

#836305
4615597
Leonela Fabian de Jesus
0079268

GENERAL WARRANTY DEED

THIS DEED is executed this 14 day of April, 2021, between H.C. Ruparelia and Innovative Assets Group, Inc., of P.O. Box 519, Christiansted, St. Croix, U.S. Virgin Islands, 00821, hereinafter referred to as "GRANTOR", and LEONELA FABIAN DE JESUS, of 4835 Est La Grande Princess, Apt 51, St. Croix, U.S. Virgin Islands 00820, hereinafter referred to as "GRANTEE".

WITNESSETH:

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid, receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby sells, grants and conveys unto GRANTEE, his heirs and assigns forever, the following described real property ("Property") :

Plot #2-137, comprising 0.27 U. S. acres, more or less, Estate Sion Hill, Queen Quarter, St. Croix, U.S., Virgin Islands, as more particularly shown on LGO. Drawing No. A9-74-C012, dated January 11, 2012 Revised October 24, 2012.

TOGETHER WITH ALL improvements, tenements, hereditaments and appurtenances thereunto belonging.

SUBJECT TO ALL easements, right of ways, conditions, covenants, agreements and restrictions of public record and real property taxes for the year 2020 and all years thereafter (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto GRANTEE, his heirs and assigns in fee simple forever,

GRANTOR FURTHER covenants that GRANTOR is lawfully seized of the Property and has full right to convey the same; that said Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that GRANTEE shall have quiet enjoyment of the Property; and GRANTOR shall forever warrant and defend the title to the Property to Grantee against the lawful claims of any and all persons whomsoever, 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.

IN WITNESS:

[Signature]
Kwame Allen

[Signature]
H.C. Ruparelia

[Signature]
Kwame Allen

[Signature]
Innovative Assets Group, Inc.
H. C. Ruparelia

ACKNOWLEDGMENT

On this 14 day of April, 2021, before me the undersigned officer, personally came and appeared H.C. Ruparelia, Individually and as President of Innovative Asset Group, Inc., U.S. VIRGIN ISLANDS Corporation, known to me to be the person whose name is subscribed in the foregoing instrument, and he acknowledged that he executed same for the purposes therein contained.

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

NOTARY SEAL

[Signature]
NOTARY PUBLIC

My commission expires:
08-09-2025

Belmon Dean IV
Notary Public
Alamance County, NC
My Commission Expires 08-09-2025



C. Portia Payne
Recorder

RECORDING FEE \$37.00
TRANSFER TAX 2% \$201.00
PER PAGE FEE \$4.00
PENALTY FEE \$100.00
ST. CROIX
RECORDED OF DEEDS
C. PORTIA PAYNE
05/17/2021 12:00 PM
Filed & Recorded
Page: 143
Book: 1613

Doc # 2021001728

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the above Property described in the foregoing instrument does not exceed \$25,000.00.

[Handwritten Signature]

CERTIFICATE OF THE PUBLIC SURVEYOR

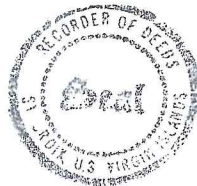
IT IS HEREBY CERTIFIED that according to the records in the Office of the Lt. Governor, the property described in the foregoing instrument has not undergone any change with regard to boundary and area.

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

DATED: APR 26 2021

FEE: \$ 20.00

BY: *[Handwritten Signature]*
for: Wayne D. Callwood
Public Surveyor



C. Portia Penn
Recorder

Doc # 2021001728
Book 1413
Page: 142
Filed & Recorded
05/17/2021 12:08 PM
C. PORTIA PIERRE
RECORDER OF DEEDS
ST. CROIX
RECORDING FEE \$37.00
TRANSFER TAX 2% \$500.00
PER PAGE FEE \$4.00
PENALTY FEE \$100.00



**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	2-04706-0113-00
LEGAL DESCRIPTION	2, 2AA & 2AA-A SION HILL
OWNER'S NAME	H.C. RUPARELIA & INNOVATIVE ASSETS GROUP INC*

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

SIGNATURE

04/07/2021

DATE

