

Doc# 2006005519

WARRANTY DEED

62,536

THIS DEED is executed this 22nd day of September, 2006, between **ANITA EVEE** whose address is 27 Martin Street, Medford, MA 02155 (hereinafter also referred to as "**GRANTOR**") and **JOYCELYN FORBES** of P.O. Box 8476, St. Thomas, VI 00801 (hereinafter also referred to as "**GRANTEE**"). The terms Grantor and Grantee shall include their respective heirs, representatives, successors and assigns when the context requires or permits.

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, grants and conveys to Grantee the following described real property ("Property"):

Plot Numbers 152 and 153 of Parcel 6 of Estate Clifton Hill, King Quarter, St. Croix, United States Virgin Islands, consisting of 0.2324 U.S. acre and 0.2623 U.S. acre respectively, more or less, as more fully shown and described on O.L.G. Drawing No. 2807 dated July 22, 1970, revised on August 18, 1983.

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

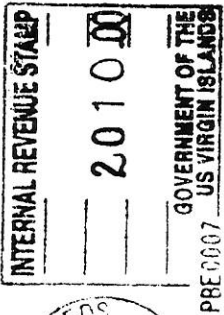
SUBJECT TO all easements, right of ways, conditions, covenants, agreements and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and real property taxes for the year 2005 and subsequent years, not yet due and payable; (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Properties unto Grantee in Fee Simple Absolute.

GRANTOR further covenants that Grantor is lawfully seized of the Property and has 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 Grantor 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

\$100,493.00 (Total Value)

#29436
2183868
Atty. Milligan
2010.-
100.-



10/1.-

WARRANTY DEED

Plot Number 152- and Plot 153 Clifton Hill, St. Croix, Virgin Islands
Page No. 2

under or by virtue of the Permitted Exceptions.

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

WITNESSES:




ANITA EVEE



ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
)
)
) Ss.:

On this 22nd day of September, 2006, before me personally came and
appeared **ANITA EVEE**, to me known and known to me to be the person described in
and who signed the foregoing instrument and she acknowledged to me that she
executed said instrument freely and voluntarily for the uses and purposes therein
expressed.

Witness my hand and official seal.



NOTARY PUBLIC
Commission Number:
Commission Expires:



SUSANNE MAHONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 26, 2010

WARRANTY DEED

Plot Number 152 and Plot Number 153 Estate Clifton Hill

Page 3

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing instrument does not exceed the sum of **NINETY TWO THOUSAND FIVE HUNDRED DOLLARS (\$92,500.00)**. The value of the properties as per the 2004 tax bills are \$87,940 and \$12,553.00 respectively.

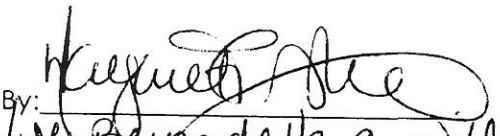
By: 
Maxwell D. McIntosh, Esquire

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the office of the Public Surveyor, the property described herein has not undergone any changes in regard to boundary and area.

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

DATE: SEP 29 2006

By: 
Bernadette C Williams
Assistant Tax Assessor

FEE: 40⁰⁰

Doc# 2006005519
Book: 1054
Pages: 194
Filed & Recorded
10/26/2006 10:03AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 104.00
PER PAGE FEE \$ 3.00
DEED DOC STAMP \$ 2,010.00
PENALTY FEE \$ 100.00


Recorder



CASH OTHER _____
CHECK OR M/O _____

PA SEP 29 2006 **ID**

COLLECTOR NO. _____
COLLECTORS INITIALS _____

TRD-E-537

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
ST. CROIX, V.I.
_____0_____

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

TO: THE RECORDER OF DEEDS
FROM: THE TREASURY DIVISION

IN ACCORDANCE WITH TITLE 28, SECTION 121 AS AMENDED,
THIS IS CERTIFICATION THAT THERE ARE NO REAL PROPERTY

TAXES OUTSTANDING FOR: EVEE, ANITA
(Name Taxpayer on Record)

No.153 Of Parcel 6 Clifton Hill
(PROPERTY DESCRIPTION)

2-06500-0130-00
(PARCEL NUMBER)

Law Office of Maxwell McIntosh
(REQUESTED BY)

340-773-4590
(TELEPHONE NUMBER)

TAXES HAVE BEEN RESEARCHED UP TO AND INCLUDING 2004 ONLY.

RESEARCHED BY:

Jacqueline Rosario
JACQUELINE ROSARIO
Property Tax Collector I

TITLE:

DATE:

October 25, 2006

VERIFIED BY:

Clive J. Charles
Teller #

TITLE:

DATE:

October 25, 2006

COLLECTOR NO.

8503 8504

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. Portia Pierre Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of Deed as same appears of record or on the file in P.C. 1056 Page 294 No. 5519/2006 of the records of St. Croix District, Virgin Islands. Given under my hand and seal this 19th day of October 2020

FEE \$ 14-

C. Portia Pierre
Recorder