

Book:  
Pages: 0000  
Doc# 2011005072  
Filed & Recorded  
07/12/2011 2:30PM

RECORDER OF DEEDS  
ST THOMAS/ST JOHN  
RECORDING FEE \$ 54.00  
DEED DOC STAMP 2.0 \$ 840.00  
PER PAGE FEE \$ 4.00

RECORDED FOR RECORDING AT THE RECORDER'S OFFICE  
ON THE 12 DAY OF July 2011 AT  
MURIEL GLOSTER  
DISTRICT RECORDER OF DEEDS  
Acting

**SPECIAL FIDUCIARY DEED**

THIS INDENTURE made this 7<sup>th</sup> day of July, 2011 between Beverly Monsanto, Executrix of the Estate of Leon Monsanto and Mildred Monsanto Jensen (hereinafter referred to as "Grantors") and George D. Rogers and Carvelle A. Rogers with a mailing address of P. O. Box 8662, St. Thomas, VI 00801 (hereinafter referred to as "Grantees").

**WITNESSETH:**

That for and in consideration of the sum of FORTY-TWO THOUSAND DOLLARS (\$42,000.00), the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, convey, warrant, release, and transfer unto the Grantees, as joint tenants with rights of survivorship, and not as tenants in common, in fee simple, absolute, all that certain plot, piece or parcel of land, situate, lying and being in St. Thomas, U.S. Virgin Islands, and designated as:

Parcel No. 3J-1A Estate Mariendahl  
No. 4 Red Hook Quarter  
St. Thomas, U. S. Virgin Islands  
consisting of 10,921 square feet, more or less,  
as shown on O.L.G. No. D9-6791-T2000, which map is also known as  
O.L.G. No. D9-6791-T000

TOGETHER WITH all of the improvements thereon, and the rights, privileges and appurtenances belonging thereto.

TO HAVE AND TO HOLD the premises conveyed hereby unto Grantees, as joint tenants with full rights of survivorship, and not as tenants in common, the heirs, successors and assigns of them, in fee simple absolute forever.

SUBJECT HOWEVER, to U.S. Virgin Islands zoning regulations, covenants, restrictions and easements of record.

AND THE GRANTORS WARRANT that the Grantors have not done anything, nor suffered anything to be done, whereby the premises have been encumbered in any way except as set forth or referred to herein.

Warranty Deed  
3J-1A Estate Mariendahl  
St. Thomas, VI

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first appearing above.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date first written above.

Witnesses:

GRANTOR:

The Estate of Leon Monsanto

Devinne Francis

Beverly Monsanto  
By: Beverly Monsanto, Executor

Anoushka Anna McCoy

Devinne Francis

Irvin Pratt se  
Mildred Monsanto by her attorney-in-fact  
Irvin Pratt Jensen

Anoushka Anna McCoy

TERRITORY OF VIRGIN ISLANDS )  
DISTRICT OF ST. THOMAS/ST. JOHN )

ss:

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2011 by Beverly Monsanto, Executrix of the Estate of Leon Monsanto.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first above written.

Mark Hodge  
Notary Public  
My Commission expires:

**Mark Daniel Hodge**  
My Commission Expires:  
April 20, 2012  
LNP-008-08

