

WARRANTY DEED

59803

INDENTURE made this 14th day of March, 2005, by and between Coral Palace, Inc., a Virgin Islands corporation, hereinafter referred to as "Grantor", and Virgin Islands Public Television System, a public corporation and autonomous governmental instrumentality of the Government of the United States Virgin Islands, of PO Box 7879 St. Thomas, US Virgin Islands 00801, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, its successors and assigns, all the following described real property situated in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 36 (0.11 U.S. acre) and Plot No. 37 (0.11 U.S. acre) Estate Richmond, of Subdivision of Parcel 11, Matr. No. 1AL, Company Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 103, dated July 07, 1945:

TOGETHER with all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

SUBJECT, HOWEVER, to all restrictions and covenants of public record.

TO HAVE AND TO HOLD the said described real property unto Virgin Islands Public Television System, a public corporation and autonomous governmental instrumentality of the Government of the United States Virgin Islands, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS AND WARRANTS that Grantor is lawfully seized of said premises in fee simple and has good right to convey same; that Grantee shall quietly enjoy said premises; that the premises are free from encumbrances except as herein provided; that Grantor will execute or procure any further necessary assurances of title to said premises, and that Grantor will forever warrant and defend the title in said premises.

WITNESS:

[Signature]
[Signature]

Coral Palace, Inc.

By: [Signature]
Sandra J. Ardrey
(President)

Dated: 3/14/05

ATTEST:

By: [Signature]
Mary G. Sluss (Secretary)



ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
ISLAND OF ST. CROIX) SS.

The foregoing instrument was acknowledged before me this 14 day of March, 2005 by Sandra J. Ardrey, the President of Coral Palace, Inc., a Virgin Islands corporation, on behalf of the corporation.



Notary Public

Name: EILEEN DES JARDINS
Notary Public #NP-071-03
Notary No. _____ My Commission Expires 5/24/07
Commission Expires: St. Croix U.S. Virgin Islands

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the Property described in the foregoing instrument, for recording and transfer stamp tax purposes, does not exceed the sum of \$385,000.00. The 2003 property tax assessed value of the Property is \$ 272,214.66.



GERALD T. GRONER
Attorney at Law

CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the office of the Public Surveyor the property described in the foregoing instrument has undergone no changes in respect to boundary and area.

DATE: MAR 21 2005

FEE: 40⁰⁰


SURVEY & DEEDS SECTION

for Benadette C. Williams
Assistant Reg. Recorder