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WARRANTY DEED

INDENTURE made this 14th day of August, 2017 by and between MIGUEL A. GARCIA, INDIVIDUALLY AND MIGUEL A. GARCIA AND IVELISSE GARCIA SILES, CO-TRUSTEES OF THE TRUST AGREEMENT OF MIGUEL A. GARCIA DATED JUNE 26, 2003, a/k/a THE TRUST AGREEMENT OF MIGUEL ANGEL GARCIA DATED JUNE 26, 2003, as amended September 11, 2009, and September 05, 2016 whose address is P.O. Box 602, Frederiksted, VI 00841, hereinafter referred to as "GRANTORS" and ALLAN G. CHITOLIE, whose address is P.O. Box 2738, Kingshill, VI 00851 hereinafter referred to as "GRANTEE";

WITNESSETH that for and in consideration of the sum of TEN (\$10.00) DOLLARS lawful currency of the United States of America in hand paid, the receipt whereof is hereby acknowledged, GRANTORS grant, sells convey and confirm unto GRANTEE all their right, title and interest in and to the following described real property, situate on St. Croix, Virgin Islands of the United States, to wit:

Parcel No. 4 of Estate Paradise, Prince Quarter, consisting of 12.62 U.S acres, more or less, and more fully described and shown on OLG Drawing No. D9-6338-C013 dated February 27, 2013.

TOGETHER WITH all the tenements, hereditaments, privileges, advantages and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT HOWEVER, TO all restrictions, easements, rights of way, agreements, conditions and covenants of 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 2017 and all years thereafter.

TO HAVE AND TO HOLD, the said described real property unto GRANTEE, his heirs and assigns in fee simple forever.

AND GRANTORS covenants and warrants that they are lawfully seized of the said real property and have good and lawful right to sell and convey the same; that the premises are free from encumbrances, that GRANTEE shall quietly enjoy the property and that

GRANTORS further warrants and defends the title herein against any lawful claim whatsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on the day and year above noted.

IN WITNESS AS TO ALL:

Victoria I. Garcia
VICTORIA I. GARCIA
Julia B. Rasmussen
JULIA B. RASMUSSEN

Miguel A. Garcia
MIGUEL A. GARCIA, INDIVIDUALLY

Ivelisse Garcia Siles
MIGUEL A. GARCIA AND IVELISSE GARCIA SILES, CO-TRUSTEES OF THE TRUST AGREEMENT OF MIGUEL A. GARCIA DATED JUNE 26, 2003, a/k/a THE TRUST AGREEMENT OF MIGUEL ANGEL GARCIA DATED JUNE 26, 2003, as amended September 11, 2009, and September 05, 2016

ACKNOWLEDGMENT


TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. CROIX) ss:

On this ~~11th~~ day of August, 2017, before me came and personally appeared MIGUEL A. GARCIA, INDIVIDUALLY and MIGUEL A. GARCIA AND IVELISSE GARCIA SILES, CO-TRUSTEES OF THE TRUST AGREEMENT OF MIGUEL A. GARCIA DATED JUNE 26, 2003, a/k/a THE TRUST AGREEMENT OF MIGUEL ANGEL GARCIA DATED JUNE 26, 2003, as amended September 11, 2009, and September 05, 2016, to me known and known to me to be the individual authorized and who executed the foregoing instrument, and he acknowledged that she signed the same, and that he did so freely and voluntarily for the purposes therein contained.

Lucia Frederica
Lucia Frederica, Notary Public
My Commission Expires September 8, 2020
ST-70-10

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the 2017 total assessed value of Parcel # 4-08000-0303-00 for transfer stamp purposes is \$220,600.00. The purchase price of the Property described in the foregoing deed, for recording purposes is \$150,000.00.



Scot F. McChain, Attorney

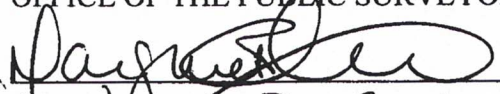
CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the office of the Public Surveyor, the property described in the foregoing deed has undergone no changes with respect to boundary or area.

OFFICE OF THE PUBLIC SURVEYOR:

DATE: AUG 25 2017

FEE: \$ 145⁰⁰


for: Wayne D. Callwood
Public Surveyor

Doc # 2017003361
Book: 1481
Page: 79
Filed & Recorded
09/01/2017 03:06 PM
SANDRA HORSFORD
DISTRICT RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$162.00
TRANSFER TAX 2% \$4,412.00
PER PAGE FEE \$4.00


Recorder



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

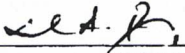
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	4-08000-0303-00
LEGAL DESCRIPTION	4 PARADISE
OWNER'S NAME	GARCIA, MIGUEL A TRUSTEE

Taxes have been researched up to and including 2016.

CERTIFIED TRUE AND CORRECT BY

Ludence Romney
Tax Collector


SIGNATURE

June 6, 2017
DATE