IN THE SUPERIOR COURT
OF THE VIRGIN ISLANDS

FILED
August 10, 2026 02:03 PM
SX-2026-CV-00068
TAMARA CHARLES
CLERK OF THE COURT

CO-TRUSTEES' DEED

Indenture made this 30th day of August, 2019, by and between **Nestor A. Paraliticci and Carmen Paraliticci, Co-Trustees of the Trust Agreement of Nestor A. Paraliticci dated April 17, 2002** c/o Jacobs Law & Mediation Center, 2121 (16A) Queen Street, Christiansted, St. Croix, U.S. Virgin Islands 00820 (hereinafter referred to as "Grantors"), and **PHOENIX STX, LLC**, a U.S. Virgin Islands limited liability company, of P.O. Box 2069 Kingshill Station, Christiansted, St. Croix, US Virgin Islands 00851 (hereinafter referred to as "Grantee");

WITNESSETH:

THAT, in consideration of the sum of ONE DOLLAR ($1.00), and other good and valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee, its successors and assigns, all their right, title and interest to and in the following described real property, to wit:

> Parcel 1 (0.83 U.S. acre) of Estate Mount Welcome, Eastend Quarter "A", St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 5860 dated June 13, 2007. ("Property)

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and at equity, which the Trustees have in and to the above granted Property.

SUBJECT, HOWEVER, to all restrictions, covenants and conditions, liens and encumbrances as of record appear.

TO HAVE AND TO HOLD said Property unto the said Phoenix STX, LLC, in fee simple forever.

Co-Trustees, for themselves, their heirs, representatives, successors and assigns state that they are the lawful Co-Trustees of the Trust Agreement of Nestor A. Paraliticci dated April 17, 2002 and, as such, they have the power to convey the Property as aforesaid. Co-Trustees further covenant that they have in all respects made this conveyance pursuant to the authority granted by the Trust and that they have not done or suffered any act since they became Co-Trustees as aforesaid whereby the Property, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged or encumbered in any manner whatsoever other than as disclosed to Grantee, including the lien of past-due real property taxes; provided, however, that Grantors have executed this Co-Trustee's Deed in their capacity as Co-Trustees of the Trust and that the liability of the Grantors under this covenant and general warranty shall be limited to the Property.



IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal as of the day and year first above written.

Witnesses:

Jacklyn Lawrence

Edward Haskins Jacobs

Trust Agreement of Nestor A. Paraliticci dated April 17, 2002

By: _____
Nestor A. Paraliticci, Co-Trustee

By: _____
Carmen Paraliticci, Co-Trustee

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
ISLAND OF ST CROIX) ss:

The foregoing document was acknowledged before me on this 30th day of August, 2019, by Nestor A. Paraliticci and Carmen Paraliticci, in their representative capacity as the respective Co-Trustees of the Trust Agreement of Nestor A. Paraliticci dated April 17, 2002, on behalf of the Trust.

EDWARD HASKINS JACOBS
Notary Public LNP 58-19
Commission Expires 06-28-2023
District of St Croix, U.S.V.I.

_____
Notary Public
Name: _____
Notary No. _____
Commission Expires: _____

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing Warranty Deed, for recording and transfer stamp tax purposes, does not exceed the sum of One Hundred Fifty Thousand Dollars and 00/00 ($150,000.00). The 2019 assessed valuation of the Property, for property tax purposes is _____ _____ ($).

_____
Kevin A. Rames, Esq., counsel for Buyer

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 undergone no changes with respect to boundary and area.

DATE:

_____
SUPV. SURVEY & DEEDS SECTION

FEE: