

070005

WARRANTY DEED

INDENTURE made this 12th day of September 2012, by and between **Mohammad Hamed**, hereinafter referred to as "Grantor", and **Mohammad A. Hamed Trustee of the Mohammad A. Hamed Living Trust dated September 12, 2012**, and any amendments thereto of PO Box 24363, Christiansted, VI 00824, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, his successors and assigns, the following described real property situated in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 6F and Plot No. 6H of Estate Carlton, West End Quarter, consisting of 0.560 U.S. acre(s) and 0.566 U.S. acre(s), respectively, more or less, as shown on OLG Drawing No. 1775, dated May 6, 1965 and revised March 7, 1972

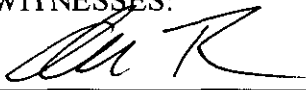

TOGETHER with all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.


SUBJECT, HOWEVER, to all restrictions and covenants of public record.

TO HAVE AND TO HOLD the said described real property unto **Mohammad A. Hamed Trustee of the Mohammad A. Hamed Living Trust dated September 12, 2012, and any amendments thereto**, his successors and assigns, in fee simple forever.

GRANTOR COVENANTS AND WARRANTS that he is lawfully seised of said premises in fee simple and has good right to convey same; that Grantee shall quietly enjoy said premises; that the premises are free from encumbrances except as herein provided; that Grantor will execute or procure any further necessary assurances of title to said premises; and that Grantor will forever warrant and defend the title in said premises.

WITNESSES:

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Mohammad Hamed  
Dated : September 12, 2012

Doc# 2012003470  
Book: 1317  
Pages: 3/3  
Filed & Recorded  
09/25/2012 12:08PM  
ALTHEA PEDRO  
RECORDER OF DEEDS  
ST. CROIX  
RECORDING FEE \$ 248.00  
PER PAGE FEE \$ 3.00  
ATTACHMENT FEE \$ 2.50  
Attorn & Felix  
Recorder


Warranty Deed  
Mohammad Hamed – Mohammad A. Hamed Trustee of the Mohammad A. Hamed Living Trust dated  
September 12, 2012, and any amendments thereto.  
Plots 6F and 6H Estate Carlton  
Page 2

**ACKNOWLEDGMENT**

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

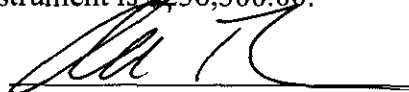
The foregoing document was acknowledged before me on this 12th day of  
September, 2012, by Mohammad Hamed.

GERALD T. GRONER  
Notary Public  
St. Croix, U.S. Virgin Islands  
LNP-022-11  
My Commission Expires November 10, 2015

  
Notary Public  
Name: \_\_\_\_\_  
Notary No. \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**CERTIFICATE OF VALUE**

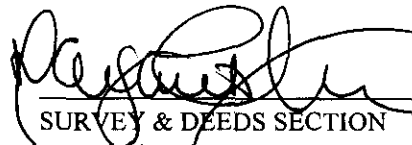
IT IS HEREBY CERTIFIED that the forgoing transaction is in the nature of an  
intra-family transfer and exempt from transfer stamp tax. The 2009 tax assessed value  
of the property described in the foregoing instrument is \$236,300.00.

  
GERALD T. GRONER  
Attorney at Law

**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 Warranty Deed has undergone  
no changes with respect to boundary and area.

DATE: **SEP 21 2012**  
FEE: **\$40<sup>00</sup>**

  
SURVEY & DEEDS SECTION  
MARGARET F. ACOSTA  
SPECIAL ASSISTANT

Doc# 2012003470  
Book: 1319  
Pages: 3/3  
Filed & Recorded  
09/25/2012 12:00PM  
ALTER PEDRO  
RECORDER OF DEEDS  
ST. CROIX  
RECORDING FEE \$ 249.00  
PER PAGE FEE \$ 3.00  
ATTACHMENT FEE \$ 2.50  
**Attua L. Pedro**  
**Recorder**

**AFFIDAVIT**

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

The undersigned **Mohammad Hamed**, being duly sworn, does hereby state as follows:

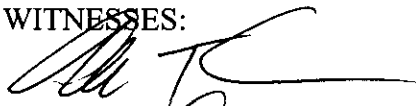

1. I am the Grantor in the deed conveying the following described property from **Mohammad Hamed** to **Mohammad A. Hamed Trustee of the Mohammad A. Hamed Living Trust dated September 12, 2012** which property is located on St. Croix in the United States Virgin Islands, to wit:


Plot No. 6F and Plot No. 6H of Estate Carlton, West End Quarter, consisting of 0.560 U.S. acre(s) and 0.566 U.S. acre(s), respectively, more or less, as shown on OLG Drawing No. 1775, dated May 6, 1965 and revised March 7, 1972

2. I am the Grantor, Trustee and Beneficiary of the **Mohammad A. Hamed Living Trust dated September 12, 2012**.

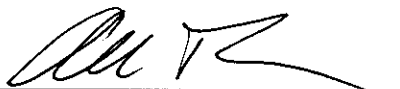
3. Accordingly, the subject conveyance is in the nature of an intra-family transfer and thus, pursuant to 33 VIC § 128(8), is exempt from transfer stamp tax.

