

THIS WARRANTY DEED is made this 30th day of October, 2023, by and between CARLOS FELIPE FARCHETTE AND JOHN J. FARCHETTE, III, of P.O. Box 26574 Christiansted, U.S. Virgin Islands 00824 (hereinafter collectively, the "Grantors"), and FOUNDATION HOLDINGS, INC. of 1023 Market Street Street, Christiansted, U.S. Virgin Islands 00820 (hereinafter collectively, the "Grantee").

NOW THEREFORE WITNESSETH: That the Grantors, for and in consideration of the sum of TEN 00/100 U. S. DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grant and release unto the Grantee, in fee simple absolute forever, all of their rights, title and interest in the plot of real property known and described as:

Plot No. 37 Company Street, Town of Christiansted, St. Croix, U.S. Virgin Islands, as more fully shown and described on Measure Brief attached.

Parcel No. 2-04907-0112-00 (hereinafter the "Property").

TOGETHER WITH all improvements, thereon and rights, privileges and appurtenances belonging thereto;

SUBJECT HOWEVER TO all easements, rights of way, conditions, rules, covenants, agreements, and restrictions of public record; and all zoning, building, environmental and other laws, regulations, easements and declarations affecting the use and occupancy of the premises, and all real property and ad valorem taxes for the year 2024 and all years thereafter (collectively "Permitted Exceptions");

TO HAVE AND TO HOLD all of the Grantors' right, title, interest, claim and demand in and to said premises together with the improvements located thereon, if any, unto the Grantee, its successors and assigns in fee simple absolute forever;

AND THE GRANTORS COVENANT AND WARRANT AS FOLLOWS:

1. That the said Grantors are seized of said Property in fee simple, and have good right to convey their interest in the same;
2. That the Grantee is forever entitled to quietly enjoy said Property;
3. That said Property is free from encumbrances, except as aforesaid;
4. That said Grantors will execute and further necessary assurance of the title to said Property; and That said Grantors will forever warrant and defend the title to said Property.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed the day and year first above written.

WITNESS

[Handwritten signature]

WITNESS

[Handwritten signature]

[Handwritten signature]

CARLOS FELIPE FARCHETTE

RECEIVED

NOV 08 2023

RECORDER OF DEEDS-STX

WITNESS

[Signature]

[Signature]
JOHN J. FARCHETTE, III

WITNESS

[Signature]

ACKNOWLEDGEMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF ST. CROIX)

SS.:

On this 30th day of October, 2023, before me personally appeared CARLOS FELIPE FARCHETTE known to me to be the person who executed the foregoing *Warranty Deed* concerning for the purposes therein contained, by signing his name hereto as his free act and deed.

ALICIA ENCARNACION-NICHOLAS
Notary Public
St. Croix, U.S. Virgin Islands
NP-564-22
My Commission Expires August 24, 2026

[Signature]
Notary Public

ACKNOWLEDGEMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF ST. CROIX)

SS.:

On this 30th day of October, 2023, before me personally appeared JOHN J. FARCHETTE, III known to me to be the person who executed the foregoing *Warranty Deed* concerning for the purposes therein contained, by signing his name hereto as his free act and deed.

ALICIA ENCARNACION-NICHOLAS
Notary Public
St. Croix, U.S. Virgin Islands
NP-564-22
My Commission Expires August 24, 2026

[Signature]
Notary Public

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the Property conveyed by this instrument as described herein does not exceed \$130,000.00. The 2023 total tax assessed value of the described Property (Parcel No. 2-04907-0112-00) is \$18,400.00, the aforementioned Property is exempt from the payment of Stamp Taxes as the transfer is to a domestic, not for profit corporation in good standing in the United States Virgin Islands. (Title 33 V.I.C. 128(7)).

[Signature]
JOHN J. FARCHETTE, III

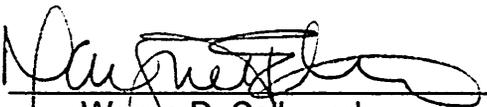
CERTIFICATE OF THE PUBLIC SURVEYOR

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

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

DATED: **OCT 31 2023**

FEE: \$ 28.00

BY: 
for: Wayne D. Callwood
Public Surveyor

-0082920

MEASURE-BRIEF

For the Property No. 37 COMPANY STREET

in the Town of CHRISTIANSTED

on the Island of St. Croix, V.I., U.S.A. FOLIO NO. 284

0

THIS IS TO CERTIFY that the abovementioned lot, according to the Public Surveyor's Records, has the following boundaries:

