

DEED OF GIFT

068888

(With LIFE INTEREST to LENA CHARLES)

NOW ALL MEN BY THESE PRESENTS made this 19th day of July 2011, that I, **LENA CHARLES**, whose address is Post Office Box 1467, Kingshill, St. Croix, U. S. Virgin Islands 00851 (hereinafter referred to as "**GRANTOR**"), for and in consideration of the love and affection I have for my Stepson, **EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 (hereinafter referred to as "**GRANTEE**") and for other good and sufficient consideration, the receipt whereof is hereby acknowledged, due hereby grant and release unto **GRANTEE** his heirs and assigns all my rights, title, share, and interest and to the following described real property, to wit:

(.1268 Acres)

Plot No. 563 Estate Strawberry Hill, is joined in perpetuity to Plot No. 243 Queen Quarter, St. Croix, U. S. Virgin Islands, consisting of 0.1268^{US} acre more or less as more fully shown on OLG Drawing No. 2733-S, dated June 11, 1982 and revised September 15, 1983.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging;

TO HAVE AND TO HOLD the premises hereby granted unto the **GRANTEE**, his heirs and assigns in fee simple forever, provided however, that **GRANTOR, LENA CHARLES, shall retain a life interest in said property for her lifetime.**

SUBJECT, HOWEVER, to any and all restrictions, covenants and easements as of record may appear.

AND, **GRANTOR** do hereby COVENANTS that she is lawfully seized of said premises in fee simple and have good right to convey same; that **GRANTEE** shall enjoy said premises; that the premises are free from encumbrances except as herein provided; that **GRANTOR** will execute or procure any further necessary assurances of title to said premises; and that **GRANTOR** will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, GRANTOR caused these presents to be signed the day and year first above written.

IN WITNESS:

Yves Beaubrun
Signature

YVES BEAUBRUN
Witness Print Name

Yvonne Rodriguez
Signature

Yvonne V Rodriguez
Witness Print Name

Lena Charles
LENA CHARLES



Doc# 2011002774
Book: 1979
Pages: 101
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 20.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50

Althea Pedro
Recorder

25-50

**AFFIDAVIT
OF
LENA CHARLES
IN SUPPORT OF RECORDATION OF DEED OF GIFT**

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

I, **LENA CHARLES**, being duly sworn do depose and state as follows:

(1) I am an adult resident of St. Croix, U.S. Virgin Islands, and I am the title owner of the following described properties:

Plot No. 563 Estate Strawberry Hill, is joined in perpetuity to Plot No. 243 Queen Quarter, St. Croix, U. S. Virgin Islands, consisting of 0.1268^{U.S.} acre more or less as more fully shown on OLG Drawing No. 2733-S, dated June 11, 1982 and revised September 15, 1983.

(2) I have executed a *Deed of Gift*, for the property described in this Affidavit, wherein I have given **my Stepson, EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 all of my interests in said property, while reserving a life interest unto myself for my life time.

(3) It is my understanding that because this Deed of Gift involves the transfer of real property to my stepson no payment of stamp tax is required.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: July 19, 2011

Lena Charles
LENA CHARLES

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of July, 2011

Relia B. Daniel

NOTARY PUBLIC

LNP: 163-07

Expiration: Aug 02, 2011



Althea L. Pedro
Recorder

Doc# 2011002774
Book: 1979
Pages: 101
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 20.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50

DEED OF GIFT

068889 (With LIFE INTEREST to LENA CHARLES)

NOW ALL MEN BY THESE PRESENTS made this 19th day of July 2011, that I, **LENA CHARLES**, whose address is Post Office Box 1467, Kingshill, St. Croix, U. S. Virgin Islands 00851 (hereinafter referred to as "**GRANTOR**"), for and in consideration of the love and affection I have for my Stepson, **EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 (hereinafter referred to as "**GRANTEE**") and for other good and sufficient consideration, the receipt whereof is hereby acknowledged, due hereby grant and release unto **GRANTEE** his heirs and assigns all my rights, title, share, and interest and to the following described real property, to wit:

(.1268 Acres)

Plot No. 242 Estate Strawberry Hill, Queen Quarter, St. Croix, U. S. Virgin Islands, consisting of 5,525 square feet more or less as more fully shown on OLG Drawing No. 2733-E, dated November 1, 1971 and revised June 28, 1978.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging;

TO HAVE AND TO HOLD the premises hereby granted unto the **GRANTEE**, his heirs and assigns in fee simple forever, provided however, that **GRANTOR, LENA CHARLES, shall retain a life interest in said property for her lifetime.**

SUBJECT, HOWEVER, to any and all restrictions, covenants and easements as of record may appear.

