

**WARRANTY DEED**

THIS INDENTURE, made this 21 day of November, 2022, by and between DIANE PATRICIA RICHARDSON, ADELAIDE RICHARDSON and EDWARD EUGENE RICHARDSON, JR., of 2270 Weatherstone Circle SE, Conyers, Georgia 30094, hereinafter referred to as "Grantors", and CARVELLE A. ROGERS, COLETTE A. ROGERS ANTHONY and JACKLIN I. ROGERS, of 6155 Estate Frydenhoj, St. Thomas, U.S. Virgin Islands 00802-1402, hereinafter referred to as "Grantees".

**W I T N E S S E T H:**

That for and in consideration of the sum of SIXTY THOUSAND DOLLARS (\$60,000.00), receipt of which is hereby acknowledged,

THE GRANTORS HEREBY GRANT, SELL, CONVEY, TRANSFER AND RELEASE unto the said Grantees, as Joint Tenants, with full right of survivorship, and the heirs and assigns of the survivor of them, in fee simple absolute forever, the real property described as follows:

Parcel No. 41-5-1 Estate Frydenhoj  
No. 3 Red Hook Quarter  
St. Thomas, U.S. Virgin Islands  
Consisting of 0.30 U.S. acre, more or less  
As shown on P.W.D. File No. G9-658-T62

TOGETHER WITH all improvements thereon and the privileges and appurtenances belonging thereto, and all the estate, rights, title, and interest of Grantors in and to said premises.

TO HAVE AND TO HOLD the premises herein conveyed unto the Grantees, as Joint Tenants, with full right of survivorship, and the heirs and assigns of the survivor of them, in fee simple absolute forever;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, easements, covenants and agreements of record.

AND THE GRANTORS WARRANT as follows:

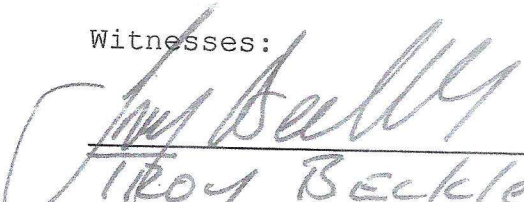
1. That the Grantors are seized of the said premises in fee simple absolute and have good right to convey the same;
2. That the Grantees shall quietly enjoy said premises;
3. That the said premises are free from encumbrances except as aforesaid;


4. That Grantors will execute or procure any further necessary assurances of the title to the premises; and

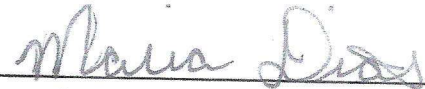
5. That the Grantors will forever warrant and defend title to said premises.

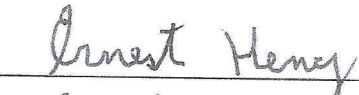
IN WITNESS WHEREOF, the Grantors have signed this instrument as of the date first above written.


Witnesses:


  
\_\_\_\_\_  
Troy Beckles  
Print Name

  
\_\_\_\_\_  
Nina Christopher  
Print Name

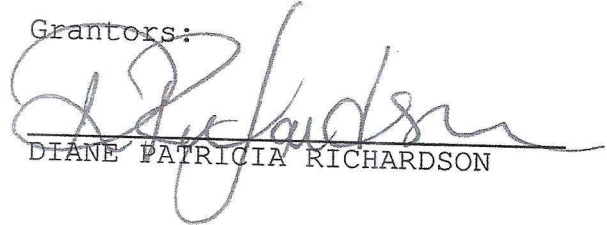
  
\_\_\_\_\_  
Maria Dias  
Print Name

  
\_\_\_\_\_  
Ernest Henry  
Print Name



  
\_\_\_\_\_  
Maria Dias  
Print Name

  
\_\_\_\_\_  
Ernest Henry  
Print Name

Grantors:

  
\_\_\_\_\_  
DIANE PATRICIA RICHARDSON

  
\_\_\_\_\_  
ADELAIDE RICHARDSON

   
\_\_\_\_\_  
EDWARD EUGENE RICHARDSON, JR.

The amount of stamp taxes due is \$2,566.00.

RICHARDSON, ET. AL. TO ROGERS, ET. AL.  
WARRANTY DEED  
PARCEL NO. 41-5-1 ESTATE RRYDENHOJ  
NO. 3 RED HOOK BAY QUARTER  
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STATE OF GEORGIA )  
                          ) ss:  
CITY OF CONYERS )

On this 21<sup>st</sup> day of November, 2022, before me, the undersigned officer, personally appeared DIANE PATRICIA RICHARDSON, ADELAIDE RICHARDSON and EDWARD EUGENE RICHARDSON, JR., known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the foregoing for the purposes therein contained.

IN WITNESS WHEREOF, I hereto set my hand and official Seal.

*Lucia Gordon*

NOTARY PUBLIC

