

0080172

WARRANTY DEED

THIS INDENTURE made this 3rd day of November 2021, by and between **LAWRENCE HENDRICKS** of 2590 Fort Motte Road, St. Matthews South Carolina 29135. (Hereinafter referred to as "Grantor") and **ANA CRESENCIA TAVAREZ PAYAMPS** of 1084 Water Gut Home Apt. 9G Christiansted, St. Croix, U.S. Virgin Islands 00820 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor in consideration of the sum of Ten Dollars (\$10) and other goods and valuable consideration to his in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, sell, and convey unto said Grantee, his heirs, successors and assignees, the following plot containing a structure situated and being in St. Croix, U.S. Virgin Islands, to wit.

Plot No. 4 OF 12 ESTATE RICHMOND, Christiansted, Company Quarter, St. Croix U.S.V.I., consisting of 0.11 U.S. Acres more or less, as more fully shown on OLG Drawing No. 1 Pth, dated September 15, 1932. Revised Sep 30, 2021. *DK*

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances thereunto belonging in and to said premises.

SUBJECT, HOWEVER, to covenants and restrictions, as of record appear.

TO HAVE AND TO HOLD the above-described premises unto the said Grantee, in fee simple, forever.

Grantor covenants and warrants that he is lawfully seized of said premises and has good right to convey same; and Grantee shall quietly enjoy the said premises; and Grantor further covenants that he will warrant and defend the title to the premises against the lawful claims of any and all persons whomsoever.

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

IN WITNESS:

[Signature]



[Signature]

[Signature]
LAWRENCE HENDRICKS

C. Portia Pierre
Recorder

Doc # 2022000487
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Page: 26
Filed & Recorded
11/19/2021 09:33 AM
C. PORTIA PIERRE
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$37.00
TRANSFER TAX 2% \$500.00
PER PAGE FEE \$3.00

ACKNOWLEDGEMENT

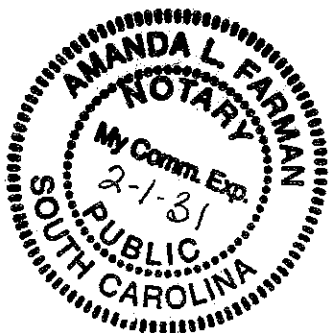
TERRITORY OF THE VIRGIN ISLANDS)

DIVISION OF ST. CROIX

) SS:

On this the 3rd day of November 2021 before me the undersigned officer, personally came and appeared **LAWRENCE HENDRICKS**, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged he voluntarily executed same for the purpose therein contained.

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



Amanda L. Farman
NOTARY PUBLIC

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property describe in the foregoing instrument does not exceed Twenty-Five Thousand Dollars (\$25,000.00).

Lawrence Hendricks
LAWRENCE HENDRICKS

CERTIFICATE 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 regarding boundary and area.

OFFICE OF THE PUBLIC SURVEYOR

DATED: NOV 19 2021
FEE: \$ 20.00

By: *Wayne D. Collwood*
For: Wayne D. Collwood
Public Surveyor



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

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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 | 2-04902-1404-00 |
| LEGAL DESCRIPTION | PLOT 4 OF 12 RICHMOND |
| OWNER'S NAME | LAWRENCE HENDRICKS |

Taxes have been researched up to and including 2021. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

10/06/2021

DATE

Effective 10/1/2020

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. PORTIA PIERRE, Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of Warranty Deed as same appears of record or on the file in R.C. 1639 Page 26 No. 487/2022 of the records of St. Croix District, Virgin Islands. Given under my hand and seal this 19th day of Nov 2025

C. PORTIA PIERRE, RECORDER

C. Portia Pierre
FEE \$ 12.00