IN THE SUPERIOR COURT
OF THE VIRGIN ISLANDS

FILED
February 02, 2026 03:24 PM
SX-2026-CV-00068
TAMARA CHARLES
CLERK OF THE COURT

Doc # 2026000102

0085668

WARRANTY DEED

THIS WARRANTY DEED is made this 7th day of January, 2026, by and between Nestor A. Paraliticci, Trustee of the Nestor A. Paraliticci Trust dated April 17, 2002 ("**Grantor**"), and Stonehouse Junction, LLC, a Virgin Islands limited liability company, with a mailing address of 14 Plessen, Frederiksted, VI, 00840 ("**Grantee**").

NOW THEREFORE WITNESSETH that in consideration of the sum of Ten Dollars (US $10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, sell, convey and assign unto Grantee, its heirs, successors and assigns, the following described real property situate on the island of St. Croix in the Territory of the United States Virgin Islands (collectively, the "**Property**"):

> Parcel No. 1 Estate Mt. Welcome, Eastend Quarter "A", St. Croix, U.S. Virgin Islands, consisting of 0.83 U.S. acres more or less, as more fully shown on OLG Drawing No. 5860 dated June 13, 2007.

TOGETHER WITH any improvements, tenements, hereditaments, and appurtenances thereunto belonging,

SUBJECT TO all restrictions and covenants of public record,

TO HAVE AND TO HOLD the Property unto GRANTEE, its heirs, successors and assigns, in fee simple forever.

Grantor forever covenants and warrants as follows: (i) Grantor is lawfully seized of the Property in fee simple and has full and good right to convey the Property; (ii) Grantee shall quietly enjoy the Property; (iii) the Property is free from all liens, claims and/or encumbrances not expressly set forth herein; (iv) Grantor shall forever warrant and defend the right and title to the Property to Grantee against any and all lawful claims of any and all persons, except any claims arising in connection with any exceptions expressly set forth herein; and (v) Grantor will execute or procure any further necessary assurances of title to the Property.

C. Portia Pierre
Recorder

Doc # 2026000102
Book: 1780
Page: 362
Filed & Recorded
01/14/2026 10:37 AM
C. PORTIA PIERRE
RECORDER OF DEEDS
ST CROIX
RECORDING FEE $262.00
TRANSFER TAX 2% $5,000.00
PER PAGE FEE ~~$3.00~~

WITNESSES:

GRANTOR:

Nestor A. Paraliticci, Trustee of the Nestor A. Paraliticci Trust dated April 17, 2002

ACKNOWLEDGMENT

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

The foregoing deed was acknowledged before me on this 7th day of January, 2026, by Nestor A. Paraliticci, Trustee of the Nestor A. Paraliticci Trust dated April 17, 2002.

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

Notary Public

NOTARY PUBLIC
Flavia E. Logie, Esq.
Commission Exp. October 25, 2026
LNP-141-22

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the 2025 total assessed value of Parcel No. 1 Estate Mt. Welcome (Parcel #2- 05001-0413-00) is $41,600. The purchase price of the Property described in the foregoing deed, for recording and transfer stamp tax purposes is $250,000.

Flavia E. Logie, Esquire

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 deed has undergone no changes with respect to boundary and area.

DATE: JAN 09 2026

FEE: $20.00

For: Charles E. Moorhead
Wayne D. Callwood
Public Surveyor

OFFICE OF THE LIEUTENANT GOVERNOR

DIVISION OF THE TAX COLLECTOR

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	2-05001-0413-00
CERT NUMBER	2025-55375806
LEGAL DESCRIPTION	PARCEL 1 MOUNT WELCOME
OWNER'S NAME	NESTOR A PARALITICCI TRUST

Taxes have been researched up to and including 2025.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

Real Property Tax Collector

SIGNATURE

01/07/2026

DATE