

FILED

September 27, 2022 02:35 PM

SCT-Civ-2021-0044

VERONICA HANDY, ESQUIRE

CLERK OF THE COURT

IN THE SUPREME COURT OF THE VIRGIN ISLANDS

APPEAL NO. 2021-0044

JOHN KLEIN,
Appellant,

v.

MADELEINE A. BASSIL,
Appellee.

SUPPLEMENTAL APPENDIX

On Appeal from the Superior Court of the Virgin Islands, Division of St. Thomas
Civil No. ST-2021-CV-00148
(Hon. Sigrid M. Tejo)

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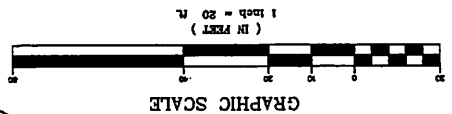
Attorneys for Appellee

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Plaintiff's Exhibit 2K 1

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LINE	LENGTH	BEARING
L1	8.57	N76°27'55"E
L2	26.17	N89°44'52"E
L3	24.51	N64°28'11"E
L4	23.60	N78°28'12"E
L5	32.18	S88°48'22"E
L6	26.22	S86°33'45"E
L7	2.22	N06°15'49"E
L8	9.15	S82°08'21"E
L9	4.14	N82°45'00"W

Survey M.B.T.
Calc. B.M. / D.L.S.
Drawn B.M. / D.L.S.
Scale 1" = 20'

DATE 09-15-2008
APPROVED
GLS FILE NO. 4765-5

St. Thomas, U.S. Virgin Islands
Estate Nazareth
and 2D-12-Remainder
Parcels No. 2D-12-1

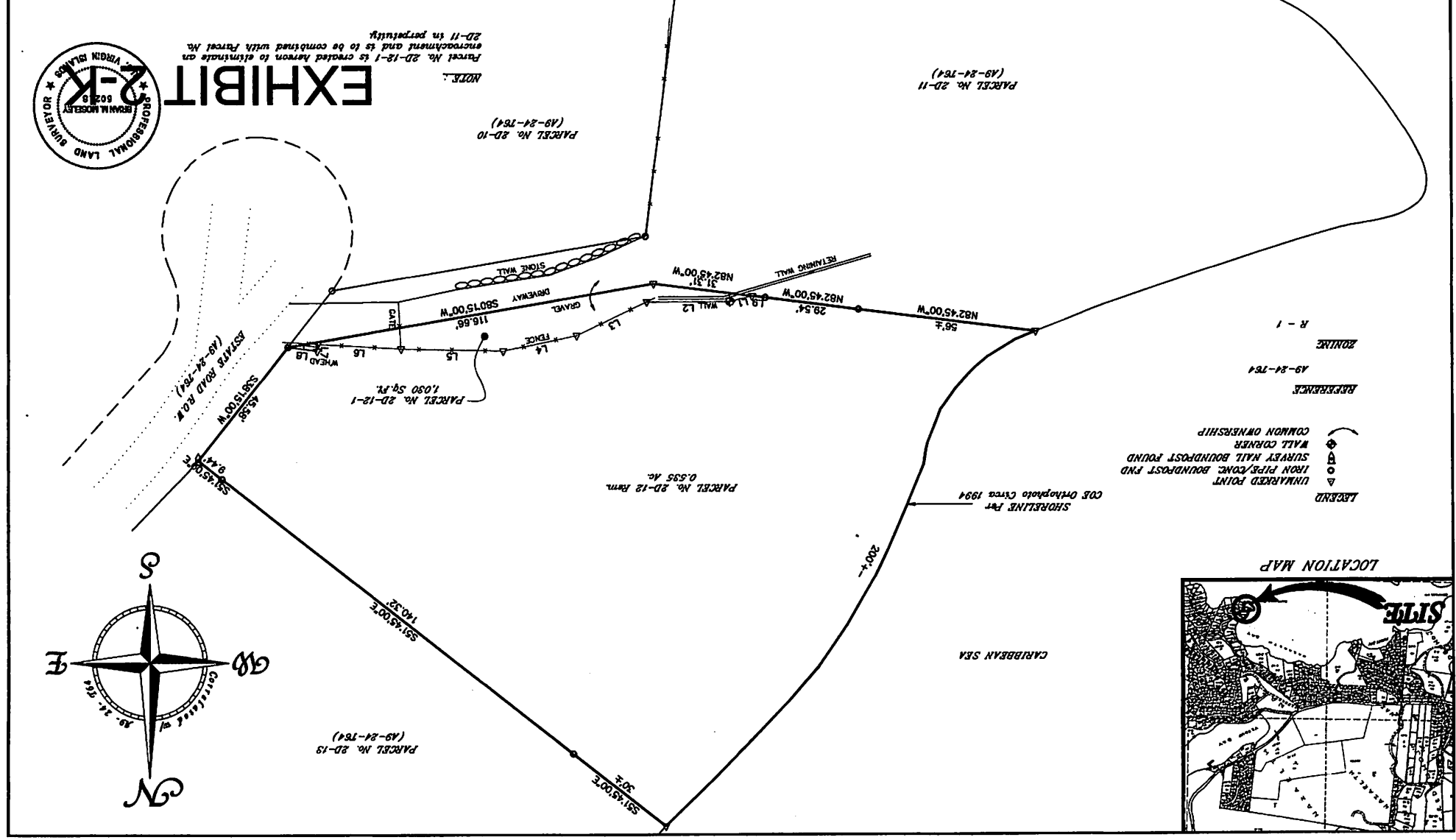
Brian Moseley
Associates, Inc.
 Land Surveyors & Consultants

