

Doc # 2017002889  
05/18/2017 08:59 AM  
ERICA DOWER M.P.A.  
RECORDER OF DEEDS  
ST THOMAS / ST JOHN  
RECORDING FEE -- \$137.00  
TRANSFER TAX 2% \$2,500.00  
PER PAGE FEE \$4.00

CERTIFIED  
A TRUE CORRECT COPY  
DATE: 10/18/2017  
DISTRICT RECORDER OF DEEDS

**WARRANTY DEED**

THIS INDENTURE made this 15th day of May, 2017, between GILBERT SPRAUVE, whose mailing address is P.O. Box 913, Cruz Bay, St. John, VI 00831 (hereinafter "Grantor"); and MAXENTIUS GRIFFITH and JOHN D. GRIFFITH, whose collective mailing address is PO Box 882, Cruz Bay, St. John, VI 00831 (hereinafter "Grantees").

**WITNESSETH:**

That for and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$125,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantees, and the heirs, successors and assigns of Grantees, as tenants in common, each with a one-half (1/2) undivided interest, in fee simple absolute, the real property described as follows:

**Parcel No. 17-D-5 Estate Adrian  
No. 18 Cruz Bay Quarter  
St. John, U.S. Virgin Islands  
Consisting of 0.83 U.S. acre, more or less  
As shown on PWD No. D9-9095-T016**

TOGETHER WITH all of the improvements thereon, the appurtenances thereto, including but not limited to easements for ingress and egress over estate roads, all as of record appear, and all of the estate, right, title and interest of the Grantor, Grantor's heirs, successors, beneficiaries and assigns, in and to the premises herein granted.

SUBJECT, HOWEVER, to applicable Virgin Islands zoning regulations and ordinances; and all other covenants, restrictions, conditions and easements of record, if any, which may now affect the Property;

TO HAVE AND TO HOLD the same unto the Grantees, and the heirs, successors and assigns of Grantees, as tenants in common, each with a one-half (1/2) undivided interest, in fee simple absolute, forever.

AND THE GRANTOR WARRANTS that the Grantor is seized of the premises in fee simple and have good right to convey the premises; that the Grantees shall quietly enjoy the premises; that the premises are free from encumbrances except as set forth or referred to herein; that the Grantor will execute or procure any further necessary assurances of title to the premises; and that the Grantor will forever warrant and defend title to the premises.

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IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first written above.

WITNESSES (2 required for each):

[Signature]  
Signature :

[Signature]  
GILBERT SPRAUVE

Jaime H Kreire Jr  
Print Name:

[Signature]  
Signature :

LISA KREIRE  
Print Name:

TERRITORY OF THE VIRGIN ISLANDS )  
DIVISION OF ST. THOMAS AND ST. JOHN ) ss:

On this the 5<sup>th</sup> day of May, 2017, before me, the undersigned officer, personally appeared GILBERT SPRAUVE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same for the purposes therein contained.

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

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

CIDNEY A. HAMLING  
Notary Public  
District of St. Thomas/St John  
Territory of U.S. Virgin Islands  
NP-24-16  
Commission Expires March 31, 2020

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

ESTATE ADRIAN

NO. 18 CRUZ BAY QUARTER

ST. JOHN, VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: MAY 15, 2017

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned  
property/s which, according

to WARRANTY DEED DATED MAY 15, 2017 (GRANTEE)

belongs to: MAXENTIUS GRIFFITH AND JOHN D. GRIFFITH AS TENANTS IN

COMMON, EACH WITH A ONE-HALF (1/2) UNDIVIDED INTEREST (GRANTEES)  
has not according to the Record of this office,  
undergone changes as to boundaries and area.

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: MAY 15, 2017

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor