


WARRANTY DEED

THIS INDENTURE, dated OCTOBER 13 , 2022, by **JUDITH JURGEN** a/k/a **JUDITH E. SPRAUVE** whose address is 1127 East 221 Street, Bronx, NY 10469 ("Grantor") and **GIFFT HILL LAND, LLC**, a U.S. Virgin Islands limited liability company whose address is 1287 Bay Road, Sharon, MA 02067 ("Grantee");

WITNESSETH: That the Grantor, for and in consideration of the sum of **FIVE HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$525,000.00)**, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants and conveys to Grantee and to its successors and assigns, the real property described as:

 **Parcel No. 9-3 Estate Glucksberg
No. 22 Cruz Bay Quarter
St. John, U.S. Virgin Islands
consisting of 1.11 U.S. acres, more or less, as shown on
P.W.D. No. D9-1234-T75;**

(the "Property").

TOGETHER WITH all rights, title and interest, if any, of the Grantor, in and to any easements of record serving the Property, including but not limited to easements for ingress and egress over estate roads, all as of record appear, and all rights, title and interest, if any, of the Grantor, in and to any streets and roads abutting the Property and all improvements and appurtenances thereunto belonging, and all the estate, title and rights of the Grantor in and to the Property;

SUBJECT TO all restrictions, covenants, agreements, conditions and easements of record, zoning and all other public laws and regulations applicable to the U.S. Virgin Islands.

TO HAVE AND TO HOLD the premises conveyed hereby unto Grantee, its successors and assigns, in fee simple absolute forever;

AND THE GRANTOR WARRANTS as follows: That Grantor is seized of the Property in fee simple absolute, and has good right to convey the same; that the Grantee shall quietly enjoy the Property; that the Property is free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to the Property; and that Grantor will forever warrant and defend the title to the Property.

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Warranty Deed
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IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed as of the day and year shown below in the Acknowledgment of the Grantor.

WITNESSES (2):

Jacqueline Rodriguez Jacqueline Rodriguez
 Name: JUDITH JURGEN a/k/a JUDITH E. SPRAUVE
Gabryela Kutor [Signature]
 Name: By: Darryl Cruz, as Attorney-in-Fact

ACKNOWLEDGMENT

State of New York)
Bronx County) SS:
)

On 13th October, 2022, before me, the undersigned officer, personally appeared **DARRYL CRUZ** as Attorney-in-fact for **JUDITH JURGEN a/k/a JUDITH E. SPRAUVE**, known to me, or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

[Signature]
 Notary Public
 My Commission Expires: 01/10/2022

VIPUL PAREKH
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01PA6121158
 Qualified in Bronx County
 My Commission Expires 01-10-2025

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

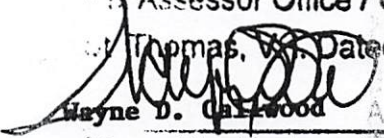
ESTATE GLUCKSBERG

NO.22 CRUZ BAY QUARTER

ST. JOHN VIRGIN ISLANDS

Assessor Office / Cadastral Division

at Thomas, V.I. Dated: OCTOBER 20, 2022


Hayne D. Callwood

Chief of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned
property/s which, according

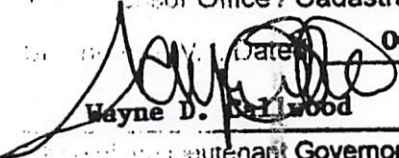
to WARRANTY DEED DATED OCTOBER 13 ,2022

belongs to: GIFT HILL LAND, LLC (GRANTEE)

has not according to the Record of this office,
anyone changes as to boundaries and area.

Assessor Office / Cadastral Division

at Thomas, V.I. Dated: OCTOBER 20, 2022


Hayne D. Callwood

Chief of the Lieutenant Governor / Public Surveyor