



Doc # 2023000443

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Filed & Recorded

02/14/2023 12:34 PM

C. PORTIA PIERRE

RECORDER OF DEEDS

ST CROIX

RECORDING FEE \$45.00

TRANSFER TAX 2% \$660.00

PER PAGE FEE \$4.00

PENALTY FEE \$100.00

C. Portia Pierre
Recorder

0081888

WARRANTY DEED

THIS INDENTURE is made on the 10th day of January, 2023, by and between **ALOYSIUS A. JONES**, whose address is 10319 Estate Grove Place, St. Croix, U.S. Virgin Islands 00850 (hereinafter the "Grantor") and **EZRA GARIB and ATARAH GARIB (Husband and Wife)**, whose address is 6002 Diamond Ruby Ste. 3, PMB 252, St. Croix U.S. Virgin Islands 00820 (hereinafter the "Grantees").

WITNESSETH

That for and in consideration of the sum of **THIRTY-THREE THOUSAND (\$33,000.00) and 00/100 Dollars**, receipt of which is hereby acknowledged;

THE GRANTOR HEREBY GRANTS AND CONVEYS to the **GRANTEES as TENANTS BY THE ENTIRETY**, Grantees' heirs, successors and assigns, the real property (hereinafter called "**Property**") described as follows:

Plot No. 1068 Estate Williams Delight, Prince Quarter, St. Croix, U.S. Virgin Islands, consisting of 0.308 U.S. acres. more or less as shown and described on OLG Drawing No. 4096 dated May 17, 1982, revised June 20, 1986.

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto, including, but not limited to, an easement for access over the streets and roads abutting the Property.

SUBJECT TO the Virgin Islands zoning regulations and to the easements, covenants, conditions and restrictions, rights-of-way and servitudes of record and the real property taxes for the year 2023 (collectively "Permitted Encumbrances").

TO HAVE AND TO HOLD, the premises conveyed to Grantees as **TENANTS BY THE ENTIRETY**, Grantees' heirs, successors and assigns in fee simple forever.

AND THE GRANTOR HEREBY WARRANTS:

1. That the Grantor is seised of the said premises in fee simple and has good right to convey the same;
2. That the Grantees shall quietly enjoy the said premises;
3. That the said premises are free from encumbrances except as set forth or referred to above;
4. That the Grantor will execute or procure any further necessary assurance of the title to said premises and;
5. That the Grantor will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and date first above written.

WITNESSES:



Jenelle Abraham

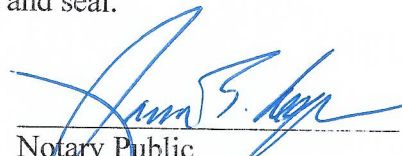
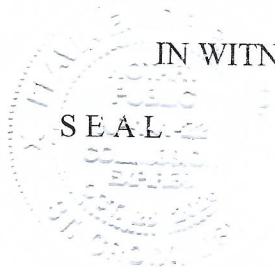

ALOYSIUS A. JONES

ACKNOWLEDGMENT

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

The foregoing was acknowledged before me on this 10th day of January, 2023,
by **ALOYSIUS A. JONES**.


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


Notary Public
My Commission expires:

NOTARY PUBLIC
Flavia E. Logie, Esq.
Commission Exp. October 25, 2026
LNP-141-22

CERTIFICATE OF VALUE

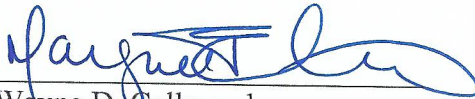
IT IS HEREBY CERTIFIED that the value of the property described in the foregoing deed, for recording and transfer stamp tax purposes, does not exceed the purchase price of \$33,000.00. The 2022 assessed value is \$17,000.00.


Flavia E. Logie, Esq.

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 Warranty Deed has undergone no changes with respect to boundary and area.

DATE: **JAN 17 2023**
FEE: \$ 20.00

for: 
Wayne D. Callwood
Public Surveyor

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**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

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	4-07807-0106-00
CERT NUMBER	2022-6066687
LEGAL DESCRIPTION	1068 WILLIAMS DELIGHT
OWNER'S NAME	JONES, ALOYSIUS A

Taxes have been researched up to and including 2022.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

12/21/2022

DATE