

0082237

WARRANTY DEED

THIS WARRANTY DEED is made this 18th day of March, 2023 by and between **Michelle Vidibor Cockerill, Individually, and as Successor Trustee of the Consuelo P. Vidibor Trust dated October 24, 2012**, (hereinafter referred to as "Grantor") and **Ashwash Enterprise, LLC** with a mailing address of PO Box 5334 Christiansted, VI 00823 ("Grantee").

NOW THEREFORE WITNESSETH that in consideration of the sum of Ten Dollars (US \$10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, sell, convey and assign unto Grantee, its successors and assigns, the following described real property situate on the island of St. Croix in the Territory of the United States Virgin Islands (the "Property")

Parcel No. 4 of Estate Hogensborg, Prince Quarter, consisting of 11.29 U.S. Acres, more or less, as shown on OLG Drawing No. 106, dated October 29, 1945.

TOGETHER WITH any improvements, tenements, hereditaments, and appurtenances thereunto belonging,


SUBJECT TO all restrictions and covenants of public record.


TO HAVE AND TO HOLD the above-described premises unto the said Grantee as to their heirs and assigns in fee simple forever.

Grantor forever covenants and warrants as follows: (i) Grantor is lawfully seized of the Property in fee simple and has full and good right to convey the Property; (ii) Grantee shall quietly enjoy the Property; (iii) the Property is free from all liens, claims and/or encumbrances not expressly set forth herein; (iv) Grantor shall forever warrant and defend the right and title to the Property to Grantee against any and all lawful claims of any and all persons, except any claims arising in connection with any exceptions expressly set forth herein; and (v) Grantor will execute or procure any further necessary assurances of title to the Property.

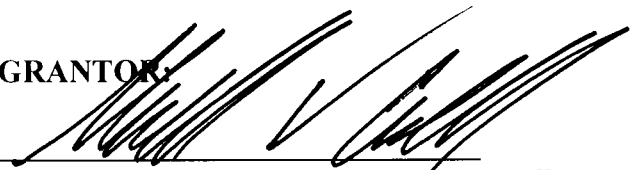
This Space Intentionally Left Blank

WITNESSES:





GRANTOR:



Michelle Vidibor Cockerill, Individually,
and as Successor Trustee of the Consuelo
P. Vidibor Trust dated October 24, 2012.

MARCH 18, 2023
Date

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF _____)

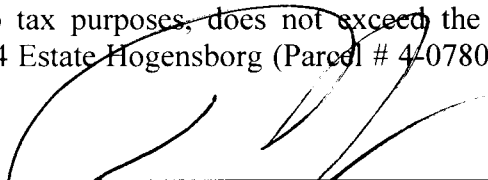
The foregoing deed was acknowledged before me on this 18 day of MARCH 2023, **Michelle Vidibor Cockerill, Individually, and as Successor Trustee of the Consuelo P. Vidibor Trust dated October 24, 2012.**

See Attached
Jurat / Ack 

Notary Public

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the purchase price of the Property described in the foregoing deed, for recording and transfer stamp tax purposes, does not exceed the sum of \$200,000.00. The total assessed value of Plot No. 4 Estate Hogensborg (Parcel # 4-07800-0114-00) is \$119,700.00



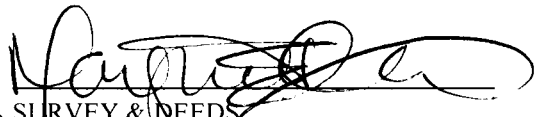
Melody D. Westfall, Esquire

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 deed has undergone no changes with respect to boundary and area.

DATE: APR 20 2023

FEE: \$ 125.00



SURVEY & DEEDS
for: Wayne D. Callaway
Public Surveyor

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

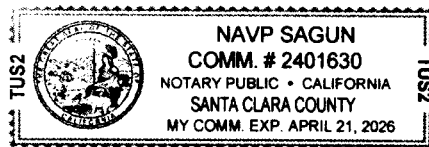
On 3/18/2023 before me, Navp Sagun, Notary Public,
(insert name and title of the officer)

personally appeared Michelle vidibor Cockerill,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



C. Portia Pierre
Recorder

Doc # 2023001285
Book: 1696
Page: 185
Filed & Recorded
05/05/2023 12:04 PM
C. PORTIA PIERRE
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$212.00
TRANSFER TAX 2% \$4,000.00
PER PAGE FEE \$4.00



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

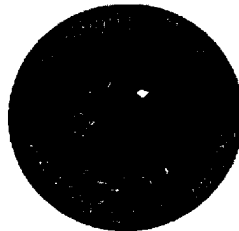
In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	4-07800-0114-00
CERT NUMBER	2022-9717183
LEGAL DESCRIPTION	4 HOGENSBORG
OWNER'S NAME	CONSUELO P VIDIBOR TRUST

Taxes have been researched up to and including 2022.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

03/01/2023

DATE