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**DEED OF GIFT** Doc# 2013000061

(WITH RESERVATION OF LIFE ESTATE)

THIS INDENTURE, made this 27<sup>th</sup> day of December, 2012, by and between **ANDREW JEAN-MARIE** of P.O. Box 563, Frederiksted, VI 00841 (hereinafter also referred to as "**GRANTOR**") and **ALEXIS JEAN-MARIE** and **DAPHNE R. JEAN-MARIE, husband and wife**, (hereinafter also referred to as "**GRANTEES**").

**WITNESSETH:**

That for and in consideration of the love and affection that I have for my son and daughter-in-law, and other good and valuable consideration, receipt whereof is hereby acknowledged, **GRANTOR** hereby gives, grants, and conveys unto **GRANTEES**, their heirs, assigns and successors, all of Grantor's rights, title and interests in the following plot of land, to wit:

*Althea L. Pedro*  
Recorder

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4.00  
3.50

Doc# 20130

Book:

Pages:

Filled & Recorded

01/09/2013 10:32

ALTHEA A. PEDRO

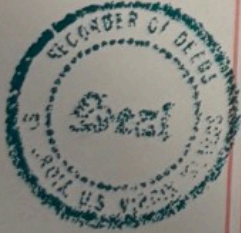
RECORDER OF DEEDS

ST CROIX

RECORDING FEE

PER PAGE FEE

ATTACHMENT FEE



**Plot No. 104 Estate Concordia**, West End Quarter, St. Croix, United States Virgin Islands, consisting of 0.256 U.S. Acre, more or less, as more fully shown and described on O.L.G. Drawing No. 3266, dated April 19, 1976.

**TOGETHER WITH** all the improvements thereon, and the rights, privileges, and appurtenances belonging thereto.

**SUBJECT HOWEVER** to Virgin Islands zoning regulations and to covenants, restrictions and easements of record.

**TO HAVE AND TO HOLD** the said described real property unto the said **GRANTEES** and to their heirs and assigns, in fee simple forever, as tenants by the entirety, subject to a reservation of a Life Estate for **GRANTOR, ANDREW JEAN-MARIE**, for the rest and remainder of his natural life.

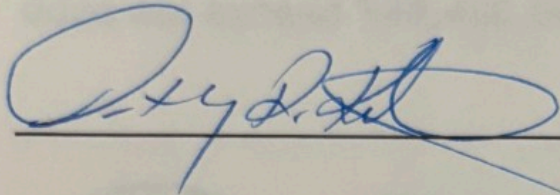
DEED OF GIFT

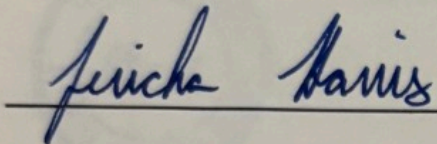
Plot 104 Estate Concordia, West End Quarter, St. Croix

Page 2

IN WITNESS WHEREOF, GRANTOR ANDREW JEAN-MARIE has signed this instrument as of the day and year first above written.

WITNESSES:

  
\_\_\_\_\_

  
\_\_\_\_\_

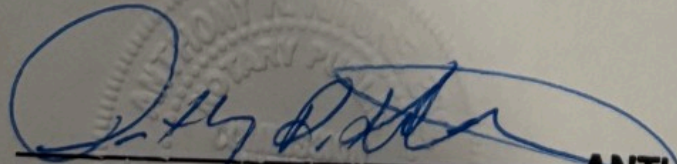
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\_\_\_\_\_  
ANDREW JEAN-MARIE

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS )  
DISTRICT OF ST. CROIX )  
\_\_\_\_\_ )

On this 27<sup>th</sup> day December, 2012, before me personally came and appeared **ANDREW JEAN-MARIE**, to me known or satisfactorily identified to me to be the person described in the above instrument and who signed the foregoing instrument and he acknowledged to me that he executed said instrument freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal.



