

Office of the Tax Assessor
Cruz Bay, St. John, V.I.

OCTOBER 9, 1968

This is to certify that, except as noted, the above-mentioned property/properties do not owe any taxes to the Municipality of St. Thomas or St. John, Virgin Islands for the last five calendar years 1966-1967-1968

John White
PR. Tax Assessor

NOTED IN THE PUBLIC SURVEYOR'S RECORD FOR COUNTRY PROPERTY, BOOK 11211 PAGE 302 AND THE LAND RECORDER FOR CRUZ BAY QUARTER, ISLAND OF ST. JOHN VIRGIN ISLANDS OF THE UNITED STATES OF AMERICA.

ATTEST:
IT IS HEREBY CERTIFIED THAT THE ABOVE MENTIONED PROPERTY WHICH, ACCORDING TO Deed dated October 3, 1968 BELONGS to the United States of America 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. Oct. 9, 1968

Lloyd C. George
PUBLIC SURVEYOR

OFFICE OF THE PUBLIC SURVEYOR
ST. THOMAS, V.I. October 9, 1968

Lloyd C. George
PUBLIC SURVEYOR

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OFFICE OF THE RECORDER OF DEEDS

Recorded and entered in the Recorder's Book for the District of St. Thomas and St. John, Virgin Islands of the U. S. A. Folio 9-X Page 266 Sub No 3523 in the Real Property Register for Quarter No. 20 Page 144

THE RECORDER'S OFFICE
St. Thomas
October 9, 1968
Colin Violet

VIRGIN ISLANDS

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DEED

THIS INDENTURE made and entered into this 3rd day of October, 1968, by and between ETHEL MAY BISHOP, widow, of Charlotte Amalie, St. Thomas, V. I., Grantor, and the UNITED STATES OF AMERICA, Grantee,

WITNESSETH, that for and in consideration of the payment of the sum of Two Hundred Forty-Two Thousand dollars (\$242,000) and other valuable considerations, by Grantee to Grantor, receipt whereof is hereby acknowledged,

GRANTOR HEREBY GRANTS AND CONVEYS unto the Grantee, and its assigns forever, subject to the Water Rights Agreement hereinafter set forth, all that certain plot, piece or parcel of land, situate, lying and being on the Island of St. John Virgin Islands of the United States and described as follows:

Parcel No. 6, Estate Cathrinberg, also known as Herman's Farm, also known as Hammers Farm, No. 19, Cruz Bay Quarter, St. John, Virgin Islands.

BEGINNING at Bound Post No. 1648, located on the south side of the Center Line Road and on the line of Estate Adrian; thence running south $5^{\circ} 47'$ west along Estate Adrian for a distance of 125.0 feet to a corner with the United States; thence turning and running parallel to the Center Line Road along the line of the United States in a general easterly direction a distance of 430.0 feet, more or less, to a point; thence turning and running north $5^{\circ} 47'$ east along the line of the United States a distance of 125.0 feet, more or less, to a point on the south side of the Center Line Road; thence turning and running along the south side of the Center Line Road in a generally westerly direction a distance of 430.0 feet, more or less, to Bound Post No. 1648; thence turning and running north $5^{\circ} 47'$ east along Estate Adrian a distance of 47.0 feet, more or less, to Bound Post Number 1647; thence turning and running along the north side of the Center Line Road in a general easterly direction a distance of 2,200.0 feet, more or less to a concrete bound post, a corner with the United States; thence turning and running north $29^{\circ} 21'$ east along the line of the United States a distance of 957.3 feet, more or less, to a concrete bound post located on the outer edge of the hairpin curve and being a corner with Callahan; thence turning and running with Callahan's line across the Hammer's Farm Road and along the northern side of the road in a westerly direction a distance of 700.0 feet, more or less, to a concrete bound post; thence turning and running with Callahan's line north $50^{\circ} 07'$ west a distance of 648.1 feet, more or less, to a concrete bound post; thence turning and continuing along Callahan's line south $88^{\circ} 55'$ west a distance of 1,140.3 feet, more or less, to a concrete bound post, also a corner with the United States; thence turning and running with the line of the United States and Estate Adrian for a distance of 1,087.0 feet, more or less, passing concrete

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bound post No, 1647, and crossing the Center Line Road to concrete bound post No, 1648, the post of beginning and containing fifty-five (55) acres, more or less, being all the property owned by Ethel May Bishop in Estate Cathrinberg on St. John, Virgin Islands, and as more particularly shown on that certain map, prepared by Clifford J. Harrinan of the National Park Service, attached hereto and made a part hereof.

