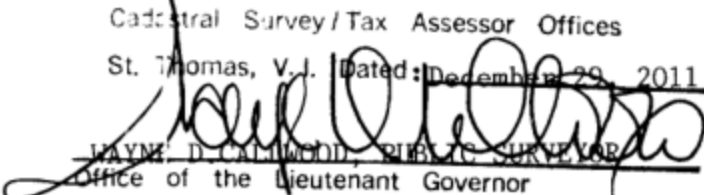
It is hereby certified that the above mentioned property/s which, according to QUITCLAIM DEED dated December 23, 2011 belongs to: NAUTILUS, INC.

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: December 29, 2011

  
WAYNE D.C. ALLWOOD, PUBLIC SURVEYOR  
Office of the Lieutenant Governor

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

LITTLE ST. JAMES ISLAND AKA MINGO KEY



ST. THOMAS, U.S. VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: December 29, 2011

  
WAYNE D.C. ALLWOOD, PUBLIC SURVEYOR  
Office of the Lieutenant Governor

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AFFIDAVIT

TERRITORY OF THE U.S. VIRGIN ISLANDS )  
DIVISION OF ST. THOMAS/ ST. JOHN ) ss:

On this 21st day of December, 2011, personally appeared **Jeffrey E. Epstein**, who as the President and the sole beneficial owner of Nautilus, Inc., a U.S. Virgin Islands corporation, and the sole member of L.S.J., LLC, hereby on oath asserts that, pursuant to 33 V.I.C. §128(a)(6), Section 8, Nautilus, Inc. and L.S.J., LLC are entitled to an exemption from the payment of stamp taxes, in that, the conveyance by L.S.J., LLC to Nautilus, Inc., pursuant to that certain Warranty Deed of even date, of all of L.S.J., LLC's rights, title, and interest in Little St. James Island, 6B Red Hook Quarter, St. Thomas, United States Virgin Islands is a conveyance, for no consideration, between subsidiary entities, all beneficially owned by Jeffrey E. Epstein.

WITNESSES:

Joanne Duenas

Jeffrey E. Epstein  
President and sole beneficial owner, Nautilus, Inc.  
Sole member, L.S.J., LLC

Uma R. Pascal

Subscribed and Sworn before me this 21st day of DECEMBER 2011.

Daphne Louise Wallace

**NOTARY PUBLIC**  
Name: **Daphne Louise Wallace**  
My Commission Exp: **January 6, 2014**  
NP Commission # **NP-007-10**  
St. Thomas St John, USVI District

Value for Recording Purposes:

\$ 6,442,100.00

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GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

• Christiansted, Virgin Islands 00820 •  
• Charlotte Amalie, Virgin Islands 00802 •

**REAL PROPERTY TAX CLEARANCE LETTER**

**TO:** Office of the Recorder of Deeds

**FROM:** Office of the Tax Collector

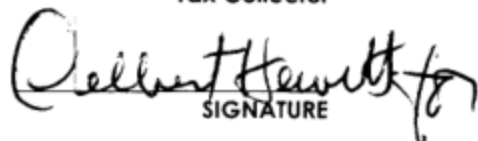
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-09803-0101-00
LEGAL DESCRIPTION	LITTLE ST JAMES ISLAND RED HOOK
OWNER'S NAME	L.S.J., LLC

Taxes have been researched up to and including 2008

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson  
Tax Collector

  
SIGNATURE

December 27, 2011

DATE