AND, **GRANTOR** do hereby COVENANTS that she is lawfully seized of said premises in fee simple and have good right to convey same; that **GRANTEE** shall enjoy said premises; that the premises are free from encumbrances except as herein provided; that **GRANTOR** will execute or procure any further necessary assurances of title to said premises; and that **GRANTOR** will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, GRANTOR caused these presents to be signed the day and year first above written.

IN WITNESS:

Yves Beaubrun
Signature

Yves Beaubrun
Witness Print Name

Gonne V Rodriguez
Signature

Gonne V Rodriguez
Witness Print Name

Lena Charles
LENA CHARLES

Doc# 2011002772
Book: 1379
Pages: 42
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 20.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50



Althea L Pedro
Recorder

25-50

ACKNOWLEDGMENT

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

ON THIS 19th day of July, 2011, before me personally came and appeared **LENA CHARLES**, individually known to me to be the individual described in and who executed the foregoing instrument and acknowledged that she executed same freely and voluntarily for the purposes therein contained.

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

Celia B. Daniel
NOTARY PUBLIC
LNP 163-07
Expiration July 02, 2011
Celia B. Daniel



CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that this transfer is an intrafamily conveyance and therefore exempt from transfer stamps pursuant to 33 V.I.C. § 128(8). The value of the property for recording purposes does not exceed \$8,500.

Lena Charles
LENA CHARLES



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 instrument have not undergone any change in respect to boundary and area.

DATED: JUL 27 2011

FEE: \$ 20⁰⁰

Benadette C. Williams
PUBLIC SURVEYOR
for: Benadette C. Williams
Tax Assessor

Doc# 2011002772
Book: 1279
Pages: 92
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 20.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50

Althea Pedro
Recorder

Doc# 2011002772
Book: 1279
Pages: 92
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 28.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50

Althea Pedro
Recorder

**AFFIDAVIT
OF
LENA CHARLES
IN SUPPORT OF RECORDATION OF DEED OF GIFT**

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

I, **LENA CHARLES**, being duly sworn do depose and state as follows:

(1) I am an adult resident of St. Croix, U.S. Virgin Islands, and I am the title owner of the following described properties:

Plot No. 242 Estate Strawberry Hill, Queen Quarter, St. Croix, U. S. Virgin Islands, consisting of 5,525 square feet more or less as more fully shown on OLG Drawing No. 2733-E, dated November 1, 1971 and revised June 28, 1978.

(2) I have executed a *Deed of Gift*, for the property described in this Affidavit, wherein I have given **my Stepson, EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 all of my interests in said property, while reserving a life interest unto myself for my life time.

(3) It is my understanding that because this Deed of Gift involves the transfer of real property to my stepson no payment of stamp tax is required.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: July 19, 2011 Lena Charles
LENA CHARLES

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of July, 2011

Delia B. Daniel
NOTARY PUBLIC
LNP: 163-D7
Expiration: Aug 02, 2011



DEED OF GIFT

068887 (With LIFE INTEREST to LENA CHARLES)

NOW ALL MEN BY THESE PRESENTS made this 19th day of July 2011, that I, LENA CHARLES, whose address is Post Office Box 1467 Kingshill, St. Croix, U. S. Virgin Islands 00851 (hereinafter referred to as "GRANTOR"), for and in consideration of the love and affection I have for my Stepson, EARLE A. CHARLES a/k/a EARL A. CHARLES, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 (hereinafter referred to as "GRANTEE") and for other good and sufficient consideration, the receipt whereof is hereby acknowledged, due hereby grant and release unto GRANTEE his heirs and assigns all my rights, title, share, and interest and to the following described real property, to wit:

(.1268 Acres)
Plot No. 564 Estate Strawberry Hill, is joined in perpetuity to Plot No. 242 Queen Quarter, St. Croix, U. S. Virgin Islands, consisting of 0.1268^{u.s.} acre more or less as more fully shown on OLG Drawing No. 2733-S, dated June 11, 1982 and revised September 15, 1983.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging;

TO HAVE AND TO HOLD the premises hereby granted unto the GRANTEE, his heirs and assigns in fee simple forever, provided however, that GRANTOR, LENA CHARLES, shall retain a life interest in said property for her lifetime.

