



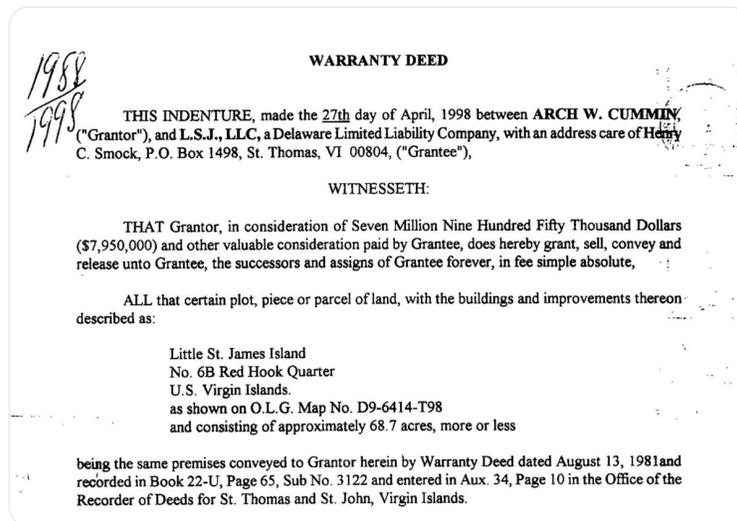
random facts girl. @soychicka

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I'll preface this by saying that, no, I am not a lawyer, but I do know a few that I've discussed these documents with, so let's ask ourselves how much Epstein paid for Little Saint James Island.

\$7.95 million, plus "other valuable consideration."



"other valuable consideration?"

essentially, something of value. here, they specify money, marriage, or the like... which one might include a continued, ongoing relationship wherein one party maintains their silence on knowledge of criminal acts...

So I decided to revisit, after a long absence, the meaning of *good and valuable consideration*. Well, I had to dig deep. You won't find discussion of it in the obvious U.S. contracts treatises or anywhere else in the literature on contracts.

The first place I found it was in Google Books, which offered me an **1834 edition** of the English treatise *Chitty on Contracts* (with a more long-winded title). Here's what it says:

We may premise, that considerations, as they relate to *deeds*, are in general divided into *good* and *valuable* considerations. "A *good* consideration," says Blackstone (o), in speaking of a consideration for a deed or grant, "is such as that of blood, or of natural love and affection, when a man grants an estate to a near relation; being founded on motives of generosity, prudence, and natural duty. A *valuable* consideration is such as money, marriage (p), or the like, which the law esteems an equivalent given for the grant; and is therefore founded in motives of justice." The former will not in general hold against creditors, if calculated to defraud them; the latter cannot in general be impeached (q). The distinction between a good and valuable consideration is this, — that a good consideration makes the instrument (a deed of conveyance, &c.) good as between the parties; but a valuable consideration makes the conveyance good against a subsequent purchaser (r). We must, however, observe, that the term *good* consideration, as thus applied to deeds, does not hold in relation to *simple* contracts, to support which relationship, natural love and affection will not be a sufficient consideration (g).

In the United States the distinction between good consideration and valuable consideration is evidently still relevant for some real-estate deeds, because it's enshrined in, for example, Georgia statutes (more specifically, Ga. Code Ann. § 13-3-41). But the only reason I care about it is that I still see *good and valuable consideration* constantly in contracts, and it makes no sense.

or, in other words, paying blackmail in advance, with continued ownership of the property effectively ensuring Epstein keeps his mouth shut.

A good way to minimize commissions and fees, while effectively engaging in a contract notarized by the government to enforce silence.

okay, so, keep in mind that I'm not a real estate attorney

buuuuuuu the last time I saw that specific phrase, "other valuable consideration," it was in a case from the 20s where a man made a contract with his mistress to hide the fact that he was paying for her clothes and apartment and shit

and the "valuable consideration" in question was the sex she was having with him

So, without enumerating the what the "other valuable consideration" entails, it effectively turns the deed into an NDA... depending on what the actual contract of the sale included (note: I don't have that document).

And you'll note that similar language appears in the official transfer of the Manhattan townhouse from an entity controlled by Wexner + Epstein (9 E 71st St Corporation) to just Epstein (Maple, Inc).

	Block: 1386
	Lot: 10
	Address: 9 East 71 st Street
	New York, NY
DEED	
THIS INDENTURE, made the <u>25th</u> day of December, 2011, between NINE EAST 71ST STREET CORPORATION, a New York corporation, with an address of 301 East 66 th Street, 10F, New York, New York 10065, hereinafter referred to as the party of the first part, and MAPLE, INC., a U.S. Virgin Islands corporation with an address of 9100 Havensight Port of Sale Ste 15-16, St. Thomas, VI 00802, hereinafter referred to as the party of the second part,	
WITNESSETH:	
That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and the successors and assigns of the party of the second part, forever:	

So. The value of the townhouse back in 2011 was what - at least \$30M?

