

870216
548 4077
Atty. General & Grantor

0083346

WARRANTY DEED

THIS WARRANTY DEED is made this 29th day of February 2024 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 Enterprises, LLC** with a mailing address of PO Box 5334 Christiansted, USVI 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")

Remainder Plot No. 6 Estate Hogensborg, Prince Quarter, St. Croix, U.S. Virgin Islands, consisting of 5.65 U.S. acres, more or less, as more fully shown on OLG Drawing No. 561 dated February 18, 1957.

and

Plot No. 13-A Estate Hogensborg, Prince Quarter, St. Croix, U.S. Virgin Islands, consisting of 4.2586 U.S. acres, more or less, as more fully shown on OLG Drawing No. 1875 dated March 4, 1966.

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 tenants by the entirety and 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.

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WITNESSES:

[Signature]

Sally Fisher

GRANTOR:

[Signature]

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

FEBRUARY 29, 2024
Date

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF _____)

DC 02/29/2024

The foregoing deed was acknowledged before me on this 29 day of FEBRUARY 2024, **Michelle Vidibor Cockerill, Individually, and as Successor Trustee of the Consuelo P. Vidibor Trust dated October 24, 2012.**

Notary Public

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the purchase price of the Property described in the foregoing deed does not exceed the sum of \$100,000.00. The total assessed value of Rem. Plot No. 6 and Plot No. 13-A Estate Hogensborg (Parcel # 4-07800-0113-00 and #4-07800-0119-00) for recording and transfer stamp tax purposes is \$158,300.00.

[Signature]
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: **MAR 14 2024**

FEE: \$130.00

[Signature]
SURVEY & DEEDS
for: Wayne D. Callwood
Public Surveyor

ROIX

RECORDING FEE \$112.00
TRANSFER TAX 2% \$3,166.00
PER PAGE FEE CODE S 1199.00
PENALTY FEE \$100.00

C. Portia Pierre
Recorder

CALIFORNIA 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

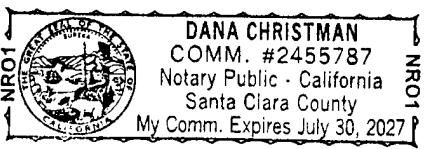
On February 29, 2024 before me, Dana Christman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michelle Cockerill
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer is Representing: _____



**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

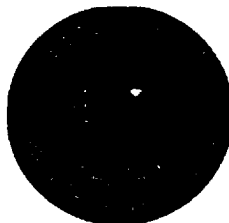
In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	4-07800-0113-00
CERT NUMBER	2023-10899802
LEGAL DESCRIPTION	REM 6 HOGENSBORG
OWNER'S NAME	CONSUELO P VIDIBOR TRUST

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

03/26/2024

DATE



**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

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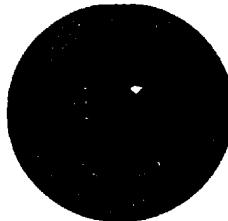
In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	4-07800-0119-00
CERT NUMBER	2023-27045862
LEGAL DESCRIPTION	13-A HOGENSBORG
OWNER'S NAME	CONSUELO P VIDIBOR TRUST

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

03/25/2024

DATE