

#834325
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Gromen and Grey

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WARRANTY DEED

THIS DEED is executed this 3/19/21, 2021, between **Dr. Ralph deChabert and Mildred deChabert, Co-Trustees of the Mildred C. deChabert Revocable Trust established by written agreement dated March 29, 2006 and the Ralph A. deChabert Revocable Trust established by written agreement dated March 29, 2006**, whose address is P.O. Box 889, Christiansted, VI, 00821 ("Grantors") and **Learie Aubert**, whose address is P.O. Box 2091, Kingshill, VI, 00851 ("Grantee"). (Grantors and Grantee shall include their respective heirs, representatives, successors and assigns when the context requires or permits.)

IN CONSIDERATION of the sum of \$10.00 and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby sell, grant and convey unto Grantee the following described real property ("Property"):

Plot No. 140-H (0.334 U.S. acre) of Estate St. George, Prince Quarter, St. Croix, U.S. Virgin Islands as more fully shown on OLG Drawing No. D9-6672-C020 dated March 30, 2020;

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging, and any and all improvements located thereon.

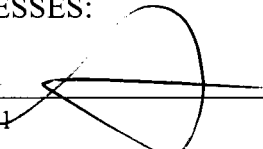
SUBJECT TO all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2021 and all years thereafter (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, in fee simple forever.

GRANTORS further covenants that Grantors lawfully seized the Property and have full right to convey the Property; that the Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that Grantee shall quietly enjoy the Property; and Grantors shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, this Deed has been duly executed by Grantor the day and year first above written.

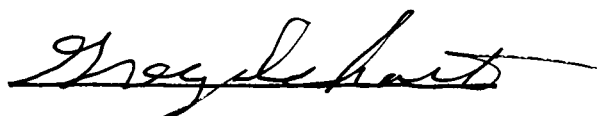
WITNESSES:

Witness 1 



Dr. Ralph A. de Chabert
Dr. Ralph deChabert, Co-Trustee of the Mildred C. deChabert Revocable Trust established by written agreement dated March 29, 2006 and the Ralph A. deChabert Revocable Trust established by written agreement dated March 29, 2006

Witness 2 



Mildred C. de Chabert
Mildred deChabert, Co-Trustee of the Mildred C. deChabert Revocable Trust established by written agreement dated March 29, 2006 and the Ralph A. deChabert Revocable Trust established by written agreement dated March 29, 2006

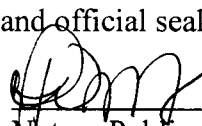
ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS
JUDICIAL DIVISION OF ST. CROIX

The foregoing instrument was acknowledged before me this 19th March, 2021, by **Dr. Ralph deChabert and Mildred deChabert, Co-Trustees of the Mildred C. deChabert Revocable Trust established by written agreement dated March 29, 2006 and the Ralph A. deChabert Revocable Trust established by written agreement dated March 29, 2006.**

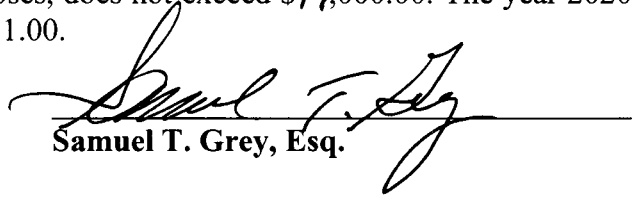
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(NOTARY SEAL)


Notary Public
My commission expires: _____
MALINDA K. VIGILANT
Notary Public
St. Croix, U.S. Virgin Islands, U.S. Virgin Islands
NP-273-19
My Commission Expires November 8, 2023

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing deed, for recording and transfer stamp tax purposes, does not exceed \$14,000.00. The year 2020 property tax assessment of the property is: \$8,051.00.


Samuel T. Grey, Esq.

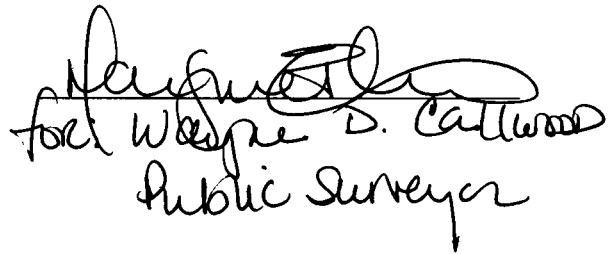
CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that according to the records in the Public Surveyor's Office, the Property described in the foregoing instrument has not undergone any change in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

Dated: MAR 30 2021

FEE: \$ 20.00


Wayne S. Callwood
Public Surveyor

C. Portia Pierre
Recorder

Doc # 2021001115
Book: 1607
Page: 261
Filed & Recorded
04/07/2021 04:30 PM
C. PORTIA PIERRE
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$26.00
TRANSFER TAX 2% \$280.00
PER PAGE FEE \$4.00



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

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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	4-07900-0136-00
LEGAL DESCRIPTION	140 ST GEORGE
OWNER'S NAME	DE CHABERT, RALPH & MILDRED

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

A handwritten signature in black ink, appearing to read "B.A. Leerdam", written over a horizontal line.

SIGNATURE

03/14/2021

DATE

Effective 10/1/2020