

JAN 14 2026

RECORDER OF DEEDS-STX

0085668

**WARRANTY DEED**

THIS WARRANTY DEED is made this 7<sup>th</sup> day of January, 2026, by and between Nestor A. Paralicci, Trustee of the Nestor A. Paralicci Trust dated April 17, 2002 ("**Grantor**"), and Stonehouse Junction, LLC, a Virgin Islands limited liability company, with a mailing address of 14 Plessen, Frederiksted, VI, 00840 ("**Grantee**").

NOW THEREFORE WITNESSETH that in consideration of the sum of Ten Dollars (US \$10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, sell, convey and assign unto Grantee, its heirs, successors and assigns, the following described real property situate on the island of St. Croix in the Territory of the United States Virgin Islands (collectively, the "**Property**"):

Parcel No. 1 Estate Mt. Welcome, Eastend Quarter "A", St. Croix, U.S. Virgin Islands, consisting of 0.83 U.S. acres more or less, as more fully shown on OLG Drawing No. 5860 dated June 13, 2007.

**TOGETHER WITH** any improvements, tenements, hereditaments, and appurtenances thereunto belonging,

**SUBJECT TO** all restrictions and covenants of public record,

**TO HAVE AND TO HOLD** the Property unto GRANTEE, its heirs, successors and assigns, in fee simple forever.

Grantor forever covenants and warrants as follows: (i) Grantor is lawfully seized of the Property in fee simple and has full and good right to convey the Property; (ii) Grantee shall quietly enjoy the Property; (iii) the Property is free from all liens, claims and/or encumbrances not expressly set forth herein; (iv) Grantor shall forever warrant and defend the right and title to the Property to Grantee against any and all lawful claims of any and all persons, except any claims arising in connection with any exceptions expressly set forth herein; and (v) Grantor will execute or procure any further necessary assurances of title to the Property.

**RECEIVED**

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WITNESSES:

Nestor Paralticci  
[Signature]

GRANTOR:

Nestor A. Paralticci  
Nestor A. Paralticci, Trustee of the Nestor  
A. Paralticci Trust dated April 17, 2002

**ACKNOWLEDGMENT**

TERRITORY OF THE VIRGIN ISLANDS OF THE UNITED STATES )  
 ) ss.  
DIVISION OF ST. CROIX )

The foregoing deed was acknowledged before me on this 7<sup>th</sup> day of January,  
2026, by Nestor A. Paralticci, Trustee of the Nestor A. Paralticci Trust dated April 17, 2002.

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

[Signature]  
Notary Public  
NOTARY PUBLIC  
Flavia E. Logie, Esq.  
Commission Exp. October 25, 2026  
LNP-141-22

**CERTIFICATE OF VALUE**

IT IS HEREBY CERTIFIED that the 2025 total assessed value of Parcel No. 1 Estate Mt.  
Welcome (Parcel #2- 05004-0413-02) is \$41,600. The purchase price of the Property described in  
the foregoing deed, for recording and transfer stamp tax purposes is \$250,000.

[Signature]  
Flavia E. Logie, Esquire

**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 and area.

DATE: ~~JAN~~ 09 2026

FEE: \$20.00

FOR: Charles E. Marshfield  
Wayne D. Callwood  
Public Surveyor