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SUITE 606
ST. THOMAS, VI 00802
PHONE (340) 774-5310
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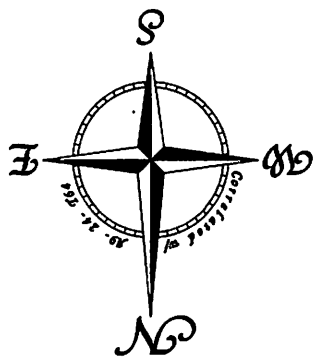
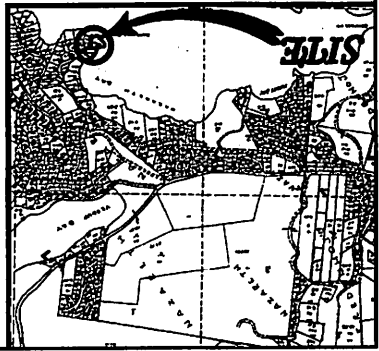


EXHIBIT

NOTE:
 Parcel No. 2D-12-1 is created herein to eliminate an encroachment and is to be combined with Parcel No. 2D-11 in perpetuity.



- LEGEND**
- △ UNMARKED POINT
 - IRON PIPES/CONC. BOUNDPOST FOUND
 - SURVEY NAIL BOUNDPOST FOUND
 - WALL CORNER
 - COMMON OWNERSHIP
- REFERENCE**
- A9-24-784
 - R-1
- ROUTE**
- R-1



PARCEL No. 2D-13
 (A9-24-784)

PARCEL No. 2D-12 Rem.
 0.595 Ac.

PARCEL No. 2D-12-1
 1.080 Sq. Ft.

PARCEL No. 2D-11
 (A9-24-784)

PARCEL No. 2D-10
 (A9-24-784)

SURVEYOR'S REPORT

DWG No. 4506-4

Date: 1/27/2021

THIS IS TO CERTIFY, that on 1/19/2021 I completed an accurate survey of the premises situated at Parcel No. 2D-12-Remainder, Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands.

briefly described as: the Surveyed Property as shown on the accompanying survey entitled: ALTA/NSPS Land Title Survey of Parcel No. 2D-12-Remainder, Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands.

I hereby certify that a careful inspection of said premises was made under my direct supervision and of the buildings, if any, located thereon at the time of making such survey, and I further certify as to the existence or non-existence of the following at the time of my last inspection:

- 1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: Trail meandering through the Surveyed Property apparently opened and utilized by the owner of Parcel No. 2D-11.
- 2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: The mean high water line of Nazareth Bay forms the western boundary of the Surveyed Property.
- 3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None.
- 4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing said premises and serving other property or properties: None.
- 5. Joint driveways or walkways; party walls or rights of support; porches, steps or roads used in common or joint garages: None.
- 6. Encroachments, or overhanging projections. (If buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify such): See Note #1.
- 7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise): Boundposts found and/or of record; fences as noted.
- 8. Is the property improved? No.
 - (a) Building is: Masonry (); Frame (); Other ()
 - (b) Building is: One story(); Two story(); Split level(); Other()
- 9. Indications of buildings construction, alterations or repairs within recent months: None.
If new improvements under construction, how far have they progressed? N/A.
- 10. Changes in street lines either completed or officially proposed: None. Are there indications of recent street or sidewalk construction or repair? No.
- 11. Are the abutting streets or roads maintained by public authorities? No.
- 12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, the examining attorney must furnish you verbatim copy of them.) No covenants furnished.

BRIAN MOSELEY AND ASSOCIATES, INC.