WITNESSES:

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
**Mohammad Hamed**  
Dated: September 12, 2012


SWORN TO AND SUBSCRIBED before me  
this 12th day of September, 2012.

  
\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
Notary No. \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

GERALD T. GRONER  
Notary Public  
St. Croix, U.S. Virgin Islands  
LNP-022-11  
My Commission Expires November 10, 2015

Doc# 2012003470  
Book: 1317  
Pages: 3/3  
Filed & Recorded  
09/25/2012 12:00PM  
ALTHEA PEDRO  
RECORDER OF DEEDS  
ST. CROIX

RECORDING FEE	240.00
PER PAGE FEE	3.00
ATTACHMENT FEE	2.50

**Recorder**  




GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

**REAL PROPERTY TAX CLEARANCE LETTER**

**TO:** Office of the Recorder of Deeds

**FROM:** Office of the Tax Collector

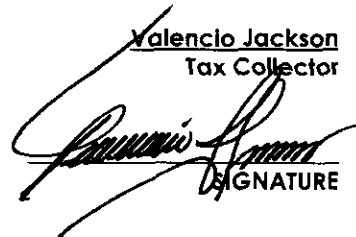
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

<b>PARCEL NUMBER</b>	<b>4-07700-0213-00</b>
<b>LEGAL DESCRIPTION</b>	<b>6-F &amp; H CARLTON</b>
<b>OWNER'S NAME</b>	<b>HAMED, MOHAMMED</b>

Taxes have been researched up to and including 2009.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson  
Tax Collector

  
SIGNATURE

April 10, 2012  
DATE

070002

WARRANTY DEED

#56939  
20124027  
Moner Law

INDENTURE made this 12th day of September 2012, by and between **Mohammad Hamed**, hereinafter referred to as "Grantor", and **Mohammad A. Hamed Trustee of the Mohammad A. Hamed Living Trust dated September 12, 2012**, and any amendments thereto of PO Box 24363, Christiansted, VI 00824, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, his successors and assigns, the following described real property situated in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 100-E, Plot No. 100-F and Plot No. 100-G of Estate La Grande Princesse, Company Quarter, consisting of 1.199 U.S. acre(s), 0.558 U.S. acre(s) and 0.237 U.S. acre(s), respectively, more or less, as shown on OLG Drawing No. 2570, dated February 5, 1969;

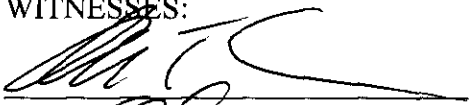
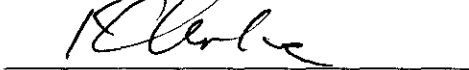
TOGETHER with all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

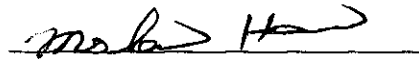
SUBJECT, HOWEVER, to all restrictions and covenants of public record.

TO HAVE AND TO HOLD the said described real property unto **Mohammad A. Hamed Trustee of the Mohammad A. Hamed Living Trust dated September 12, 2012**, and any amendments thereto, his successors and assigns, in fee simple forever.

GRANTOR COVENANTS AND WARRANTS that he is lawfully seised of said premises in fee simple and has good right to convey same; that Grantee shall quietly enjoy said premises; that the premises are free from encumbrances except as herein provided; that Grantor will execute or procure any further necessary assurances of title to said premises; and that Grantor will forever warrant and defend the title in said premises.

WITNESSES:

  
Mohammad Hamed  
Dated : September 12, 2012

Doc# 2012003469

Book: 1317

Pages: 308

Filed & Recorded

09/25/2012 12:00

ALTHEA PEDRO

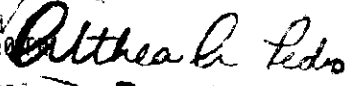
RECORDER OF DEEDS

ST CROIX

RECORDING FEE

PER PAGE FEE

ATTACHMNT FEE



Recorder

\$ 85.00

\$ 5.00

\$ 2.50

**ACKNOWLEDGMENT**

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

The foregoing document was acknowledged before me on this 12th day of  
 September, 2012, by Mohammad Hamed.


