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Atty. Groner

Feb, 9 11

CORRECTIVE DEED

WHEREAS, on or about February 22, 2008, **Gloria I. Paralicci Coursey**, executed a Warranty Deed (the "Deed") to **CDP LLC**, a Virgin Islands limited liability company, of PO Box 24290, Christiansted, VI 00824 (hereinafter known as "Grantee"), conveying the below described property, which Deed was recorded on February 28, 2008, in PC 1129, at page 315, as Doc. No. 951;

WHEREAS Deed contains the following error:

The Grantor should have been **Gloria P. Coursey, Trustee of the Gloria P. Coursey Trust dated September 11, 2006** and not **Gloria I. Paralicci Coursey**,

NOW THEREFORE in order to correct the error in the Deed, this indenture is made this 11th day of September, 2009, and effective February 22, 2008, by and between **Gloria P. Coursey, Trustee of the Gloria P. Coursey Trust dated September 11, 2006** (hereinafter known as "Grantor" and Grantee as follows:

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee and Grantee's successors and assigns, the following described real property situated in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 294-A of Estate Barren Spot, King Quarter, consisting of 11.814 US acres, more or less, as more fully shown on OLG Drawing No. 5710 dated November 23, 2005

TOGETHER WITH all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

SUBJECT, HOWEVER, to the following (the "Permitted Exceptions"):

- 1) The lien of all taxes, special assessments or reassessments, which are not shown as existing liens by the records in the Office of the Tax Assessor for St. Croix, Virgin Islands, nor any taxes or bills for the year 2006 or thereafter, not yet submitted, due or payable;
- 2) Any lien which may heretofore or hereafter attach pursuant to the provisions of Title 19, Section 1538 of the Virgin Islands Code, with regard to municipal sewer charges, not yet due and payable, as may be applicable.
- 3) Virgin Islands Zoning, Coastal Zone Management, Conservation, or Building laws and regulations, ordinances or common law applicable or relating to the use and occupancy of the premises;



Doc# 2009004055
Book: 15796
Pages: 357
Filed & Recorded
09/25/2009 10:22AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST. CROIX
PER PAGE FEE
RECORDING FEE

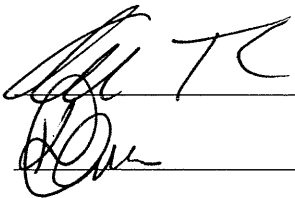
Althea L. Pedro
Recorder

- 4) Rights or claims of parties in possession not shown by the public records;
- 5) Easements, or claims of easements, not shown by public records;
- 6) Encroachments, overlaps, boundary lines disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises;
- 7) Easement Agreement between Aurea B. Correa and the Government of the Virgin Islands for the right to take water from certain wells on Estate Barren Spot, for ingress and egress over Barren Spot, and to maintain water pipelines, as recorded April 6, 1964 at PC 28-M, page 127, Doc. No. 730;
- 9) 30' Access Easement "B" over Plot No. 294-A Estate Barren Spot as shown on OLG Drawing No. 5710 dated November 23, 2005.

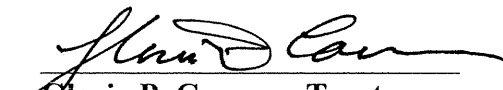
TO HAVE AND TO HOLD the said described real property unto **CDP LLC**, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS AND WARRANTIES that she is lawfully seised of said premises in fee simple and has good right to convey same; that Grantees shall quietly enjoy said premises; that the premises are free from encumbrances except the Permitted Exceptions; 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 in said premises.

WITNESSES:



Gloria P. Coursey Trust
dated September 11, 2006



Gloria P. Coursey, Trustee
Dated: 09-11-2009

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
ISLAND OF ST. CROIX) SS:

The foregoing instrument was acknowledged before me this 11th day of September, 2009 by **Gloria P. Coursey, Trustee of the Gloria P. Coursey Trust dated September 11, 2006.**

Notary Public
Name: _____
Notary No. _____
Commission Expires: _____

GERALD T. GRONER
Notary Public #LNP-054-07
My Commission Expires: 10/11/2011
St. Croix, U.S. Virgin Islands

CERTIFICATE OF VALUE AND AFFIDAVIT OF EXEMPTION

IT IS HEREBY CERTIFIED that this transfer is solely to correct/confirm a deed previously recorded, and is therefore exempt from transfer stamp tax pursuant to 33 VIC §128(3). The 2005 tax assessed value of the subject real property) does not exceed the sum of \$240,683.00 (by acreage allocation).

Gerald T. Groner, Esq.

CERTIFICATE OF THE 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 has not undergone any change in respect to boundary and area.

