

GRANT OF EASEMENT

GRANT OF ACCESS EASEMENT

This Grant of Access Easement is made this 10th day of December, 2024, by and between the Government of the Virgin Islands acting through its Department of Property and Procurement, ("Grantor") whose address is 8201 Subbase Suite 4, St. Thomas U.S. Virgin Islands 00802 and Otto J. Martin, ("Grantee"), whose address is 427 Fleming Circle Frederiksted, St. Croix, U.S. Virgin Islands 00840.

WHEREAS, Grantor owns Plot No. 75 Estate La Grange, West End Quarter, St. Croix, U.S. Virgin Islands, as shown on Public Works Drawing No. 191 ("Grantor's Property"); and

WHEREAS, the Grantee owns Plot No. 74 Estate La Grange, West End Quarter, St. Croix, U.S. Virgin Islands, as shown on Public Works Drawing No. 191 ("Grantee's Property"); and

WHEREAS, Grantor's Property and Grantee's Property are adjacent to each other; and

WHEREAS, Grantee's Property is landlocked, and Grantee has been accessing Grantee's Property over a portion of Grantor's Property; and

WHEREAS the Parties agree to establish a perpetual Access Easement for purposes of ingress and egress to Grantee's Property over Grantor's Property.

NOW THEREFORE, the Grantor in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged and the maintenance, upkeep, and repairs of the easement by the Grantee, does hereby grant and convey unto the Grantee his heirs, successors and assigns, the following easement:

Access Easement "A" over a portion of Plot No. 75 Estate La Grange, West End Quarter, St. Croix, U.S. Virgin Islands consisting of 1,302.6 U.S. sq. ft or 0.0299 U.S. acre(s) of land more or less ("Easement A"), as described on Survey of Easement "A" over a portion of Plot No. 75 Serving Plot No. 74, and attached hereto as Exhibit "A."

The Easement, which shall run with the land, for the purposes of ingress and egress, and for the Grantee's maintenance thereof, over and across that certain portion of land which presently serves as the entrance to Grantee's Property and covers that portion of Grantor's Property.

To Have and To Hold the above-described Easement unto Grantee, his heirs and assigns forever, subject to the following conditions:

1. Grantee shall be responsible, at Grantee's sole expense, for all maintenance, upkeep and repairs to the Easement and all improvements thereon;
2. All improvements shall be strictly for Grantee's ingress and egress to Grantee's Property;
3. Grantee shall not obstruct or cause to be obstructed by any improvements, Grantor's use of Grantor's Property;

4. Grantee shall not alter the Easement or construct improvements thereon unless Grantee has obtained written approval from the Grantor in each and every instance;
5. Notwithstanding any provision herein to the contrary, the size of the Easement shall not be increased;
6. Grantee shall use the Easement subject to all zoning regulations, and to covenants, restrictions, agreements, and all easements now of record privileges, appurtenances and improvements thereunto, taxes, and all other public laws and regulations applicable to the United States Virgin Islands;
7. Grantor shall not assume any responsibility to the Grantee, Grantee's heirs, successors and assigns or any person using the Easement by invitation expressed or implied or by reason of conducting business with Grantee, Grantee's heirs, successors or assigns; and
8. Nothing contained herein will result in a forfeiture of Grantor's title to the Grantor's Property in any respect.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument on the date and year set forth above.

WITNESSES:

GRANTOR: The Government of the Virgin Islands

Sign: Margdalena A. Morancie

By: [Signature]
Lisa M. Alejandro, Commissioner
Department of Property and Procurement

Print: MAGDALENE A. MORANCIE

Sign: [Signature]

Print: VINCENT RICHARDS

ACKNOWLEDGEMENT OF NOTARY PUBLIC

**TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS/ST. JOHN)**

On this 16th day of December, 2024, before me the undersigned, personally appeared Lisa M. Alejandro known or was proven to me to the person whose name is subscribed to the within instrument and acknowledged under oath that she executed the same in that capacity for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 6/2/28

Carole L. Oriol
Notary Public
NP-758-24

My Commission Expires: June 2, 2028
St. Thomas/St. John, U.S. Virgin Islands

APPROVALS

Approved for Legal Sufficiency
Virgin Islands Department of Justice

By: Sean P. Bailey
Assistant Attorney General

Date: 12/30/24

Approved per 31 V.I.C. § 205(b):

[Signature]
Honorable Albert Bryan Jr.
Governor
U.S. Virgin Islands

Date: 1/23/2025

Approved per 31 V.I.C. § 205(c):

Print Name:
President
36th Legislature of the Virgin Islands

Date: _____