

January 25, 1983

DEED

No. 329/1983

26287

THIS INDENTURE, made this 1st day of JANUARY, 1983

by and between VITIED, INC., a Virgin Islands corporation, whose address is P.O. Box 838, St. Thomas, Virgin Islands 00801, hereinafter called "Grantor", and SUNDAY MARKET DEVELOPMENT COMPANY, INC., a Virgin Islands corporation, whose address is P.O. Box 838, St. Thomas, Virgin Islands 00801, hereinafter called "Grantee",

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged,

THE GRANTOR HEREBY GRANTS AND CONVEYS to the Grantee, its successors and assigns, the real property described as follows:

1. Nos. 22 and 23 Market Street
Christiansted
St. Croix, Virgin Islands;
2. No. 38-B Company Street
Christiansted
St. Croix, Virgin Islands;
3. No. 22-A King Street
Christiansted
St. Croix, Virgin Islands;
4. No. 32 King Street
Christiansted
St. Croix, Virgin Islands;
5. No. 33 King Street
Christiansted
St. Croix, Virgin Islands;
6. No. 33C King Street
Christiansted
St. Croix, Virgin Islands;

7. Nos. 34, 35A and 35B King Street
Christiansted
St. Croix, Virgin Islands; and

8. Plot No. 47 of Estate Boetzberg,
containing 1.7359 U.S. Acres,
more or less, as shown on Public
Works Drawing No. 652 dated
January 23, 1958,

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

TO HAVE AND TO HOLD the premises conveyed hereby to
Grantee, its successors and assigns, in fee simple absolute forever;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations,
to covenants, restrictions and easements of record, and to those
two (2) certain first priority mortgages on the premises dated
July 8, 1980, and March 5, 1981, from the Grantor, as mortgagor,
to The Chase Manhattan Bank, N.A., and David Lieberman, as Trus-
tees under the Will of Joseph Alexander, Deceased, as mortgagees,
which mortgages were recorded at the Office of the Recorder of
Deeds for St. Croix, Christiansted, St. Croix, Virgin Islands,
on July 8, 1980, and March 5, 1981, respectively, at PC285M, Page
221, Document No. 2570, and at PC292M, Page 381, Document No. 686,
respectively, and which said mortgages have been assumed by the
Grantee by separate instruments of assumption executed contempor-
aneously herewith and bearing even date herewith.

IN WITNESS WHEREOF, the Grantor has executed this deed

BIRCH, de JONGH
& FARRELLY
ATTORNEYS AT LAW
P. O. BOX 1197
ST. THOMAS, V. I. 00801

26237

MEASURE-BRIEF

For the Property No. 33 KING STREET
Folio 193 in the Town of CHRISTIANSTED
on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

to the North 24 1/2 feet towards
to the South 49 feet towards
to the East 77 feet towards
to the West 77 feet towards

The area is about DAN MEAS. ~~Square Feet~~.

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24 1983, 19.....

PLAN

George Suarez
GEORGE SUAREZ
Director, Project Design & Engineering



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

86237

MEASURE-BRIEF

For the Property No. 38-B COMPANY STREET
Folio-285 In the Town of CHRISTIANSTED
 on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

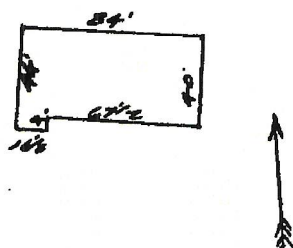
to the North 84 feet towards 22 & 23 MARKET STREET
 to the South 67 1/2 + 16 1/2 feet towards 38-A COMPANY STREET
 to the East 40' + 4' feet towards MARKET STREET & 38-A COMPANY STREET
 to the West 44 feet towards " " " "

The area is about DAY MEAS Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24 1983, 19.....

PLAN

George Suarez
 GEORGE SUAREZ
 Director, Project Design & Engineering R.K.



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

26237

MEASURE-BRIEF

For the Property No. 35^A 35^B KING STREET
FOLIO- 197 in the Town of CHRISTIANSTED
 on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

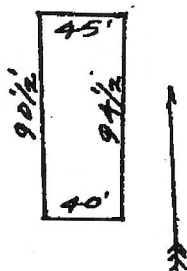
to the North 45 feet towards 24 MARKET STREET
 to the South 40 feet towards KING STREET
 to the East 94 1/2 feet towards MARKET STREET
 to the West 90 1/2 feet towards 34 KING STREET

The area is about DAN. NEAS Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24 1983, 19....

PLAN

George Suarez
 GEORGE SUAREZ
 Director, Project Design & Engineering



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

916,237

MEASURE-BRIEF

For the Property No. 32 KING STREET
Folio-192..... In the Town of CHRISTIANSTED
on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

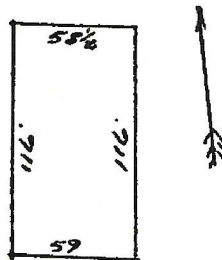
to the North 58 1/2 feet towards 15 GRAND STREET
to the South 59 feet towards KING STREET
to the East 116 feet towards MARKET STREET
to the West 116 feet towards KING STREET

The area is about 24,144 ~~Square Feet~~

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24 1983, 19.....

