DEED OF GIFT (Christian - Bostic)

INDENTURE made this 4th day of April, 1997, by and between VIOLA B. CHRISTIAN, of 911 East 226th Street, Bronx, N.Y. 10466-4617 (hereinafter referred to as "Grantor") and RAPHARL T. BOSTIC, of 141 Jacqueline Avenue, Delran, New Jersey 08075, and RAPHARL W. BOSTIC, of 727 10th Street, N.E., Washington, D.C. 20003 (hereinafter referred to as "Grantees");

WITNESSETE that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid, the receipt whereof is hereby acknowledged, Grantor hereby grants and conveys unto Grantees, their heirs and assigns, the following described real property situated in St. Thomas, U.S. Virgin Islands, more fully described as follows:



Plot No. 4 of Estate Charlotte Amalie, New Quarter, consisting of approximately 0.6 U.S. acres, more or less, as more fully shown on Public Works Drawing No. B-3-122T40 dated April 1, 1975.

TOGETHER WITH ALL the buildings, tenements, hereditaments and appurtenances thereunto belonging, and

SUBJECT TO all restrictions, covenants and easements as of public record appear.

TO HAVE AND TO HOLD the said above-described premises unto the said Grantees, RAPHABL T. BOSTIC and RAPHABL W. BOSTIC, as joint tenants, their heirs and assigns in fee simple forever.

GRANTOR HEREBY covenants that she is lawfully seized of said premises and has the absolute right to convey the same, that said property is free from encumbrances, that Grantees shall have quiet enjoyment of same, and Grantor will forever warrant the good title to said premises.

IN WITNESS WHEREOF, the Grantor has caused these presents to

be signed the day and year first above written.

IN WITNESS:

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF 1374 M

SS:

On this / day of March, 1997, before me personally came and appeared VIOLA B. CHRISTIAN, who acknowledged herself to be the individual so described herein, and she acknowledged that she executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC
My Commission Expires (1998)

CERTIFICATE OF VALUE

CERTIFICATE OF VALUE

COMMISSION COUNTY

COMMISSION Expires April 30, 199

IT IS HEREBY CERTIFIED that the property described in the foregoing instrument, for recording purposes only, does not exceed the sum of \$69,125.00, as assessed by the Government of the Virgin Islands. As this transfer is an intra-family transaction intended as an inter-vivos gift, no stamp taxes are applicable pursuant Act No. 5294 of the Legislature enacted on December 14, 1987 amending Title 33 of the V.I. Code, Section 128.

REY B.C. MOORHEAD, ESQ.

mey for Grantor 113 Els Street, Christianated 61 Croif, U.S. Virgin Islands 00020-4842 (809)772-2539 / (809)773-8659 fax

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the Office of the Public Surveyor, the property described has not undergone any change in respect to boundaries and areas.

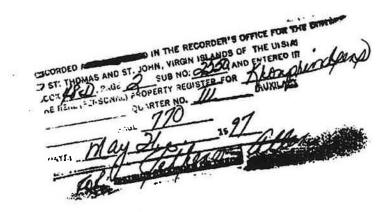
Office of the Public Surveyor, Christian areas. U.S.

Virgin Islands.

DATED: May 7,1997

FEE: \$

OFFICE OF THE TALBURDER
OF DEEDS
ST. THOMAS/ST. JOHN VI
197 TRY Z1 RM 10 55



NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR

ESTATE CHARLOTTE AMALIE, NO.3 NEW QUARTER

ST. THOMAS, VIRGIN ISLANDS.

Cadestral Survey/Tax Assessor Offices
Thomas V. I. Dated: May 7,1997/

TRD-E-537

Kronprindsens Gade No. 76

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES CHARLOTTE AMALIE, ST. THOMAS, V.L. 00001

DEPARTMENT OF FINANCE TREASURY DIVISION

TC: 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 CUISTANDING FOR CHRISTIAN, VIOLA B.

Charlotte Amalie
Estate No. 4 (PARCEL NO. 1-05603-0201-00)

RESEARCHED BY:

Bernard Creque

TIME:

Enforcement Officer II

DATE:

April 29, 1997

VERIFIED BY:

lanthe de Alonal

TITLE:

Teller II

DATE:

April 29, 1997

COLLECTOR NO.

01