to the North 24.21 + 15.45 feet towards 23 KING STREET & 38B COMPANY STREET

to the South 39.65 feet towards COMPANY STREET

to the East 44.29 + 35.02 feet towards 38B COMPANY STREET & 38A COMPANY STREET

to the West 79.31 feet towards 36 COMPANY STREET

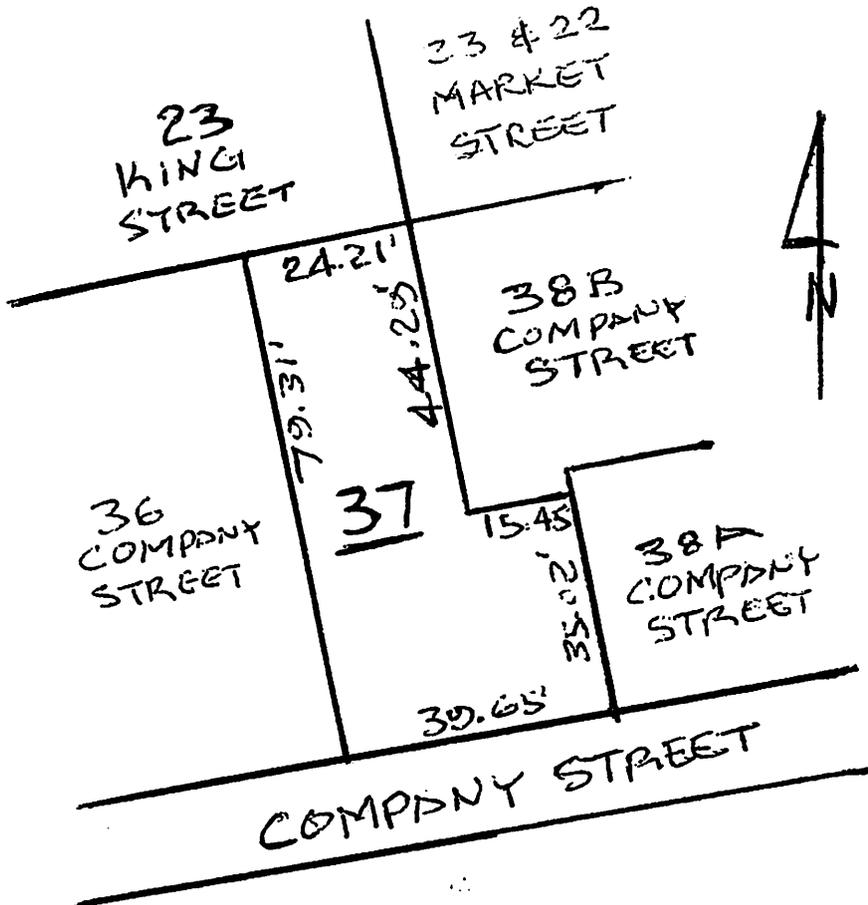
The area is about 2,460 Square Feet.

Office of the Public Surveyor. Christiansted, St. Croix. SEPTEMBER 14, 2005 ~~XXX~~

Chester S. Paul

CHESTER S. PAUL SEPT. 14, 2005.
PUBLIC SURVEYOR

PLAN



REAL NOTE:
 D ON THE EXISTING RECORDS
 THE PLOTS SHOWN HEREIN, THERE
 IS TO BE AN AREA OF DISCREPANCY
 BETWEEN THE COMMON BOUNDARIES FOR
 S NO. 24 & 23 KING STREET AND
 S NO 35, 36 & 37. COMPANY STREET.

SPEC
BASE
FOR
SEET
BETI
PLET
PLOT

Fee: \$ Attached to deed

NOTES:

- (1) ALL THE MEASUREMENTS INDICATED ABOVE ARE IN U.S. MEASUREMENTS.
- (2) THE ABOVE FIGURE SHOWS THE GENERAL OUTLINE OF THE PROPERTY AS RECORDED IN THE RECORDS IN THE OFFICE OF THE PUBLIC SURVEYOR.

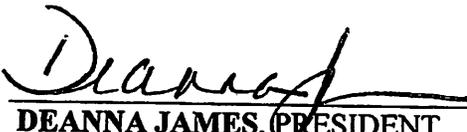
STAMP TAX EXEMPTION AFFIDAVIT

BEFORE ME the undersigned officer, came and appeared DEANNA JAMES who, being first duly sworn deposes and states as follows:

1. The undersigned is over eighteen years of age and has personal knowledge of the matters set forth herein.
2. On the 3rd day of November 2023, **CARLOS FELIPE FARCHETTE AND JOHN J. FARCHETTE, III** transferred to FOUNDATION HOLDINGS, INC. all of their right, title and interest in and to the following parcel situate, lying and being on St. Croix, U.S. Virgin Islands, to wit:

Plot No. 37 Company Street, Town of Christiansted, St. Croix, U.S. Virgin Islands, as more fully shown and described on Measure Brief.

3. It is hereby certified that the foregoing transaction is exempt from the payment of Stamp Taxes as the transfer is for a domestic, not for profit corporation in good standing in the United States Virgin Islands. (Title 33 V.I.C. 128(7)).
4. FOUNDATION HOLDINGS, INC. Certificate of Good Standing is enclosed hereto.

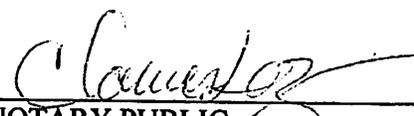

 DEANNA JAMES, PRESIDENT
 FOUNDATION HOLDINGS, INC.

ACKNOWLEDGMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. CROIX) ss.:

On this 3 day of November 2023, before me personally came and appeared Deanna James, known to me and known to be the person who executed the foregoing Stamp Tax Affidavit and she acknowledged that she executed the foregoing instrument freely and voluntarily for the uses and purposes therein contained.

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


 NOTARY PUBLIC
 My Commission Ends: _____

NOTARY PUBLIC
 Name: *Claver Lazare*
 My Commission Exp.: February 10, 2025
 NP Commission #: NP-387-21
 St. Croix, USVI District