

February 24, 1969

No. 0667/1969

WARRANTY DEED

(Cotton Valley Associates -
Erikson, Schindler, Lindner and Witty)

9530

INDENTURE made this 30th day of December, 1968, by and between COTTON VALLEY ASSOCIATES, a limited partnership organized under the laws of the Virgin Islands, with offices at 46 King Street, Christiansted, St. Croix (hereinafter sometimes referred to as "Grantor"), and GILMORE ERIKSON, DONN B. SCHINDLER, JACK LINDNER and ARTHUR B. WITTY, c/o Erikson, Schindler & Associates, 1 Strand Street, Christiansted, St. Croix, U. S. Virgin Islands (hereinafter sometimes referred to as "Grantees");

WITNESSETH that for valuable consideration received by Grantor, Grantor hereby grants, sells, conveys and warrants unto Grantees, their heirs, successors and assigns, the following described real property situate in St. Croix, Virgin Islands of the United States, to-wit:

Plot 4 (0.7132 U. S. acre); Plot 5 (0.7132 U. S. acre);
Plot 6 (0.7120 U. S. acre); Plot 7 (0.7225 U. S. acre);
Plot 8 (0.7275 U. S. acre); Plot 9 (0.6299 U. S. acre);
Plot 10 (0.6535 U. S. acre); Plot 11 (0.6932 U. S. acre);
Plot 12 (0.6895 U. S. acre); Plot 13 (0.7223 U. S. acre);
Plot 14 (0.6492 U. S. acre); Plot 17 (0.6802 U. S. acre);
Plot 19 (0.7080 U. S. acre); Plot 24 (0.6965 U. S. acre);
Plot 25 (0.7398 U. S. acre); Plot 26 (0.6961 U. S. acre);
Plot 27 (0.7009 U. S. acre); all of Estate Yellow Cliff,
as shown on P. W. D. Drawing 1185, dated February 6, 1962;

Plot No. 69 (0.59 U. S. acre) of Estate Cotton Valley,
as shown on P. W. D. Drawing No. 1033, dated March 26,
1961.

Plot No. 265 of Estate Cotton Valley ("The Beach Plot")
(0.95 U. S. acre), as shown on P. W. D. Drawing No. 2005
dated October 11, 1966.

Parcel 62, Cotton Valley, Matr. 12B Hope and Garton Hill
and Parcel 2 of Estate Yellow Cliff, as shown on P. W. D.
Drawing No. 2514 dated December 30, 1968 (298.41 U. S. acres);

A total of 311.61 U. S. acres.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging, including beach easements at Estate Teague Bay and Estate Solitude as such easements are more fully described and restricted of public record, and a perpetual easement over and upon all roadways not within the above described properties but over which Grantor has a perpetual easement, with the right to assign same to its assignee or transferee.

SUBJECT, HOWEVER, to the reservation for the benefit of all landowners of a perpetual right-of-way easement over and upon all roadways now existing or which hereafter shall be constructed on the real property herein conveyed; SUBJECT FURTHER to all roadway and beach easements which have been heretofore granted by Grantor in prior sales and are presently of public record. Said easements shall run with the land.

SUBJECT FURTHER to the lien of the purchase money mortgage of even date herewith. It is a condition of this conveyance that so long as any part of the purchase money mortgage bond and indenture shall remain unpaid, Grantor, or its assign, as the mortgagee,

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shall have the right (not unreasonably to be withheld) to approve of any proposed master plan for subdivision of the premises. Grantor shall also have the right, so long as any part of the purchase money mortgage bond is unpaid, to approve of any proposed building and use restrictions which Grantees may place upon the mortgaged premises. Such approval shall not unreasonably be withheld.

TO HAVE AND TO HOLD the lands above described unto the said GILMORE ERIKSON, DONN B. SCHINDLER, JACK LINDNER and ARTHUR WITTY, as tenants in common each of an undivided fractional share, and to their heirs, successors and assigns, in fee simple forever, in accordance with the following schedule:

GILMORE ERIKSON	25%
DONN B. SCHINDLER	25%
JACK LINDNER	32%
ARTHUR B. WITTY	18%

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 Grantees, their heirs, successors and assigns, 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, Grantor has duly executed this instrument as of the day and year first above written.

COTTON VALLEY ASSOCIATES

By

Warren S. Newman
Warren S. Newman, General Partner
and acting as agent for Thomas W.
Killion and William J. Killion,
General Partners, with written
powers of attorney.

IN WITNESS:

Russ H. Young
Blanca Jean Fitzgerald

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. CROIX) ss

On this 31st day of December, 1968, before me personally came and appeared WARREN S. NEWMAN, to me known and known to me to be the individual described in and who signed the foregoing instrument, and he acknowledged that he executed the same for the used and purposes stated therein, and that he did so for himself



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as a General Partner of Cotton Valley Associates, a limited partnership, and also on behalf of THOMAS W. KILLION and WILLIAM J. KILLION, General Partners of the same partnership, by virtue of written powers of attorney, which were shown to me, and that he has been duly authorized to execute the foregoing instrument on behalf of the partnership.



