

Doc# 2006005754

62,603

WARRANTY DEED

INDENTURE, made as of this 28 day of September 2006 by and between
FREDERIK SIDE, INC., hereinafter referred to as "Grantor", and THE CHURCH OF GOD
SEVENTH DAY, INC., hereinafter referred to as "Grantee";

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION paid by Grantee and received by Grantor, the receipt of which is hereby
acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors
and assigns forever, the following described real property and improvements thereon situated in
St. Croix, United States Virgin Islands, more particularly described as:

Plot No. 52-B of Estate Hannah's Rest, West End Quarter, St.
Croix, United States Virgin Islands, consisting of 0.7717 U.S.
acres, more or less, as more fully shown on OLG Drawing No. 685,
dated May 23, 1958, revised August 17, 2000 ("Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto
belonging.

SUBJECT TO all applicable rights of way, easements, conditions, covenants, agreements
and restrictions of public record; all zoning, building, environmental and other laws, regulations
and ordinances affecting the use or occupancy of the Property; and real property taxes for 2004
and all years thereafter (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the property hereinabove described unto Grantee, its
successors and assigns, in fee simple forever.

Grantor covenants and warrants that it is lawfully seized of said premises and has a good
right to convey the same; that said premises are free from any and all liens and encumbrances,
except as herein stated; that Grantee shall quietly enjoy said premises, and Grantor further
covenants that it will warrant and defend the title to said premises against the lawful claims of
any and all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been duly executed as of the day and year first above written

IN WITNESS:

[Handwritten signature]

[Handwritten signature]

FREDERIK SIDE, INC.
[Handwritten signature]
By: Hilmi Hassan, President

ACKNOWLEDGMENT

STATE OF
COUNTY OF

SS:)
)


On this 28 day of Sept., 2006, before me personally came and appeared Hilmi Hassan, President and duly authorized representative of FREDERIK SIDE, INC., to me known, and known to me to be the person described in and who signed the foregoing instrument, and he acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

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



CERTIFICATE OF VALUE

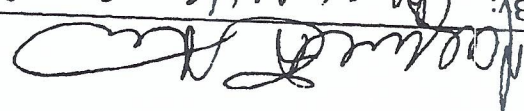
IT IS HEREBY CERTIFIED that the value of the property described in the foregoing instrument for recording and stamp purposes, does not exceed Thirty Thousand Dollars (\$75,000.00). The 2004 real property tax assessment is \$12,705.00.

By: 
Hilmi Hassan

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the Office of the Public Surveyor, Christiansted, St. Croix, United States Virgin Islands, the property described in the foregoing instrument has not undergone any change in respect to boundary and area. Office of the Public Surveyor, Christiansted, St. Croix, United States Virgin Islands.

DATED: OCT 11 2006

By: 
Penelope C. Williams
By: Assistant Tax Assessor

Fee: 

Doc# 200605754
Book: 1058
Pages: 294
Filed & Recorded
11/14/2006 9:54AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE
PER PAGE FEE
ATTACHMENT FEE

\$ 07.00
\$ 3.00
\$ 2.50

Attorney John

DATE:
TITLE:
VERIFIED BY:
DATE:
TITLE:
RESEARCHED BY:

5/19/06
TR
[Signature]

June 19, 2006

RPT ENF OFF III

ROGER M. ADAMS

Roger M. Adams

TAXES HAVE BEEN RESEARCHED UP TO AND INCLUDING 2004 ONLY.

LAW OFFICE OF ADAM HOOVER
(REQUESTED BY)

773-6239 / 7719-0559
(TELEPHONE NUMBER)

PLOT 52-B EST. HANNAH'S REST
(PROPERTY DESCRIPTION)

4-09200-0267-00
(PARCEL NUMBER)

TAXES OUTSTANDING FOR:

FREDERIK SIDE, INC.
(NAME OF TAXPAYER ON RECORD)

THIS IS CERTIFICATION THAT THERE ARE NO REAL PROPERTY

IN ACCORDANCE WITH TITLE 28, SECTION 121 AS AMENDED,

FROM:

THE TREASURY DIVISION

TO:

THE RECORDER OF DEEDS

CHRISTIANSTED 00820
4008 EST. DIAMOND
LOT NO. 7-B
TEL: (340)-773-1105
FAX: (340)-778-5002

DEPARTMENT OF FINANCE
TREASURY DIVISION

FREDERIKSTED 00840
COMMERCIAL BLDG. NO. 3
LAGOON COMPLEX
TEL: (340)-772-0120
FAX: (340)-772-5580

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
ST. CROIX, V.I.



TRD-E-537