

BARGAIN AND SALE DEED

This Indenture made this 17th day of December, 1968, by and between HENRY H. REICHHOLD, hereinafter referred to as the "GRANTOR", and GOVERNMENT OF THE VIRGIN ISLANDS, hereinafter referred to as the "GRANTEE";

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE MILLION EIGHTY-THREE THOUSAND DOLLARS (\$1,083,000.00) the receipt of THREE HUNDRED THOUSAND DOLLARS (\$300,000.00) of which is hereby acknowledged and the balance of SEVEN HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$783,000.00) which shall be payable in accordance with the terms of a Purchase Money Mortgage Bond and Indenture delivered simultaneously herewith, hereby grants, sells and conveys to the Grantee, its successors and assigns, in fee simple absolute, forever, all of that certain property located in St. Thomas, Virgin Islands of the United States, described as:

4685
1969

All that tract of land with the structures thereon in St. Thomas, Virgin Islands, lying and situated in Red Hook Quarter, matriculated as Estate Nazareth (Benners), No. 1 Red Hook Quarter, and more particularly as shown on a drawing of said tract prepared by N.O. Wells, C.E., dated January 22, 1959, and bearing Public Works Department File No. F 9-372-T59, referred to in the Deed dated January 1, 1959, from Antilles Enterprises, Inc., to Henry H. Reichhold, recorded June 24, 1959 in Book 4Z, Page 371, No. 1126 more fully described as:

TRACT NO. 1:

Beginning at the northwestern corner of Parcel No. 18 Estate Smith Bay, the line runs South 02 degrees 49 minutes West a distance of 1319.5 feet, more or less, along Parcel No. 18 to a point; thence turning and running in a general westerly direction a distance of Ca 3620 feet, along the Public Road, to a point located North 02 degrees 49 minutes East a distance of 124 feet, more or less, from Muhlenfelds bound post on the dividing line between Estate Frydenhoj and Estate Benners; thence turning and running North 02 degrees 49 minutes East a distance of 2643 feet, more or less, along Estate Frydenhoj, to the southwestern corner of Parcel No. 1 Estate Nazareth; thence turning and running in a general

Easterly direction along the road adjacent to Parcel No. 1, a distance of 273 feet, more or less, to a bound post; thence turning and running North 49 degrees 04 minutes West a distance of 288 feet, more or less, along Parcel No. 1, to a bound post; thence turning and running South 87 degrees 11 minutes East a distance of 960 feet, more or less, along Parcel No. 19 A Estate Smith Bay, to a bound post; thence in the same direction a distance of 2082 feet, more or less, along Parcel No. 17 Estate Smith Bay, to the point of beginning. The area of Tract 1 is 161.1 acres, more or less.

TRACT NO. 2:

Beginning at the bound post at the Northwestern corner of Parcel No. 11 Estate Nazareth, the line runs South 16 degrees 43 minutes 40 seconds West a distance of 153.0 feet, more or less, along Parcel No. 11, to a bound post; thence in the same direction a distance of Ca 13 feet, along Parcel No. 11, to the sea; thence turning and running in a general westerly and southerly direction a distance of Ca 900 feet, along the sea, to a point; thence turning and running South 33 degrees 11 minutes 30 seconds West a distance of Ca 50 feet, to a bound post; thence turning and running along a curve with a radius of 101.19 feet, a distance of 120.12 feet, more or less, to a point; thence turning and running North 77 degrees 54 minutes 30 seconds West a distance of 207.61 feet, more or less, to a point; thence turning and running along a curve with a radius of 1191.28 feet, a distance of 145.88 feet, more or less, to a point; thence turning and running North 85 degrees 52 minutes 30 seconds West a distance of 159.49 feet, more or less, to a bound post; thence turning and running in a general easterly direction a distance of Ca 1210 feet, along the Public Road, to the point of beginning. The area of Tract 2 is 4.8 acres, more or less.

All distances are in English feet, and all bearings are related to the Lambert Grid;

and

All that tract of land in St. Thomas, Virgin Islands, lying and situated in Eastend Quarter, matriculated as Parcel No. 19A of Estate Smith Bay, No. 1, 2 and 3 Eastend Quarter, and more particularly as shown on a drawing of said Parcel prepared by N.O. Wells, C.E., dated October 8, 1946, and bearing Public Works Department File No. B9-2-T46, and described as follows:

Beginning at the Southeast corner of Parcel No. 19, the line runs:

North 81 degrees 54 minutes West a distance of 960 feet, more or less, along Estate Benners to a bound post; thence turning and running

North 8 degrees 06 minutes East a distance of 144 feet, more or less, to a bound post; thence turning and running

South 72 degrees 47 minutes East a distance of 967 feet, more or less, to the point of beginning

The above bounded tract contains 1.6 acres, more or less.

