

0081783

**WARRANTY DEED****INDENTURE** made on this 07 day of SEPTEMBER, 2022 by

and between **JIHAD JAMAL MISBEH** of No. 33 Estate Carlton, Frederiksted, St. Croix, U.S. Virgin Islands 00840 (hereinafter referred to as "Grantor") and **ATTA MISBEH** whose address is: No. 33 Estate Carlton, Frederiksted, St. Croix, U.S. Virgin Islands 00840 (hereinafter referred to as "Grantee").

WITNESSETH:

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

**Portion of the Remainder of Estate Beeston Hill (South Portion), Matricular No. 6a, Company Quarter, consisting of 15.942 U.S. Acres, more or less, as more fully shown on OLG Drawing No. A9-3-C008 dated February 7, 2008, revised April 3, 2009**

**TOGETHER WITH** any improvements thereon and the rights, privileges, and appurtenances belonging thereto; to all strips and gores; together with all right, title and interest, if any, in and to any roads abutting the above-described premises to the centerline thereof, and to any easement of ingress and egress on, over and through adjoining or remaining premises of the grantor.

**TO HAVE AND TO HOLD** the Property unto the said Grantee, as tenants by the entity, in fee simple forever.

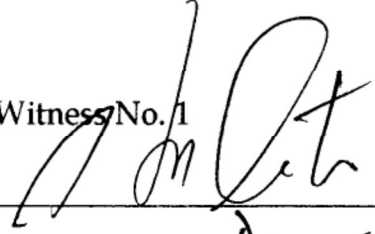
**SUBJECT, HOWEVER,** to any covenants, restrictions, and easements of record.

**GRANTOR WARRANT** that she is seized of the premises in fee simple and have good right to convey the premises; that Grantee shall quietly enjoy the premises; that the premises are free from encumbrances except as referred to herein; that Grantor will execute or procure any further necessary assurances of title to the premises; Grantor will forever warrant and defend title to the premises.

Warranty Deed  
Misbeh to Misbeh  
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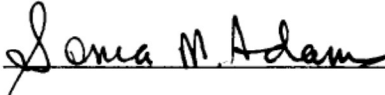
IN WITNESS WHEREOF, this instrument has been duly executed as of the  
day and year first written above.

Witness No. 1

  
Print Name: DANIEL DeCOSTA

  
JIHAD JAMAL MISBEH

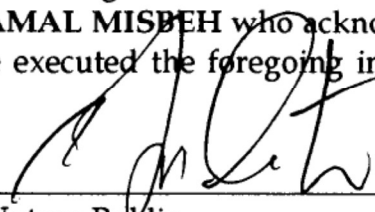
Witness No. 2

  
Print Name: SONJA M. ADAMS

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me on this 27 day of SEPTEMBER 2022 by and JIHAD JAMAL MISBEH who acknowledged himself to be the person so described, and that he executed the foregoing instrument for the purpose therein contained.

  
Notary Public

Daniel DeCosta  
Notary Public  
St. Croix, U.S. Virgin Islands  
NP-542-22  
My Commission Expires: March 18, 2026