

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 RAPHAEL T. BOSTIC, of 141 Jacqueline Avenue, Delran, New Jersey 08075, and RAPHAEL W. BOSTIC, of 727 10th Street, N.E., Washington, D.C. 20003 (hereinafter referred to as "Grantees");

WITNESSETH 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:

2550
1997

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, RAPHAEL T. BOSTIC and RAPHAEL 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

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be signed the day and year first above written.

IN WITNESS:

Betty M. Austin
William R. Paris

Viola B. Christian
VIOLA B. CHRISTIAN
Grantor

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF ~~West~~ NY

SS:

On this 4 day of ^{APRIL} ~~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.

William R. Paris
NOTARY PUBLIC
My Commission Expires APRIL 30 1998

WILLIAM R. PARIS
Notary Public, State of New York
No. 03-8274500
Qualified in Bronx County
Commission Expires April 30, 1998

CERTIFICATE OF VALUE

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 to Act No. 5294 of the Legislature enacted on December 14, 1987 amending Title 33 of the V.I. Code, Section 128.

Jeffrey B.C. Moorhead
JEFFREY B.C. MOORHEAD, ESQ.,
Attorney for Grantor
113 1/2 King Street, Christiansted
St. John, U.S. Virgin Islands 00820-4942
(809)773-2529 / (809)773-6659 fax

OFFICE OF THE RECORDER
OF DEEDS
ST. THOMAS/ST. JOHN

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, ~~Christiansted, U.S. Virgin Islands~~ St. Thomas, U.S. Virgin Islands.

DATED: May 7, 1997
FEE: \$

By: Chyllis Harrigan
Office of the Lieutenant Governor Property Record Officer

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OFFICE OF THE RECORDER
OF DEEDS
ST. THOMAS / ST. JOHN VI
'97 MAY 21 AM 10 56

RECORDED IN THE RECORDER'S OFFICE FOR THE DIVISION
ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.I.A.
BOOK 180 PAGE 2 SUB NO: 2359 AND ENTERED IN
THE REAL PROPERTY REGISTER FOR Kearney
QUARTER NO. III
DATE May 21 1997
Willis Harrison

NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY/TOWN PROPERTY, BOOK FOR
ESTATE CHARLOTTE AMALIE, NO. 3 NEW QUARTER
ST. THOMAS, VIRGIN ISLANDS.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I., Dated, May 7, 1997/
Willis Harrison
Willis Harrison Real Property Record Officer.

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00001
DEPARTMENT OF FINANCE
TREASURY DIVISION

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 CHRISTIAN, VIOLA B.

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

RESEARCHED BY:

Bernard Creque

TITLE:

Enforcement Officer II

DATE:

April 29, 1997

VERIFIED BY:

Ianthe de Alomal

TITLE:

Teller II

DATE:

April 29, 1997

COLLECTOR NO.

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