All distances are in English feet and all bearings are related to the magnetic meridian of 1921;

It being understood that 25 acres of the above property of a value of SEVEN THOUSAND SIX HUNDRED (\$7,600.00) DOLLARS per acre, or a total value of ONE HUNDRED NINETY THOUSAND (\$190,000.00) DOLLARS, is hereby deeded to the Government as a gift provided the same qualifies as a deduction under Section 170 (a) (b) (Charitable Deductions) of the 1954 Internal Revenue Code, and the balance of 142.5 acres as a sale to the Government, but if a favorable income tax ruling for the Grantor is not received by the Grantor on or before December 31, 1968, it is understood and agreed that the Government will purchase said 25 acres at an additional price of ONE HUNDRED NINETY THOUSAND (\$190,000.00) DOLLARS, which amount shall be added to and included in the payments to be made under the aforesaid Purchase Money Mortgage Bond and Indenture.

Together with all of the appurtenances and all of the estate, right, title and interest of the Grantor, his heirs and assigns, in and to said premises granted.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee; its successors and assigns forever, in fee simple absolute; subject however, to recorded easements for power and communication dated February 6, 1954 and November 24, 1956 both recorded in Book 4 K, pages 241 and 246 respectively and numbered 151 and 122 and subject to any other easements or restrictions of record.

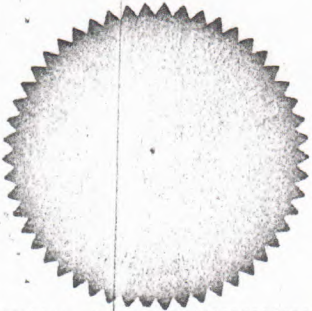
IN WITNESS WHEREOF, the GRANTOR, HENRY H. REICHHOLD, has hereunto set his hand and seal by and through JOHN F. GOETZ,

N^o B382384

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NOTARIAL ACKNOWLEDGMENT

STATE OF MICHIGAN, } ss.
County of Wayne



I, EDGAR M. BRANIGIN, Clerk of the Circuit Court for the County of Wayne, which is a Court of Record, having a seal,

Do Hereby Certify, That PAUL V. RAHALEY whose name is subscribed to the Certificate or Proof of acknowledgment of the annexed instrument and therein written, was, at the time of taking such proof or acknowledgment a Notary Public in and for said County, duly commissioned and qualified and duly authorized to take the same. And, further, That I am well acquainted with the handwriting of such Notary Public, and verily believe that the Signature to the said Certificate or proof of acknowledgment is genuine. I further certify, That said instrument is executed and acknowledged according to the laws of this State.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court and County, at Detroit, this 17TH day of DEC. A. D. 1968

EDGAR M. BRANIGIN, Clerk

J. H. Sanson III Deputy Clerk

J. H. SANSON III

Office of the Tax Assessor
Charotte Anzale
St. Thomas, V. I.

JANUARY 19, 1969

This is to certify that, except as noted, the above-mentioned property/properties does/ do not owe any taxes to the Municipality of St. Thomas and St. John, Virgin Islands for the past five calendar years 1965, 1966, 1967

[Signature]
Tax Assessor

ATTEST:

IT IS HEREBY CERTIFIED THAT THE ABOVE MENTIONED PROPERTY/S WHICH, ACCORDING TO Bargain and Sale Deed dated Dec. 17, 1968 BELONGS TO The Government of the Virgin Islands HAS NOT, ACCORDING TO THE RECORDS OF THIS OFFICE, UNDERGONE ANY CHANGES AS TO BOUNDARIES AND AREA

OFFICE OF THE PUBLIC SURVEYOR,
ST. THOMAS, V. I., January 3, 1969

[Signature]
PUBLIC SURVEYOR

NOTED IN THE PUBLIC SURVEYOR'S RECORD FOR COUNTRY PROPERTY, BOOK FOR Estate Nazareth, No. 1 Red Hook Quarter and Estate Smith Bay, Nos. 1, 2 & 3 East End Quarter, St. Thomas, V. I.

OFFICE OF PUBLIC SURVEYOR
ST. THOMAS, V. I., Jan. 3, 1969

[Signature]
PUBLIC SURVEYOR

Recorded and entered in the Recorder's Book for the District of St. Thomas and St. John, Virgin Islands of the U. S. A., Protocol 10-F, Page 303 Sub No 4685 and noted in the Real (Personal) Property Register for Aux 2 page 201 Quarter, No. (Auxiliary 22, Page 42)

THE RECORDER'S OFFICE,
St. Thomas

January 10 1969
[Signature]

RECEIVED
1969 JAN 10 AM 10 13
OFFICE OF THE RECORDER OF DEEDS