

December 3, 1985

WARRANTY DEED

No. 5822/85

99709

INDENTURE made this 25 day of November, 1985, by and between ST. CROIX HOTEL CORPORATION (hereinafter referred to as "Grantor") and THE ASSOCIATION OF OF ST. C CONDOMINIUM OWNERS (hereinafter referred to as "Grantee"); 4200 Estate St. John Christiansted, St. Croix, U.S. Virgin Islands 00820-4491

WITNESSETH:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to them in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant, sell and convey unto Grantee, its heirs and assigns, the following described real property situate in St. Croix, U.S. Virgin Islands, to-wit:

Plot No. 3-EA consisting of .086 Acres
and Plot 6-I consisting of .607 Acres of
Estate St. John, St. Croix, U.S. Virgin
Islands, Company Quarter as more fully
shown on Public Works Drawing No. 4275
dated June 21, 1985.

TOGETHER WITH all the tenements, hereditaments and appurtenances attached thereto.

SUBJECT TO all covenants and restrictions of record including all easements of record granting rightaways not only to the St. Croix by the Sea Hotel but also an easement across the property deeded above to allow access to Plot 2-A and Plot 3-E of Estate St. John as more fully shown on Public Works Drawing No. 4275 dated June 21, 1985.

SUBJECT TO restriction as to the use of Plot 6-I in that this Plot must always remain undeveloped and that the existing shrubbery and other greenery must remain so that this area can be soley for the growth of vegetation to enhance the beauty of the existing area. In the event that any development takes place on Plot 6-I, said property shall automatically revert in ownership to St. Croix Hotel Corporation.

TO HAVE AND TO HOLD the said described premises unto the Grantee, its heirs and assigns, in fee simple forever.

Grantor covenants and warrants that it is lawfully seized of said premises and has good right to convey the same, that said premises are free from encumbrances except as herein stated, that Grantee shall quietly enjoy said premises, and Grantor further covenants that it will warrant and defend the title to said premises against the lawful claims of any and all persons whomsoever.

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

DATED: November 25, 1985

ST. CROIX HOTEL CORPORATION

WITNESSES:

BY

PRESIDENT, ERIK U. LAWAEZ

ATTEST BY:

SECRETARY, JENNIE LAWAEZ

195

ACKNOWLEDGEMENT

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DISTRICT OF ST. CROIX) SS.:

On this 25 day of March, 1985, before me personally came and appeared ERIK J. LAWAETZ, who acknowledged himself to be the President of St. Croix Hotel Corporation, and that he executed the foregoing instrument on behalf of said corporation, being authorized to do so, by signing the name of the corporation by himself as President.

[Signature]
NOTARY PUBLIC

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that there are no stamp taxes due on this transfer as it is given in lieu of an existing debt so that no value has passed hands.

[Signature]

CERTIFICATE OF 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 regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix.

[Signature]
P.S.

DATED: DEC 2 1985

FEE: \$300

Received for recording on the 30th day of Dec.
1985 at 1:19 o'clock P M. and
Recorded and Entered in Recorder's Book for
the District of St. Croix, Virgin Islands of the
U.S.A. at Photo-copy 209 Page 195
No. 5822/85 and noted in Real Property Register
Page _____

Beatrice Pemberton Recorder

FEE \$ 5.00

1985-10 DEC 1:10