October 12, 1995 **DEED OF GIFT** No. 5450/1995 47683

KNOW ALL MEN BY THESE PRESENTS that I, **Muriel Francis** of P.O. Box 9281, Route 2, Clifton Hill, St. Croix, U.S. Virgin Islands 00851 as "Grantor", for and in consideration of the love and affection of my son, **Hubert H. Watty**, of P.O. Box 9281, Route 2, Clifton Hill, St. Croix, U.S. Virgin Islands 00851, as "Grantee", do hereby give, grant, release and convey unto Grantee, his heirs and assigns,all my interest in the following real property situate,
lying and being in St. Croix, United States Virgin Islands, more fully described as follows:

> Plot No. 6, Parcel 6 of Estate Clifton Hill, Kings Quarter, St. Croix, U. S. Virgin Islands consisting of 0.9553 U.S. acre, as is more fully shown and described On Public Works Drawing No. 2807, dated July 22, 1970 and revised August 18, 1993.

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

TO HAVE AND TO HOLD the premises said unto **Hurbert H. Watty** to his heirs and assigns, in fee simple absolute forever.

SUBJECT HOWEVER, to a life interest reserved to the Grantor **Muriel Francis,** with full rights of possession, rents and mortgaging.

SUBJECT HOWEVER, to all covenants, restrictions, easements and agreements as of public record appear.

GRANTOR hereby warrant and covenant that she is lawfully seized of the said premises and have good right to convey the same; that such premises are free from encumbrances, except as herein stated; that Grantee shall quietly enjoy the said premises; and, that she shall defend the title to the said premises against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF this instrument has been executed this day of Sept 14, 1995.

IN WITNESS:

Ronald E. Russell

Rashida Bah

Muriel Francis
Grantor

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Law Offices of
Alicia Suárez
60 Queen Street
P.O. Box 597
Frederiksted,
St. Croix 00841-0597
(809) 772 • 9475

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. CROIX) SS.

On this the 14th day of September, 1995, before me, Notary Public, came and appeared **Muriel Francis,** to me known (or satifactorily proven) to me to be the individual described in and who signed the foregoing instrument and acknowledged to me that she duly executed said instrument freely and voluntarily for the uses and purposes therein expressed.

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

Alicia Suarez
Notary Public

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property, for recording purposes does not exceed $ (TAX EXEMPT) $67,425.00

Alicia Suarez

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the Office of the Public Surveyor, 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.

DATED: OCT 2 1995

By: Laurely K Lynch
for ESMAR D. CLENDENEN

FEE $ 1.00

This 2 page document was received for recording in the office of the **Recorder of Deeds** for St. Croix, U.S. Virgin Islands on the 12th day of October, 1995 at 10:20 o'clock A m. and entered in Book 556 Page No. 5450/1995 and noted in Real Property Register Page

FEE: $ 70.00

Beatrice Pemberton
Recorder

BEATRICE PEMBERTON
RECORDER

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