TOGETHER with all of the improvements and appurtenances thereon and thereunto appertaining, and all the estate, rights, titles and interest of the Grantor, her heirs, successors and assigns, in and to said premises;

TO HAVE AND TO HOLD said premises in fee simple forever;

AND GRANTOR CONVENANTS that she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

BUT IT IS EXPRESSLY AGREED AND STIPULATED that this conveyance is made, however, subject to the Water Rights Agreement, dated September 1, 1952, between Cory and Mildred T. Bishop and William F. and Carmel Callahan and recorded in the Recorder's Office at St. Thomas, Virgin Islands in Protocol 4E at Page 401 on January 19, 1953.

THE Grantor expressly excepts and reserves for herself the right, power and privilege to use and occupy the following premises for and during her natural life for noncommercial residential purposes.

Beginning at Bound Post No. 1647 located on the north side of Center Line Road on the line of Estate Adrian; thence N 50° 47' E. 275 feet; thence leaving Estate Adrian and with a new line S 81° 0' - 13E 470 feet to a point; thence in a southeasterly direction 178 feet to a point in the Centerline of Harbors Farm Road; thence South 90 feet to a point; thence southeast 225 feet to a point on the north side of Center Line Road; thence along the north side of Center Line Rd 575 feet to point of beginning.

GRANTOR does hereby agree and covenant on behalf of herself and with the United States of America and its assigns, to refrain from doing upon the said lands the following:

1. Permitting the said lands to be used for mining, commercial, or industrial activity, or for any purpose whatsoever except for noncommercial residential purposes, except as may be authorized in writing on such terms and conditions deemed appropriate by the Secretary of the Interior or his duly authorized representative.

2. Erecting or building any structures on said lands, including major alterations to existing buildings, except as may be authorized in writing by the Secretary of the Interior or his authorized representative. There is specifically retained by the Grantor, however, the right to perform ordinary

maintenance on all existing buildings and structures, together with the right to replace, rebuild, or substitute any building or structure now existing with similar buildings or structures in substantially the same location, if any or all of such buildings are destroyed by fire, storm or other casualty.

3. Permitting any change in the character of the topography of said lands other than that caused by the forces of nature, except as may be approved in writing by the Secretary of the Interior or his authorized representative.

4. Permitting the accumulation of any trash or foreign material which in the opinion of the Superintendent, Virgin Islands National Park is unsightly or offensive.

5. Cutting or permitting to be cut, destroyed or removed any timber or brush, except as may be authorized in writing by the Secretary of the Interior or his authorized representative. Provided, however, that seedling trees or seedling shrubbery may be cut for residential maintenance purposes.

6. Allowing a trailer to be placed or remain on said lands for use as a residence, or otherwise, and no sign, billboard, or advertisement shall be displayed or placed upon said land, except signs indicating private property.

GRANTOR reserves the right and privilege to use water from the well on the south side of Center Line Road.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed her name and affixed her seal as of the date first above written.

WITNESSES:

Volney E. Bond
Francis G. Whalley

Ethel May Bishop (SEAL)
AKA Ethel May Bolow
AKA Mrs. Cory Bishop

VIRGIN ISLANDS OF THE UNITED STATES)

MUNICIPALITY OF ST. THOMAS & ST. JOHN)

On this 7th day of October, 1968, before me personally appeared Ethel May Bishop known to me to be the person executing the above document, and acknowledged that she executed the same for the purposes herein contained.

Richard E. Grunert