PLAN

George Suarez
GEORGE SUAREZ
Director, Project Design & Engineering



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

Fee: \$...3.00....

36,237

MEASURE-BRIEF

For the Property No. 22-A KING STREET
Folio 178 in the Town of CHRISTIANSTED
 on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

to the North 60 feet towards KING STREET
 to the South 60 feet towards
 to the East 49 feet towards MARKET STREET
 to the West 49 feet towards 22-B KING STREET

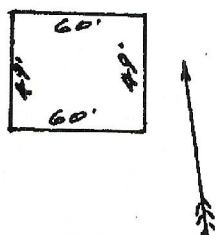
The area is about 2,400 Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, 19.....

JAN 24 1933

PLAN

George Suarez
 GEORGE SUAREZ
 Director, Project Design & Engineering



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

26,237

MEASURE-BRIEF

For the Property No. 34-KING STREET
 F.P. 412-196... in the Town of CHRISTIANSTED
 on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

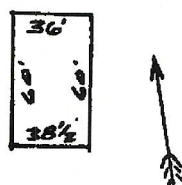
to the North 36...feet towards 33-A KING STREET #24
 to the South 38 1/2...feet towards KING STREET
 to the East 60...feet towards 35-N.E.B. KING STREET
 to the West 60...feet towards 33-F-33B

The area is about DAN MEAS. Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24 1983, 19.....

PLAN

George Suarez
 GEORGE SUAREZ
 Director, Project Design & Engineering R.R.



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

6,231

MEASURE-BRIEF

For the Property No. 22 & 23 MARKET STREET
Folio-227 In the Town of CHRISTIANSTED
on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

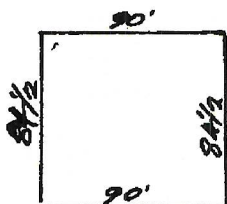
to the North 20' feet towards 22-A COMPANY STREET
to the South 20' feet towards 38-B COMPANY STREET
to the East 84 1/2' feet towards MARKET STREET
to the West 84 1/2' feet towards " " " "

The area is about DAY MEAS. Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24, 19....

PLAN

George Suarez
GEORGE SUAREZ A.R.
Director, Project Design & Engineering



This figure shows the general
outline of the property as recorded
in the records in the Office of the
Public Surveyor.

26,837

MEASURE-BRIEF

For the Property No. 33-C KING STREET
FOLIO-1934233
 in the Town of CHRISTIANSTED
 on the Island of St. Croix, V. I., U.S.A.

— 0 —

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

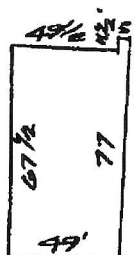
to the North 54' 49 1/2" feet towards 33-B KING STREET
 to the South 49 feet towards KING STREET
 to the East 77 feet towards 34-KING STREET
 to the West 11 1/2 + 16 1/4 feet towards 33-B SMITH STREET

The area is about PAY. MEN Square Feet.

Office of the Public Surveyor, Christiansted, St. Croix, JAN 24 1983, 19.....

PLAN

George Suarez
 GEORGE SUAREZ
 Director, Project Design & Engineering



This figure shows the general outline of the property as recorded in the records in the Office of the Public Surveyor.

the day and year first above written.

WITNESSES:

VITIED, INC.

By Daniel L. Heftel
Daniel L. Heftel, President

Attest Francis J. Otley
(Asst) Secretary

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DISTRICT OF ST. THOMAS & ST. JOHN) ss:

19th The foregoing instrument was acknowledged before me this
day of JANUARY, 1983, by DANIEL L. HEFTEL, as President
of VITIED, INC., a Virgin Islands corporation, on behalf of the
said corporation.

[Signature]
Notary Public

ENDORSEMENT

The foregoing conveyance is exempt from stamp taxes
pursuant to 33 V.I.C. § 128(6), being a transfer from a parent
corporation (VITIED, Inc./Grantor) to a subsidiary corporation
(Sunday Market Development Company, Inc./Grantee) for no considera-
tion other than the exchange of stock.

[Signature]
John P. de Jongh
Attorney-at-Law

CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that the property described in
the foregoing deed has not undergone any change as to boundary or
area.

Date: JAN 21

Fee: 28.00

Received for recording on the 25 day
of January 1983 at 10:30 o'clock
M. and Recorded and Entered in Re-
corder's Book for the District of St. Croix, Virgin
Islands of the U.S.A. at Photo-copy 113
Page 48 No. 330183 and noted in
Real Property Register

[Signature] Recorder
FEE \$ 9.50

[Signature] (Deputy) Commissioner

BIRCH, de JONGH
& FARRELLY
ATTORNEYS AT LAW
P. O. BOX 1197
ST. THOMAS, V. I. 00801

**TERRITORY OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

I, C. PORTIA PIERRE, Recorder of said district, do hereby certify that the foregoing instrument contains a true and complete copy of Deed as same appears of record or on the file in P.C. 183 Page 195 No. 329/1983 of the records of St. Croix District, Virgin Islands. Given under my hand and seal this 23 day of February, 2024