

October 16, 1962

WARRANTY DEED

No. 1811/1962

347

NATIONAL BANK (Cotton Valley Associates - Thermal Acoustics, Ltd.)

INDENTURE made as of the 7th. day of May, 1962, by and between COTTON VALLEY ASSOCIATES, a Virgin Islands limited partnership, St. Croix, Virgin Islands, hereinafter referred to as "Grantor", and THERMAL ACOUSTICS, LTD., a Virgin Islands corporation, with its principal place of business at Christiansted, St. Croix, hereinafter referred to as "Grantee";

WITNESSETH that in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid, receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey unto Grantee, its successors and assigns, the following described real property situate in St. Croix, Virgin Islands of the United States, to-wit:

Plot No. 84, consisting of 0.68 U. S. acres, of Subdivision of Parcel No. 62, Estate Cotton Valley, East End Quarter "B", St. Croix, Virgin Islands, all as more fully shown and described on Public Works Drawing No. 1079, dated July 11, 1961, and filed in the Office of the Public Surveyor, Christiansted, St. Croix, and

Plot No. 16, consisting of .7040 U. S. acres, Plot No. 21 consisting of .7574 U.S. acre, and Plot No. 23, consisting of .6946 U. S. acre, of Subdivision of Parcel No. 3, Estate Yellow Cliff, East End Quarter "B", St. Croix, Virgin Islands, all as more fully shown and described on Public Works Drawing No. 1185, dated February 6, 1962, and filed in the Office of the Public Surveyor, Christiansted, St. Croix,

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging, including a perpetual easement of the use of the following beaches:

(1) The beach situated on the westernmost portion of Matr. No. 43 of Estate Solitude, including the beach frontage from boundary line between Solitude and Coakley Bay, extending eastward for 300 ft., said area being bounded on the south by the public road and on the north by low water of the sea. This area is more fully described in that certain Deed of June 9, 1960 and between Richard and Helen Roebuck, Grantors and Cotton Valley Associates. Also the use of the parking area and access roadway and the continued enjoyment of this beach is subject to the covenants regarding the sharing of expenses and taxes as provided in said Deed.

(2) The beach area of Estate Teagues Bay which commences at a point approximately 150 feet west of the boundary line between Estate North Slob and Teagues Bay, extending westward a distance of 200 feet. Said area is bounded on the north by low water mark of the sea and extends inward a distance of 150 feet from low water mark; also the use of an access roadway to the beach and the continued enjoyment of this easement is subject to the covenants and conditions for sharing maintenance, as contained in the Grant of Easement, dated June 9, 1960, by James and Lillian Skov, Grantors, and Cotton Valley Associates.

There is also granted herewith a perpetual easement of the use of the road-
way adjoining and adjacent to the aforesaid plots and being identified as Road Plot No. 30 in the aforesaid Public Works Drawing 1185, dated February 6, 1962, and also over and along a continuation of said roadway to the public highway. The continued use of this roadway easement shall be subject to the condition that Grantee, its successors and assigns, will contribute a fair and equitable share of the annual costs and maintenance of said roadways with others who shall be given a similar easement of use.

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SUBJECT further to the restrictions contained in the Declaration of Restrictions dated March 15, 1961, by Cotton Valley Associates and applying to Subdivision No. 1 and 2 of Cotton Valley Subdivision, which covenants and restrictions shall be extended to all parcels of land described in the aforesaid Public Works Drawing No. 1185.

TO HAVE AND TO HOLD the said above described premises unto the said THERMAL ACOUSTICS, LTD., its successors and assigns, in fee simple forever.

Grantor covenants and warrants that it is lawfully seized of said premises and has a good right to convey the same, that said premises are free from encumbrances, that Grantee shall quietly enjoy said premises, and Grantor further covenants and warrants that it will 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.

COTTON VALLEY ASSOCIATES

by: Thomas W. Killion
Thomas W. Killion, General Partner

Warren S. Newman
Warren S. Newman, General Partner

Sven E. Anderson
Sven E. Anderson, General Partner

NEW WITNESSES:

Mary R. Stewart
Pauline L. D'Angelis

ACKNOWLEDGMENTS

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

On this 15th day of October, 1962, before me personally appeared THOMAS W. KILLION and SVEN E. ANDERSON, to me known and known to me to be the persons described in and who executed the foregoing instrument, and they duly acknowledged and declared to me that they executed the said instrument as two of the General Partners of COTTON VALLEY ASSOCIATES, by authority vested in them by all of the said partners, for the uses and purposes therein stated.

Blanca Irene Rodriguez
Notary Public

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

On this 15th day of October, 1962, before me personally appeared WARREN S. NEWMAN, to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and he duly acknowledged

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and declared to me that he executed the said instrument as one of the General Partners of COTTON VALLEY ASSOCIATES, by authority vested in him by all of the said partners, for the uses and purposes therein stated.

Blanca Reina Rodriguez
Notary Public

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing instrument, for recording and stamp purposes does not exceed \$3587.54.

YOUNG AND ISHERWOOD

by

James J. Isherwood
Attorneys for Grantor

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 respect to boundary and area.

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

by

Albert M. Nelthropp
District Supervisor

Dated: Dec. 27th 1962.

Fee \$ 6.00

Received for recording at the Recording Office on
the 16 day of October 1962 at 11:20 o'clock a. m.

Fee: \$5.50 Ronald R. Schang Recorder

OSWALD O. SCHANG