

0083229

**WARRANTY DEED**

THIS WARRANTY DEED made this 6<sup>th</sup> day of February, 2024, by and between **CECILE CASTRUCCIO-DEREU a/k/a CECILE M. FINE and CAROLYN A CASTRUCCIO a/k/a CAROLYN A. CASTRUCCIO PRINCE** as Successor Trustees of **THE ANNE A. CASTRUCCIO REVOCABLE TRUST** dated September 11, 1995, of P.O. Box 24380, Christiansted, VI 00824, hereinafter collectively referred to as GRANTOR, and **NEXT TO THE FRED, LLC**, 605 Strand Street, Frederiksted, U.S. Virgin Islands, 00840, 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, GRANTOR hereby grants, sells, conveys and confirms unto GRANTEE all its right, title and interest in and to the following described real property, situate on St. Croix, Virgin Islands of the United States, to wit:

**Plot No. 36 (14,659 U.S. square feet) of Strand Street, Town of Frederiksted, Westend Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 3246 dated October 17, 1975.**

**Plot No. 37 (13,446 U.S. square feet) of Strand Street, Town of Frederiksted, Westend Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 3246 dated October 17, 1975.**

**Plot No. 38 (12,096 U.S. square feet) of Strand Street, Town of Frederiksted, Westend Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 3246 dated October 17, 1975.**

TOGETHER WITH all the tenements, hereditaments, rights, privileges, advantages and appurtenances to the same 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 all real property and *ad valorem* taxes for the year 2024 and all years thereafter (Collectively "Permitted Exceptions").

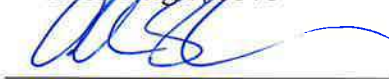
TO HAVE AND TO HOLD, the said described real property unto GRANTEE, its successors, and assigns in fee simple forever.

AND GRANTOR covenants and warrants that it is lawfully seized of the said real property and has good and lawful right to sell and convey the same; that the premises are free from encumbrances except the Permitted Exceptions; that GRANTEE is forever entitled to quietly enjoy the property; and that GRANTOR will forever warrant and defend the title herein against any lawful claim whatsoever, except for claims arising under or by virtue of the Permitted Exceptions. IN TESTIMONY WHEREOF, the GRANTOR hereunto sets its hand and seal on the day and year above noted.

IN WITNESS:



Witness 1 sign above



Witness 2 sign above



Witness 1 sign above



Witness 2 sign above

GRANTOR:



**CECILE CASTRUCCIO-DEREU a/k/a  
CECILE M. FINE, Successor Trustee**




**CAROLYN A CASTRUCCIO a/k/a  
CAROLYN A. CASTRUCCIO PRINCE,  
Successor Trustee**

#### ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)  
JUDICIAL DIVISION OF ST. CROIX)

On this 6<sup>th</sup> day of February, 2024, before me came and personally appeared, **CECILE CASTRUCCIO-DEREU a/k/a CECILE M. FINE and CAROLYN A CASTRUCCIO a/k/a CAROLYN A. CASTRUCCIO PRINCE, Successor Trustees**, to me known and known to me to be the individuals described herein and whom executed the foregoing instrument, and they acknowledged that they signed in their capacity as Successor Trustees, and that they did so freely and voluntarily for the purposes therein contained.

[SEAL]

  
Notary Public

Jerri Farrante  
Notary Public  
St. Croix, U.S. Virgin Islands  
NP-666-23  
My Commission Expires: August 21, 2027

### CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the sales price of the property described in the foregoing deed is \$1,500,000 and the year 2023 property tax assessment of the real property described herein is as follows:

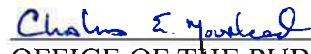
Plot No. 36 Strand Street, Frederiksted	\$148,400.00
Plot No. 37 Strand Street, Frederiksted	\$226,900.00
Plot No. 38 Strand Street, Frederiksted	\$24,000.00

  
GRANTOR

### CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the Office of the Lieutenant Governor, St. Croix, the property described in the foregoing document, has undergone no changes with respect to boundary or area.

DATED: FEB 14 2024

  
OFFICE OF THE PUBLIC SURVEYOR  
*for* Wayne D. Callwood  
Public Surveyor

Fee: \$ 60.00