

WARRANTY DEED

THIS INDENTURE made and dated this 22 day of May 2025, by and between SHENA GEORGE ESANNASON, ADMINISTRATRIX of the ESTATE OF VINCEN MELROY CLENDINEN, SR. a/k/a VINCEN M. CLENDINEN, SR. a/k/a VINCEN CLENDINEN, SR. a/k/a VINCEN M. CLENDINEN a/k/a VINCEN CLENDINEN a/k/a VINCEN MELROY CLENDINEN, I a/k/a VINCEN M. CLENDINEN, I (herein "Grantor") and SELWYN DOWNING GUMBS and ASIAH INEZ CLENDINEN GUMBS, husband and wife (herein "Grantees") of P.O. Box 9135, St. Thomas, V.I. 00801.

WITNESSETH:

WITNESSETH, Grantor, for and in consideration of the sum of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00), and for other good and valuable consideration, does hereby grant, bargain, and convey unto Grantees, as *tenants by the entirety*, their heirs, successors and assigns, the following described real property:

 **Parcel No. 19-2-111 Estate Smith Bay
 Nos. 1, 2, and 3 East End Quarter
 St. Thomas, United States Virgin Islands
 Consisting of 0.344 U.S. acres, more or less
 As shown on P.W.D. No. D9-5267-T92**

being the same premises that was conveyed from David Russell, grantor, to Vincen Melroy Clendinen, I a/k/a Vincen M. Clendinen, Sr., deceased, grantee, by Warranty Deed dated May 16, 2017; said Warranty Deed being recorded at the Office of the Recorder of Deeds, Division of St. Thomas/St. John on June 21, 2017 as Document Number 201704018; being also the same premises that is subject to probate proceedings pending in the Superior Court of the Virgin Islands, *In the Matter of the Estate of Vincen M. Clendinen, Sr. a/k/a Vincen Melroy Clendinen, Sr. a/k/a Vincen M. Clendinen, Sr. a/k/a Vincen Clendinen Sr. a/k/a Vincen M. Clendinen a/k/a Vincen Clendinen a/k/a Vincen Melroy Clendinen I, a/k/a Vincen M. Clendinen I*, ST-2022-PB-00099 (the "Property");

TOGETHER WITH all easements and rights of way of record, appurtenances and improvements thereunto belonging, and all the estate, right, title, and interest of the Grantor, its successors and assigns in and to said Property;

SUBJECT, HOWEVER, to zoning regulations and to covenants, restrictions, agreements, and easements and right of ways of record, real property and ad valorem taxes for the year 2025 and subsequent years and all other public laws and regulations applicable to the U.S. Virgin Islands;

TO HAVE AND TO HOLD the same unto the Grantees, as *tenants by the entirety*, their heirs, successors and assigns, in fee simple absolute forever; and

GRANTOR HEREBY COVENANT AND WARRANTS that Grantor is lawfully seised of the Property; that Grantor has the right to convey the Property; that the Property is free and clear of all liens and encumbrances, except as set forth above; that Grantor will defend against any and all lawful claims to the Property; that Grantees shall quietly enjoy the Property, except as set forth above; and, that Grantor will execute any other documents required to perfect title in and to the Property herein conveyed.

[SIGNATURE PAGES FOLLOW]

Doc # 2025003061

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

WITNESSES (two separate witnesses)

Anniesha Barnes
Print: ANNIESHA BARNES
Ray Tocino
Print: Ray Tocino

GRANTOR

Shena George Esamason
Shena George Esamason, Administratrix
of the Estate of Vincen M. Clendinen, Sr.,
In the Matter of the Estate of Vincen M.
Clendinen, Sr. a/k/a Vincen Melroy
Clendinen, Sr. a/k/a Vincen Clendinen Sr.
a/k/a Vincen M. Clendinen a/k/a Vincen
Clendinen a/k/a Vincen Melroy
Clendinen I a/k/a Vincen M. Clendinen I.
ST-2022-PB-00099

ACKNOWLEDGEMENT

UNITED STATES VIRGIN ISLANDS

ss

DIVISION OF ST. CROIX

On this 22nd day of May 2025, before me the undersigned officer, personally appeared, Shena George Esannason, Administratrix of the Estate of Vincen M. Clendinen, Sr., *In the Matter of the Estate of Vincen M. Clendinen, Sr. a/k/a Vincen Melroy Clendinen, Sr. a/k/a Vincen Clendinen Sr. a/k/a Vincen M. Clendinen a/k/a Vincen Clendinen a/k/a Vincen Melroy Clendinen, I a/k/a Vincen M. Clendinen, I, ST-2022-PB-00099*, known (or satisfactorily proven) to be the person whose name is subscribed to the within this instrument, and acknowledged that she executed the same for the purposes therein contained.

John S. Jones
Notary Public
My Commission Expires:

Notary Public
My Commission Expires:

LINDA GEORGE-MILLER
Notary Public
St. Croix, U.S. Virgin Islands
NP-591-22
My Commission Expires August 12, 2026

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NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN PROPERTY BOOK FOR

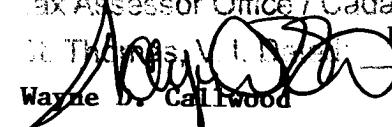
ESTATE SMITH BAY

NOS. 1, 2&3 EAST END QUARTER

ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

MAY 29 2025


St. Thomas, V. I. U.S.A.

Wayne D. Callwood


Wayne D. Callwood, Esq., the Lieutenant Governor / Public Surveyor

ATTACH

I do hereby certify that the above mentioned property, of which, according

to WARRANTY DEED DATED MAY 22 2025

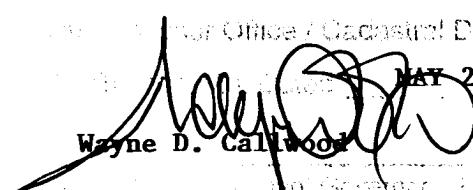
belongs to: **SELWYN DOWNING GUMBS AND ASIAH INEZ CLENDINEN GUMBS AS TENANTS BY THE ENTIRETY**

(GRANTEE).

and not according to the Record of this office.
That the changes as to boundaries and area

Tax Assessor Office / Cadastral Division

MAY 29 2025


Wayne D. Callwood



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

**In accordance with 28 V.I.C. §121, as amended, I hereby certify that there
are no outstanding Real Property Tax obligations for the following parcel:**

PARCEL NUMBER	1-05804-0429-00
CERT NUMBER	2024-39912049
LEGAL DESCRIPTION	SMITH BAY 19-2-111 EASTEND QTR
OWNER'S NAME	CLENDINEN, VINCEN MELROY

Taxes have been researched up to and including 2024.

CERTIFIED TRUE AND CORRECT BY

**Brent A. Leerdam
Real Property Tax Collector**



SIGNATURE

05/14/2025

DATE

Doc # 2025003061