Ryan C. Wischert
Ryan C. Wischert, PLS #773LS



EXHIBIT 2-M

11/2/06

Doc# 2006005109
Pages 4
05/26/2006 10:42AM
Official Records of
ST THOMAS/ST JOHN
WILMA O. HART SMITH
RECORDER OF DEEDS
Fees \$140.00

QUIT-CLAIM DEED

INDENTURE made this 18th day of April, 2006, by and between TERRY A. ANDERSON, 19197 River Road, Athens, OH 45701 ("Grantor") and MADELEINE A. BASSIL, 19191 River Road, Athens, OH 45701 ("Grantee");

WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00) and other sufficient consideration paid by the Grantee, does hereby quit-claim, give, grant, sell and convey unto the said Grantee, her heirs, successors and assigns, in fee simple absolute, all rights, title and interest in and to that certain plot, piece or parcel of land, with all the improvements thereon described as follows:

Parcel No. 1-07704-0147-00, 2D-12 Estate Nazareth No. 1 Red Hook Quarter St. Thomas, U.S. Virgin Islands consisting of 0.57 U.S. Acre, more or less, As shown on PWD # A9-24-T64, (hereinafter referred to as the "Property");

TOGETHER WITH all of the improvements thereon, the appurtenances thereto, including but not limited to easements for ingress and egress over estate roads, all as of record appear, and all of the estate, right, title and interest of the Grantor, his heirs, successors and assigns, in and to the premises herein granted.

SUBJECT, HOWEVER, to zoning regulations, covenants, restrictions and easements of record.

TO HAVE AND TO HOLD the Property herein granted unto Grantee, the heirs, successors and assigns of the Grantee, in fee simple absolute forever.

EXCEPT AS HEREINABOVE MENTIONED, GRANTOR COVENANTS that he is seized of the premises in fee simple and has good right to convey his interest obtained through warranty deed dated on or about March 11, 2002 and have good right to convey the same and that the Grantee and her heirs and assigns shall quietly enjoy said premises and that said premises are free from encumbrances and that they will execute or procure any further necessary assurances of title to said premises and will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, Grantor has executed this deed this date first above written.

WITNESSES: (TWO REQUIRED)

Witness #1

Witness #2

TERRY A. ANDERSON

Doc# 2006005109

Exhibit 11

ACKNOWLEDGEMENT

STATE OF OHIO)
) ss:
COUNTY OF ATHENS)

On this 18th day of April, 2006, before me the undersigned officer, personally appeared TERRY A. ANDERSON, to me known (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

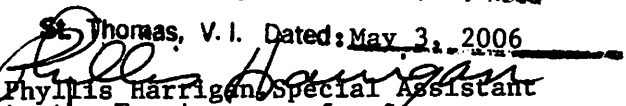

NOTARY PUBLIC

For recording purposes, the value of this Property does not exceed \$124,096.00. The conveyance is exempt from stamp taxes based upon the attached Affidavit.

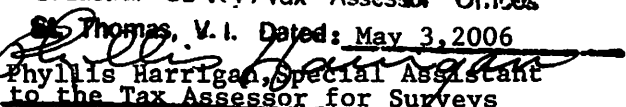
ATTEST:

It is hereby certified that the above mentioned property/s which, according to QUITCLAIM DEED dated April 18, 2006 belongs to: MADELEINE A. BASSIL (GRANTEE)

has not, according to the Records of this office, undergone any change as to boundaries and area.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: May 3, 2006

Phyllis Harrigan, Special Assistant to the Tax Assessor for Surveys
Office of the Lieutenant Governor

NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR ESTATE NAZARETH No. 1 RED HOOK QUARTER ST. THOMAS, U.S VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: May 3, 2006

Phyllis Harrigan, Special Assistant to the Tax Assessor for Surveys
Office of the Lieutenant Governor

AFFIDAVIT

STATE OF OHIO)
)ss:
COUNTY OF ATHENS)

I, TERRY A. ANDERSON, after first being duly sworn, hereby depose and state the following:

1. I am the Grantor referred to in the foregoing Quitclaim Deed. I am an adult person and have personal knowledge of the facts recited herein and am under no disability.
2. The Grantee in the foregoing Quitclaim Deed is my wife, MADELEINE A. BASSIL.
3. TERRY A. ANDERSON and MADELEINE A. BASSIL are the sole owners of the Property described in the Quitclaim Deed pursuant to the Warranty Deed of March 11, 2002 attached as Exhibit A and I hereby certify that no other persons have any ownership interest therein. I further certify that this is an intrafamily transfer.
4. Consequently, the foregoing transfer is exempt from stamp taxes pursuant to 33 V.I.C. Section 128(8) because it involves a conveyance between husband and wife.
5. This is a voluntary conveyance and act of my own free will.

FURTHER AFFIANT SAYETH NOT.



TERRY A. ANDERSON

Subscribed and sworn to before me this 18th day of April, 2006.



NOTARY PUBLIC