Dated: **SEP 18 2009**

Fee: \$1350

for: Benjamin C. Williams
Tax Assessor

Doc# 2009004055
Book: 1206
Pages: 287
Filed & Recorded
09/25/2009 10:22AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
PER PAGE FEE \$ 3.00
RECORDING FEE \$ 25.00

Recorder

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CORRECTIVE DEED

Doc# 2009004056
Book: 1206
Pages: 390
Filed & Recorded
09/25/2009 10:22AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
PER PAGE FEE \$ 3.00
RECORDING FEE \$ 25.00
Althea L Pedro
Recorder

WHEREAS, on or about February 22, 2008, **Gloria I. Paralicci Coursey**, executed a Warranty Deed (the "Deed") to **CDP LLC**, a Virgin Islands limited liability company, of PO Box 24290, Christiansted, VI 00824 (hereinafter known as "Grantee"), conveying the below described property, which Deed was recorded on February 28, 2008, in PC 1129, at page 311, as Doc. No. 950;

WHEREAS Deed contains the following error:

The Grantor should have been **Gloria P. Coursey, Trustee of the Gloria P. Coursey Trust dated September 11, 2006** and not **Gloria I. Paralicci Coursey**,

NOW THEREFORE in order to correct the error in the Deed, this indenture is made this 11th day of September, 2009, and effective February 22, 2008, by and between **Gloria P. Coursey, Trustee of the Gloria P. Coursey Trust dated September 11, 2006** (hereinafter known as "Grantor" and Grantee as follows:

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee and Grantee's successors and assigns, the following described real property situated in St. Croix, U.S. Virgin Islands, to wit:

Remainder Plot No. 295 of Estate Barren Spot, King Quarter, consisting of 32.2557 US acres, more or less, as more fully shown on OLG Drawing No. 5199 dated January 11, 2001; and OLG Drawing No. 5710 dated November 23, 2005.



TOGETHER WITH all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

SUBJECT, HOWEVER, to the following (the "Permitted Exceptions"):

- 1) The lien of all taxes, special assessments or reassessments, which are not shown as existing liens by the records in the Office of the Tax Assessor for St. Croix, Virgin Islands, nor any taxes or bills for the year 2006 or thereafter, not yet submitted, due or payable;
- 2) Any lien which may heretofore or hereafter attach pursuant to the provisions of Title 19, Section 1538 of the Virgin Islands Code, with regard to municipal sewer charges, not yet due and payable, as may be applicable.
- 3) Virgin Islands Zoning, Coastal Zone Management, Conservation, or Building laws and regulations, ordinances or common law applicable or relating to the

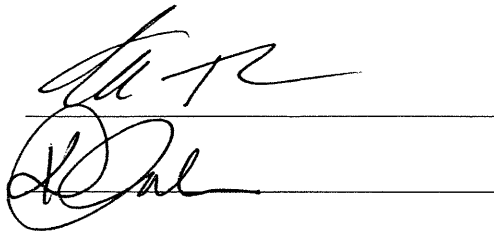
use and occupancy of the premises;

- 4) Rights or claims of parties in possession not shown by the public records;
- 5) Easements, or claims of easements, not shown by public records;
- 6) Encroachments, overlaps, boundary lines disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises;
- 7) Easement Agreement between Aurea B. Correa and the Government of the Virgin Islands for the right to take water from certain wells on Estate Barren Spot, for ingress and egress over Barren Spot, and to maintain water pipelines, as recorded April 6, 1964 at PC 28-M, page 127, Doc. No. 730; and
- 8) 30' Access Easement "A" over Remainder Plot No. 295 Estate Barren Spot as shown on OLG Drawing No. 5710 dated November 23, 2005

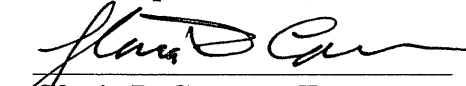
TO HAVE AND TO HOLD the said described real property unto **CDP LLC**, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS AND WARRANTIES that she is lawfully seised of said premises in fee simple and has good right to convey same; that Grantees shall quietly enjoy said premises; that the premises are free from encumbrances except the Permitted Exceptions; 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 in said premises.

WITNESSES:



Gloria P. Coursey Trust
dated September 11, 2006



Gloria P. Coursey, Trustee
Dated: 09-11-2009

Doc# 2009004056
Book: 1900
Pages: 290
Filed & Recorded
09/25/2009 10:22AM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
PER PAGE FEE
RECORDING FEE



ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
ISLAND OF ST. CROIX) SS:

The foregoing instrument was acknowledged before me this 11th day of September, 2009 by **Gloria P. Coursey, Trustee of the Gloria P. Coursey Trust** dated September 11, 2006.

[Handwritten Signature]

Notary Public
Name: _____
Notary No. _____
Commission Expires: _____

GERALD T. GRONER
Notary Public #LNP-054-07
My Commission Expires: 10/11/2011
St. Croix, U.S. Virgin Islands

Althea Pedro
Recorder

CERTIFICATE OF VALUE AND AFFIDAVIT OF EXEMPTION

IT IS HEREBY CERTIFIED that this transfer is solely to correct/confirm a deed previously recorded, and is therefore exempt from transfer stamp tax pursuant to 33 VIC §128(3). The 2005 tax assessed value of the subject real property) does not exceed the sum of \$655,693.00.

[Handwritten Signature]
Gerald T. Groner, Esq.

CERTIFICATE OF THE 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 has not undergone any change in respect to boundary and area.

[Handwritten Signature]
for: *Bernadette C. Williams*
Tax Assessor

Dated: **SEP 18 2009**

Fee: *33500*