IN WITNESS WHEREOF, I have duly set my hand and official seal.

Charles Dean Fitzgerald
 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 \$1,090,635.00.

YOUNG, ISHERWOOD, GIBBS AND CARNEY
 Attorneys for Grantor

By *Walter H. Young*

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the Office of the Public Surveyor, the property herein described has not undergone any change in respect to boundary and area.

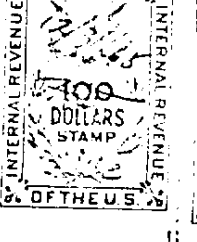
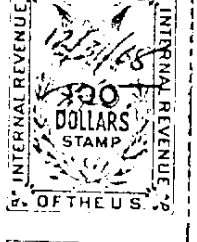
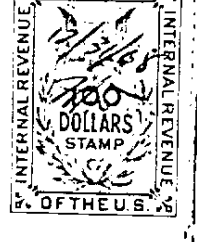
Office of the Public Surveyor, Christiansted, St. Croix.
 DATED: on Aug 12 1969
 FEE: 4, 6, 8, 10, 12, 14, 16

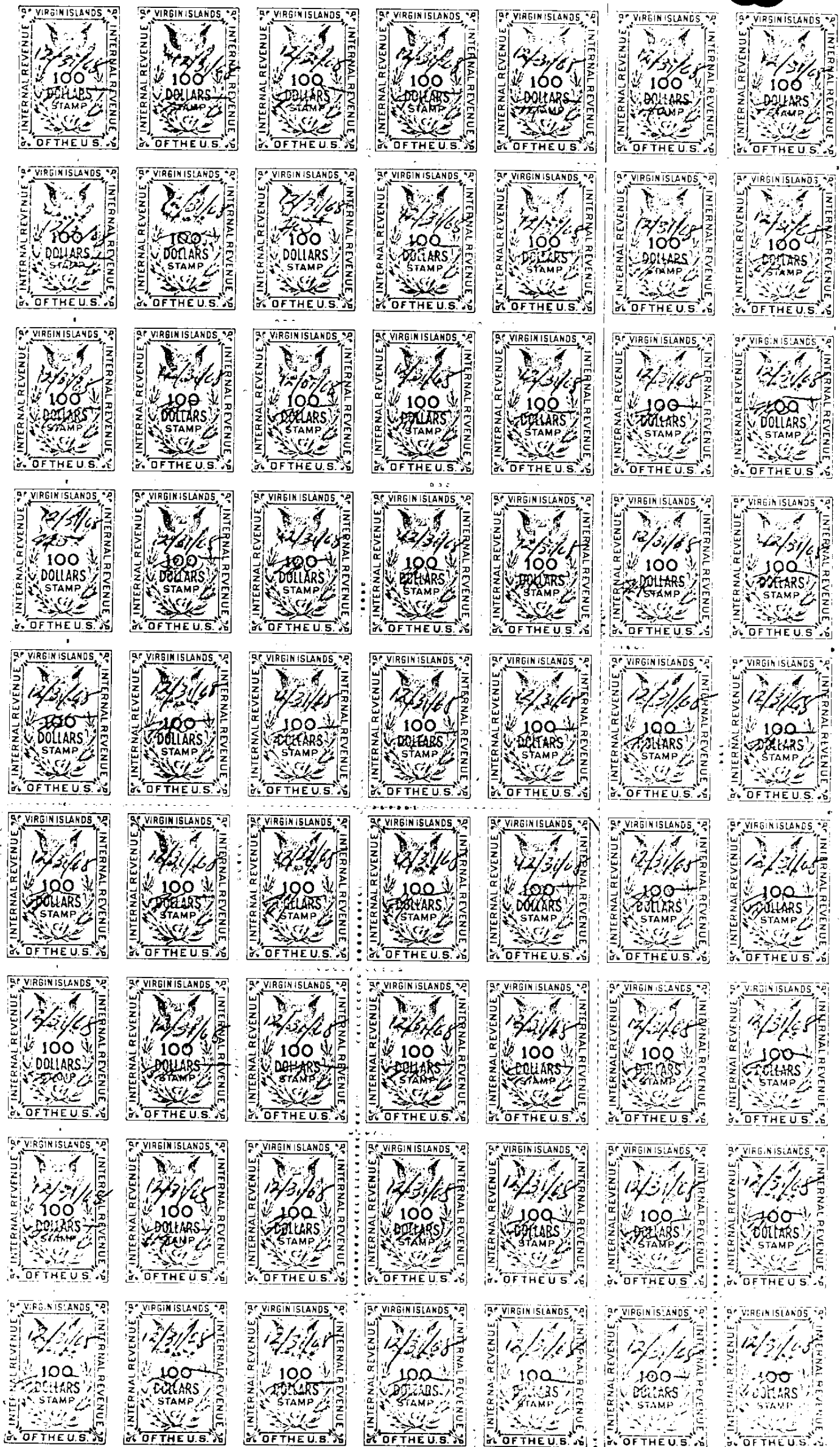
\$ 36.00 25, 27, 28, 29
 17, 13, 11, 9, 7
 and 15 of
 yellow cliff. C.H.