That sure must have been some incredible "good and valuable consideration" to cover the \$29,999,990 difference.

9 East 71st Street, New York, NY 10021

Assessment History for 9 East 71st Street

Here's the assessment & property tax history for 9 East 71st Street, including the evolution of the total tax rate and corresponding property tax.

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Door tax	Property tax
2016/19	AS	\$76,014,000	\$1,658,880	\$1,658,880	20.370%	\$347,207	\$447,261
2017/18	AS	\$77,478,000	\$1,646,427	\$1,646,427	20.380%	\$351,830	\$335,630
2018/17	AS	\$58,861,000	\$1,553,264	\$1,553,264	19.991%	\$310,513	\$310,513
2019/16	AS	\$43,801,000	\$1,465,344	\$1,465,344	19.554%	\$286,533	\$286,533
2014/15	AS	\$38,334,000	\$1,382,400	\$1,382,400	19.107%	\$284,800	\$284,800
2013/14	AS	\$38,336,000	\$1,382,400	\$1,382,400	19.107%	\$284,790	\$284,790
2012/13	AS	\$38,238,000	\$1,372,048	\$1,372,048	18.589%	\$254,776	\$254,776
2011/12	AS	\$38,190,000	\$1,294,287	\$1,294,287	18.203%	\$235,643	\$235,643
2010/11	AS	\$38,100,000	\$1,221,120	\$1,221,120	17.364%	\$212,038	\$112,038
2009/10	AS	\$38,700,000	\$1,152,000	\$1,152,000	17.089%	\$196,854	\$196,854
2008/09	AS	\$31,300,000	\$1,102,000	\$1,102,000	16.599%	\$188,578	\$188,578
2007/08	AS	\$27,700,000	\$1,143,274	\$1,143,274	15.434%	\$176,468	\$176,468
2006/07	AS	\$21,500,000	\$1,078,856	\$1,078,856	16.118%	\$173,858	\$173,858
2005/06	AS	\$18,700,000	\$1,017,800	\$1,017,800	15.746%	\$160,221	\$160,221
2004/05	AS	\$18,300,000	\$960,000	\$960,000	15.094%	\$144,902	\$144,902
2003/04	AS	\$14,300,000	\$960,000	\$960,000	14.559%	\$139,980	\$139,980

Title Documents for 9 East 71st Street

Records go back to 1966 and include the complete history of deeds, m

Doc rec date	Doctype
12/23/2011 - D	Deed
09/11/1989 - R	Deed
09/28/1988 - R	Satisfaction Of Mortgage
01/14/1983 - R	Agreement
01/14/1983 - R	Assignment, Mortgage
07/02/1982 - R	Landmark Designation
06/12/1975 - R	Assignment, Mortgage
06/12/1975 - R	Agreement

And, just for fun, if you want to look at when building permits were obtained for the property, this'll give you a start.

Permits for 9 East 71st Street

Assess the condition of a property with access to the history of sprinkler systems, and more! Data goes back to 1990.

Pre filing date	Job type
09/26/2016	Alteration type 3
10/04/2011	Alteration type 3
08/09/2011	Alteration type 2
05/29/2002	Alteration type 3
05/21/2002	Alteration type 2
01/03/2002	Alteration type 3
06/16/1992	Alteration type 2
04/17/1992	Alteration type 2
02/14/1992	Alteration type 2
01/17/1992	Alteration type 2

But, in any case, if any of Epstein's properties were obtained with this 'valuable consideration' being his continued silence about participation in criminal activity - no

matter if it's fraud or child sexual predation...

take the value of those properties off his net worth...

because the US Government is about to become the owner of a whole lot of prime real estate through forfeiture.

And will be able to see the modifications Epstein made to, let's say, the neighborhoods. 😏

ASSET SUMMARY - JUNE 30, 2019	
Asset	6/30/19 Value
Cash	\$ 56,547,773
* Fixed Income	\$ 14,304,679
* Equities	\$ 112,679,138
* Hedge Funds & Private Equity	\$ 194,986,301
** Properties	
*** 9 East 71st Street, New York, NY 10021	\$ 55,931,000
49 Zorro Ranch Road, Stanley New Mexico 87056	\$ 17,246,208
358 El Brillo Way, Palm Beach, FL 33480	\$ 12,380,209
22 Avenue Foch, Paris France 75116	\$ 8,672,823
Great St James Island No. 6A USVI 00802 (parcels A,B,C)	\$ 22,498,600
**** Little St James Island No. 6B USVI 00802 (parcels A,B,C)	\$ 63,874,223
Total Assets	\$ 559,120,954
* Values reflect gross numbers that are not net of tax	
** All properties are valued at assessed values as per the most recent property tax bills	
*** Note the United States Attorney's office for the Southern District of New York has stated that the value of this home is \$77,000,000 as compared to the market value shown above per the June 1, 2019 property tax bill	
**** Note this property is valued at cost basis, however the assessment on the most recent tax bill is \$4,857,500	

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