GERALD T. GRONER  
 Notary Public  
 St. Croix, U.S. Virgin Islands  
 LNP-022-11  
 My Commission Expires November 10, 2015



Notary Public  
 Name: \_\_\_\_\_  
 Notary No. \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_

**CERTIFICATE OF VALUE**


IT IS HEREBY CERTIFIED that the forgoing transaction is in the nature of an  
 intra-family transfer and exempt from transfer stamp tax. The 2009 tax assessed value  
 of the property described in the foregoing instrument is \$ 73,500.00.

  
 GERALD T. GRONER  
 Attorney at Law

**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 Warranty Deed has undergone  
 no changes with respect to boundary and area.

DATE: **SEP 21 2012**  
 FEE: **\$6500**

  
 SURVEY & DEEDS SECTION  
 MARGARET F. ACOSTA  
 SPECIAL ASSISTANT

Doc# 2012003469  
 Book: 1317  
 Pages: 308  
 Filed & Recorded  
 09/25/2012 12:00PM  
 ALTHEA PEDRO  
 RECORDER OF DEEDS  
 ST CROIX

\$ 85.00  
 PER PAGE FEE 5.00  
 ATTACHMENT FEE 2.50

*Althea Pedro*  
 Recorder

**AFFIDAVIT**

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

The undersigned **Mohammad Hamed**, being duly sworn, does hereby state as follows:

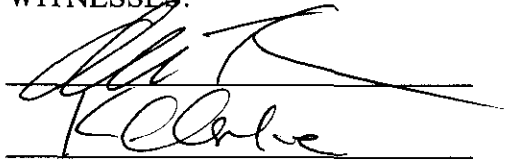
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2. I am the Grantor, Trustee and Beneficiary of the **Mohammad A. Hamed Living Trust dated September 12, 2012**.


3. Accordingly, the subject conveyance is in the nature of an intra-family transfer and thus, pursuant to 33 VIC § 128(8), is exempt from transfer stamp tax.

WITNESSES:

  
\_\_\_\_\_

  
\_\_\_\_\_  
**Mohammad Hamed**  
Dated: September 12, 2012

SWORN TO AND SUBSCRIBED before me  
this 12th day of September, 2012.

  
\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
Notary No. \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

GERALD T. GRONER  
Notary Public  
St. Croix, U.S. Virgin Islands  
LNP-022-11  
My Commission Expires November 10, 2015

Doc# 2012003469  
Book: 1317  
Pages: 308  
Filed & Recorded  
09/25/2012 12:00PM  
ALTHEA PEDRO  
RECORDER OF DEEDS  
ST. CROIX  
RECORDING FEE 85.00  
PER PAGE FEE 5.00  
ATTACHMENT FEE 2.50  
*Althea Pedro*  
Recorder



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

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18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

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**REAL PROPERTY TAX CLEARANCE LETTER**

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

in accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

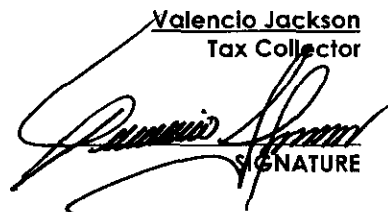
PARCEL NUMBER	2-02610-0102-00
LEGAL DESCRIPTION	100-E LA GR PRINCESS
OWNER'S NAME	HAMED, MOHAMMED

Taxes have been researched up to and including 2009.

---

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson  
Tax Collector

  
SIGNATURE

April 10, 2012  
DATE





GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR**

**DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
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**REAL PROPERTY TAX CLEARANCE LETTER**

**TO: Office of the Recorder of Deeds**

**FROM: Office of the Tax Collector**

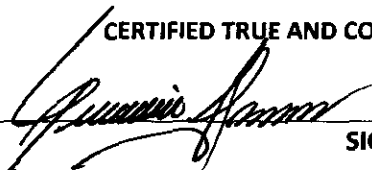
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

<b>PARCEL NUMBER</b>	<b>2-02610-0104-00</b>
<b>LEGAL DESCRIPTION</b>	<b>100 F LA GRANDE PRINCESS</b>
<b>OWNER'S NAME</b>	<b>MOHAMAD, HAMED</b>

Taxes have been researched up to and including 2010.

---

CERTIFIED TRUE AND CORRECT BY:

  
SIGNATURE

**VALENCIO JACKSON**  
Tax Collector of the Virgin Islands

September 20, 2012  
DATE



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR**

DIVISION OF REAL PROPERTY TAX

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
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**REAL PROPERTY TAX CLEARANCE LETTER**

**TO:** Office of the Recorder of Deeds

**FROM:** Office of the Tax Collector

In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	2-02610-0135-00
LEGAL DESCRIPTION	100 G LA GRANDE PRINCESS
OWNER'S NAME	MOHAMAD, HAMED

Taxes have been researched up to and including 2010.

---

CERTIFIED TRUE AND CORRECT BY:

SIGNATURE

VALENCIO JACKSON  
Tax Collector of the Virgin Islands

September 20, 2012

DATE