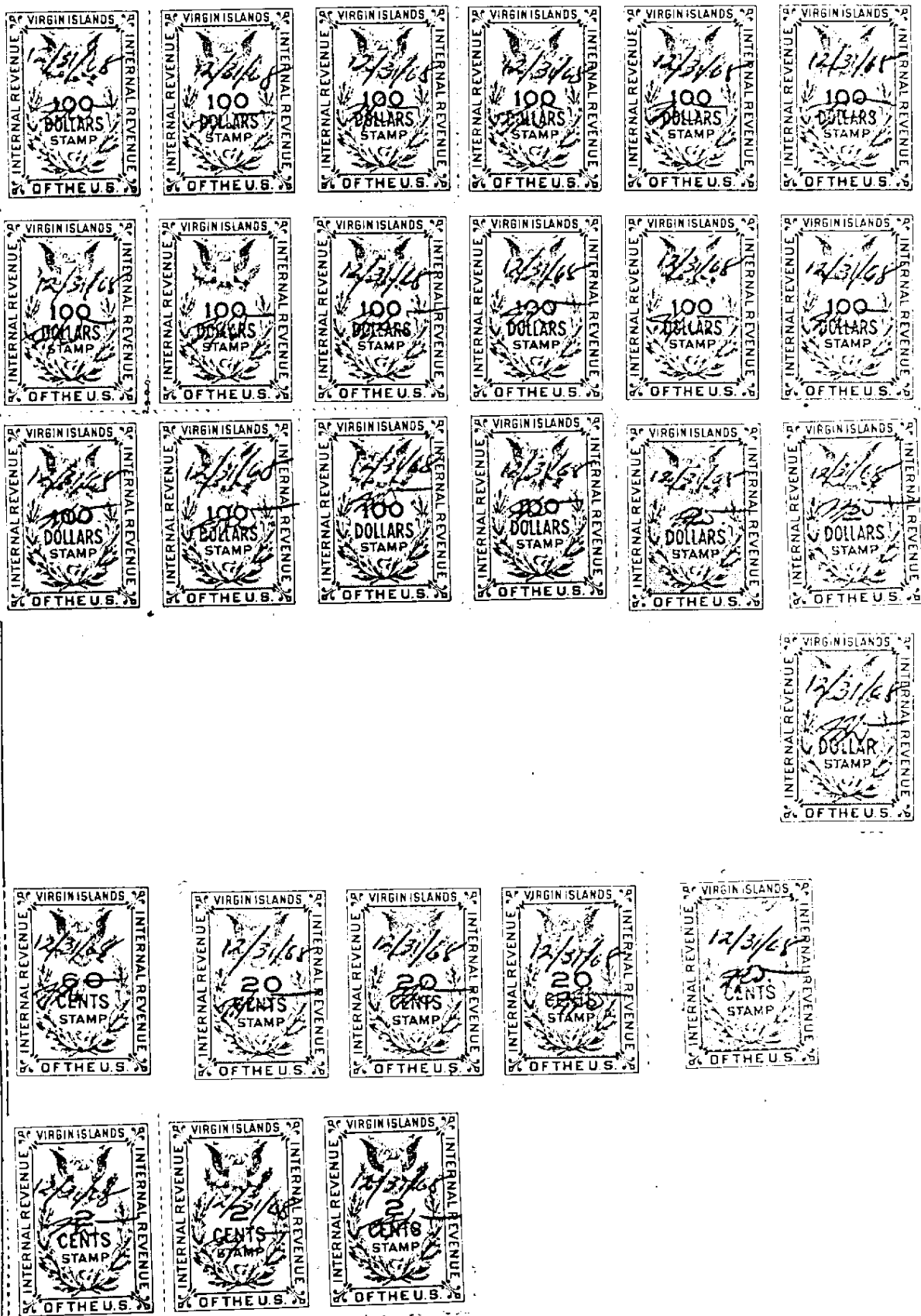
By *Albert M. Neithardt* A.C.

ALBERT M. NEITHARDT
 Deputy Commissioner

FEB 19 1969







Received for recording at the Recording Office on
the 24 day of February 1969 at 11:15 o'clock a. m
Fee: \$1,094.50 Ronald O. Johnson Recorder