Doc# 2007004294

WARRANTY DEED

64,060

THIS DEED is executed this July 23, 2007, between **NATALIE B. STEVENS**, whose address is PO Box 382 Kingshill, VI 0851 ("Grantor") and **ROY SHERIDAN**, whose address is 14-117 Frenchman's Bay, St. Thomas, VI 00801 ("Grantee"). (Grantor and Grantee shall include their respective heirs, representatives, successors and assigns when the context requires or permits.)

IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee the following described real property ("Property"):

INTERNAL REVENUE STAMP 9000.00 GOVERNMENT OF THE US VIRGIN ISLANDS

Remainder Parcel No. 1 (13.82 U.S. acre, more or less) **and Plot No. 1-F** (0.38 U.S. acre, more or less) **of Estate Morning Star**, Queen Quarter, St. Croix, United States Virgin Islands, as more particularly shown on OLG Drawing No. 5869, dated July 20, 2007.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging, and any and all improvements located thereon.

SUBJECT TO all easements, right of ways, conditions, covenants, agreements, and restrictions of public 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 2006 and all years thereafter and for all years for which the Government of the Virgin Islands issues any revised or supplemental tax bills (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, in fee simple forever.

GRANTOR further covenants that Grantor is lawfully seized of the Property and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that Grantee shall quietly enjoy the Property; and Grantor shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons, except for claims arising under or by virtue of the Permitted Exceptions.

INTERNAL REVENUE STAMP 6625.00 GOVERNMENT OF THE US VIRGIN ISLANDS

* * *

IN WITNESS WHEREOF, this Deed has been duly executed by Grantor the day and year first above written.

WITNESSES:

NATALIE B. STEVENS

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS
JUDICIAL DIVISION OF ST. CROIX

The foregoing instrument was acknowledged before me this July 23, 2007, by **NATALIE B. STEVENS.**

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

(NOTARIAL SEAL)
Notary Public Territory of the Virgin Islands
No. NP 019-05
Qualified in Judicial District of St. Croix
Commission Expires 3/2/09

Notary Public
My commission expires:

CERTIFICATE OF VALUE

It is hereby certified that the value of the Property described in the foregoing instrument does not exceed $625,000.00. The value according to the 2005 real property tax bill is $267,760.00.

NATALIE B. STEVENS

CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that according to the records in the Public Surveyor's Office, the Property described in the foregoing instrument has not undergone any change in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

Dated: AUG 13 2007

FEE: 175.00

Id:C:\old\folders\deeds\2007\StevensNatalie-rem1.deed

for Bernadette C. Williams
Assistant Tax Assessor

CASH ☐ OTHER [illegible]
CHECK OR MO [illegible]

PA APR 25 2007 ID

COLLECTOR NO. _____
COLLECTORS INTIALS _____

TRD-E-537

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
ST. CROIX, V.I.
0

CHRISTIANSTED 00820
4008 EST. DIAMOND
LOT NO. 7-B
TEL: (340)-773-1105
FAX: (340)-772-5002

DEPARTMENT OF FINANCE
TREASURY DIVISION

FREDERIKSTED 00840
COMMERCIAL BLDG. NO. 3
LAGOON COMPLEX
TEL: (340)-772-0120
FAX: (340)-772-5580

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

IN ACCORDANCE WITH TITLE 28, SECTION 121 AS AMENDED

THIS IS CERTIFICATION THAT THERE ARE NO REAL PROPERTY

TAXES OUTSTANDING FOR: STEVENS, NATALIE B. (Name Taxpayer on Record)

Rem 1 Morning Star (PROPERTY DESCRIPTION)

2-02506-0103.00 (PARCEL NUMBER)

(Lorraine)
Nichols Newman Logan & Grey P.C. (REQUESTED BY)

340-773-3200 (TELEPHONE NUMBER)

TAXES HAVE BEEN RESEARCHED UP TO AND INCLUDING 2006Only.

RESEARCHED BY: JACQUELINE ROSARIO

TITLE: Property Tax Collector I

DATE: August 28, 2007

VERIFIED BY: [signature]

TITLE: Tax Ex I

DATE: August 28, 2007

COLLECTOR NO. 8503 / 8504

GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
TAX ASSESSOR'S OFFICE
1131 King Street
Christiansted, St. Croix, Virgin Islands 00820

RESIDENTIAL

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL

and Real Property Tax Bill has been prepared in a two-part format. A return envelope is enclosed for your convenience of the lower portion of the tax bill and return it in the enclosed return envelope with your check or money order made payable ES VIRGIN ISLANDS. DO NOT SEND CASH.

x Bill in person, bring the entire bill to any department of Finance office. You may pay in person by cash, check, money order partment of Finance will retain the lower section of your bill.

The due date of the Real Property Tax Bill is June 30th PAY BEFORE SEPTEMBER 1, TO AVOID ADDITIONS FOR LATE PAYMENT. If you pay after August 31st add one and one half percent (1-½%) of the amount due for each month for which the taxes are delinquent.

If you are dissatisfied with this assessment follow the procedures set forth on the bill. Visit or call us at (340) 773-6459 www.ltg.gov.vi

TITLE 23, VIRGIN ISLANDS CODE, SECTION 321 REQUIRES OWNERS TO AFFIX THE STREET NUMBER OF EACH HOUSE IN A CONSPICUOUS PLACE. PLEASE BE SURE THE PHYSICAL ADDRESS OF YOUR PROPERTY IS CLEARLY VISIBLE FROM THE STREET TO HELP LOCATE YOUR PROPERTY IN THE EVENT OF AN EMERGENCY.

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL

2005 GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS 2005

Christiansted

DESCRIPTION OF PROPERTY									PARCEL - NUMBER
REM 1 MORNING STAR				CK#202 8/27/07					2-02606-0103-00
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	TAX RATE	AMOUNT OF TAX	SEWER USERS FEE	CREDITS	NON-PROFIT OR FARM EXEMPTION	VETERANS ELDERLY OR HOMESTEAD	AMOUNT DUE
219,847	47,913	267,760	0.0125	2,008.20	0.00	0.00	0.00	0.00	2,008.20

THE TAX PERSHIS DUE AND PAYABLE ON JUNE 30TH TO THE DEPT. OF FINANCE, AND BECOMES DELINQUENT IF NOT PAID WITHIN 60 DAYS THEREAFTER.

ATTACH FEE	INTEREST	AMOUNT PAID
500	40.16	2033.36

COLLECTOR
COLLECTORS INITIALS

STEVENS, NATALIE B
PO Box 382
Kingshill, VI 00851

Over Collection $ 25.52

PA AUG 27 2007 ID

CASH ☐ OTHER
CHECK OR M/O

According to Title 33, Virgin Islands Code, Section 2451, if dissatisfied with this assessment, you have until Sept. 15th to appeal to the Board of Tax Review; no claim will be considered after this period. If you file such an appeal, you are invited to visit the Tax Assessor's Office in your district where you will be shown all details of the assessment and the method of arriving at the valuation. If errors are found they will be corrected.