**NOTARY PUBLIC**

**Commission Number:** My Commission Expires 12/14/15

**Commission Expires:** St. Croix, U.S. Virgin Islands

**ANTHONY R. KITURE, ESQ.**

Notary Public LNP-024-11

Doc# 2013000061

Book: 1320

Pages: 358

Filed & Recorded

01/09/2013 10:32AM

ALTHEA A. PEDRO

RECORDER OF DEEDS

ST CROIX

RECORDING FEE

\$ 80.00

PER PAGE FEE

\$ 4.00

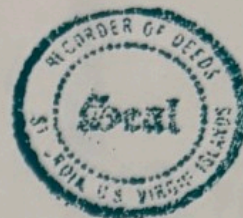
ATTACHMNT FEE

\$ 2.50

*Althea A. Pedro*  
Recorder

Andrew Jean-Marie  
Affidavit of Relationship  
Plot 104 Estate Concordia, West End Quarter, St. Croix  
Page 2

FURTHERMORE, Affiant sayeth not.



DATED: December 27, 2012

+

\_\_\_\_\_  
ANDREW JEAN-MARIE

**ACKNOWLEDGMENT**

TERRITORY OF THE VIRGIN ISLANDS )

DISTRICT OF ST. CROIX )

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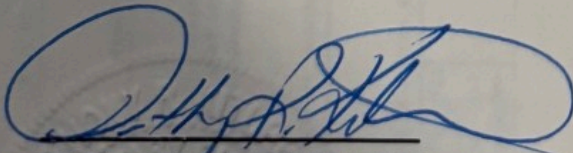
)

\_\_\_\_\_)

On this 27<sup>th</sup> day of December 2012 before me personally came and

On this 27 day of December, 2012, before me personally,  
appeared **ANDREW JEAN-MARIE**, to me known or established to me to be  
the person described in and who signed the foregoing instrument and he  
acknowledged to me that he executed said instrument freely and voluntarily  
for the uses and purposes therein expressed.

Witness my hand and official seal.



**NOTARY PUBLIC**

Commission Number:

Commission Expires:

**ANTHONY R. KITURE, ESQ.**

Notary Public LNP-024-11

My Commission Expires 12/14/15

St. Croix, U.S. Virgin Islands

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS )  
DISTRICT OF ST. CROIX )  
 )  
 )  
\_\_\_\_\_ )

AFFIDAVIT

Personally appearing before me **ANDREW JEAN-MARIE**, who being first duly sworn, deposes and states as follows:

1. That I am the Grantor in a Deed of Gift of my interests in the following property:

**Plot No. 104 Estate Concordia**, West End Quarter, St. Croix, United States Virgin Islands, consisting of 0.256 U.S. Acre, more or less, as more fully shown and described on O.L.G. Drawing No. 3266, dated May 10, 1976.

2. That Grantee **ALEXIS JEAN-MARIE** is my son.

3. That Grantee **DAPHNE R. JEAN-MARIE** is my daughter-in-law.
4. That in consideration of the love and affection that I have for my son and daughter-in-law, and for other good and valuable consideration, I transferred my interests in this property to my son and daughter-in-law, subject to a reservation of a life estate to me for the rest and remainder of my natural life.
5. Therefore, this is an intra-family transfer that is exempt from stamp taxes pursuant to Title 33 Virgin Islands Code Section 128(8).

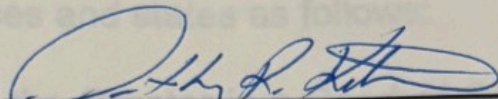
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Book: 1326  
Pages: 358  
Filed & Recorded  
01/09/2013 10:32AM  
ALTHEA A. PEDRO  
RECORDER OF DEEDS  
ST CROIX

RECORDING FEE \$ 88.00  
PER PAGE FEE \$ 4.00  
ATTACHMENT FEE \$ 2.50



BY:

  
Anthony R. Kiture, Esquire

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the transfer is an intra family transfer and is therefore exempt from stamp taxes pursuant to Title 33 Section 128 (8) Virgin Islands Code. For recording purposes the value of the property does not exceed **\$68,400.00** as per the 2010 real property tax bill.

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the office of the Public Surveyor, the property described herein has not undergone any

*Atthia*  
Recorder

changes in regard to boundary or area.

Office of the Public Surveyor, Christiansted, St. Croix, United States  
Virgin Islands.

DATED: JAN 08 2013

BY: *[Signature]*  
For: Wayne D. Callwood,  
Public Surveyor

FEE: \$ 20<sup>00</sup>