SUBJECT, HOWEVER, to any and all restrictions, covenants and easements as of record may appear.

AND, GRANTOR do hereby COVENANTS that she is lawfully seized of said premises in fee simple and have good right to convey same; that GRANTEE shall enjoy said premises; that the premises are free from encumbrances except as herein provided; that GRANTOR will execute or procure any further necessary assurances of title to said premises; and that GRANTOR will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, GRANTOR caused these presents to be signed the day and year first above written.

IN WITNESS:

Yves Beaubrun
Signature

YVES Beaubrun
Witness Print Name

Jeanne V. Rodriguez
Signature

Jeanne V Rodriguez
Witness Print Name

Lena Charles
LENA CHARLES



Doc# 2011002775
Book: 1279
Pages: 105
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE 21.00
PER PAGE FEE 7.00
ATTACHMENT FEE 2.50

Althea Pedro
Recorder

26.50

ACKNOWLEDGMENT

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

ON THIS 19th day of July 2011, before me personally came and appeared **LENA CHARLES**, individually known to me to be the individual described in and who executed the foregoing instrument and acknowledged that she executed same freely and voluntarily for the purposes therein contained.

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

Celia B. Daniel
NOTARY PUBLIC
LNP 163-07
Expiration Aug 02, 2011
Celia B. Daniel

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that this transfer is an intrafamily conveyance and therefore exempt from transfer stamps pursuant to 33 V.I.C. § 128(8). The value of the property for recording purposes does not exceed \$9,700.

Lena Charles
LENA CHARLES



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 instrument have not undergone any change in respect to boundary and area.

DATED: JUL 27 2011

FEE: \$ 20⁰⁰

Benadette C. Williams
PUBLIC SURVEYOR
for: Benadette C. Williams
Tax Assessor

Doc# 2011002775
Book: 16379
Pages: 16379
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 21.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50
Althea Pedro
Recorder

Doc# 2011002775
Book:
Pages: 103
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ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 21.00
PER PAGE FEE \$ 3.00
ATTACHMENT FEE \$ 2.50

Althea A Pedro
Recorder

AFFIDAVIT
OF
LENA CHARLES
IN SUPPORT OF RECORDATION OF DEED OF GIFT

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

I, **LENA CHARLES**, being duly sworn do depose and state as follows:

(1) I am an adult resident of St. Croix, U.S. Virgin Islands, and I am the title owner of the following described properties:

Plot No. 564 Estate Strawberry Hill, is joined in perpetuity to Plot No. 242 Queen Quarter, St. Croix, U. S. Virgin Islands, consisting of 0.1268^{U.S.} acre more or less as more fully shown on OLG Drawing No. 2733-S, dated June 11, 1982 and revised September 15, 1983.

(2) I have executed a *Deed of Gift*, for the property described in this Affidavit, wherein I have given **my Stepson, EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 all of my interests in said property, while reserving a life interest unto myself for my life time.

(3) It is my understanding that because this Deed of Gift involves the transfer of real property to my stepson no payment of stamp tax is required.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: July 19, 2011

Lena Charles

LENA CHARLES

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of July, 2011

Relis B. Daniel

NOTARY PUBLIC

LNP: 163707

Expiration: Aug 02, 2011





Doc# 2011002773

Book: 1279

Pages: 96

Filed & Recorded

07/29/2011 10:26AM

ALTHEA PEDRO

RECORDER OF DEEDS

ST CROIX

RECORDING FEE

PER PAGE FEE

STAMPING FEE

Althea L. Pedro

Recorder

\$ 81.00

\$ 4.00

\$ 2.50

DEED OF GIFT

(With LIFE INTEREST to LENA CHARLES)

068886

NOW ALL MEN BY THESE PRESENTS made this 19 day of July 2011, that I, **LENA CHARLES**, whose address is Post Office Box 1467, Kingshill, St. Croix, U. S. Virgin Islands 00851 (hereinafter referred to as "**GRANTOR**"), for and in consideration of the love and affection I have for my Stepson, **EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 (hereinafter referred to as "**GRANTEE**") and for other good and sufficient consideration, the receipt whereof is hereby acknowledged, due hereby grant and release unto **GRANTEE** his heirs and assigns all my rights, title, share, and interest and to the following described real property, to wit:

(-1260 Acres)

Plot No. 243 of Parcel 5, Strawberry Hill Subdivision, comprised of portions of Estates Strawberry Hill, Cottage and Barren Spot, Queen's and King's Quarters, St. Croix, U. S. Virgin Islands, comprising of 5,489 square feet, more or less, as shown on OLG Drawing No. 2733-E-A, dated May 1972 as more fully described in the metes and bounds description thereof attached hereto and by reference incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging;

TO HAVE AND TO HOLD the premises hereby granted unto the **GRANTEE**, his heirs and assigns in fee simple forever, provided however, that **GRANTOR, LENA CHARLES, shall retain a life interest in said property for her lifetime.**

SUBJECT, HOWEVER, to any and all restrictions, covenants and easements as of record may appear.

AND, **GRANTOR** do hereby COVENANTS that she is lawfully seized of said premises in fee simple and have good right to convey same; that **GRANTEE** shall enjoy said premises; that the premises are free from encumbrances except as herein provided; that **GRANTOR** will execute or procure any further necessary assurances of title to said premises; and that **GRANTOR** will forever warrant and defend the title to said premises.

87.23

IN WITNESS WHEREOF, GRANTOR caused these presents to be signed the day and year first above written.

IN WITNESS:

Yves Beaubrun
Signature
YVES BEAUBRUN
Witness Print Name

Lena Charles
LENA CHARLES

Jeanne V Rodriguez
Signature
Jeanne V Rodriguez
Witness Print Name

ACKNOWLEDGMENT

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

ON THIS 19th day of July, 2011, before me personally came and appeared **LENA CHARLES**, individually known to me to be the individual described in and who executed the foregoing instrument and acknowledged that she executed same freely and voluntarily for the purposes therein contained.

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

Celia B. Daniel
NOTARY PUBLIC
LNP 16377
Expiration July 02, 2011
Celia B. Daniel

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that this transfer is an intrafamily conveyance and therefore exempt from transfer stamps pursuant to 33 V.I.C. § 128(8). The value of the property for recording purposes does not exceed \$69,300.

Lena Charles

LENA CHARLES

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 instrument have not undergone any change in respect to boundary and area.

DATED: JUL 27 2011

FEE: \$20⁰⁰

[Signature]

PUBLIC SURVEYOR

for: Bernadette C. Williams
Tax Assessor



Althea L. Pedro
Recorder

Doc# 2011002773
Book: 1279
Pages: 4
Filed & Recorded
07/29/2011 10:26AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 81.00
PER PAGE FEE \$ 4.00
ATTACHMENT FEE \$ 2.50

Althea L. Pedro

Recorder

\$ 61.00
\$ 4.00
\$ 2.50

AFFIDAVIT

OF

LENA CHARLES

IN SUPPORT OF RECORDATION OF DEED OF GIFT

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

I, **LENA CHARLES**, being duly sworn do depose and state as follows:

(1) I am an adult resident of St. Croix, U.S. Virgin Islands, and I am the title owner of the following described properties:

Plot No. 243 of Parcel 5, Strawberry Hill Subdivision, comprised of portions of Estates Strawberry Hill, Cottage and Barren Spot, Queen's and King's Quarters, St. Croix, U. S. Virgin Islands, comprising of 5,489 square feet, more or less, as shown on OLG Drawing No. 2733-E-A, dated May 1972 as more fully described in the metes and bounds description thereof attached hereto and by reference incorporated herein.

(2) I have executed a *Deed of Gift*, for the property described in this Affidavit, wherein I have given **my Stepson, EARLE A. CHARLES a/k/a EARL A. CHARLES**, of 9030 Estate Rosegate, Christiansted, St. Croix, U. S. Virgin Islands 00820 all of my interests in said property, while reserving a life interest unto myself for my life time.

(3) It is my understanding that because this Deed of Gift involves the transfer of real property to my stepson no payment of stamp tax is required.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: July 19, 2011 *Lena Charles*
LENA CHARLES

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of July, 2011

Althea B. Roman

NOTARY PUBLIC
LNP: 163-07

Expiration: Aug 02, 2011

