

166-176

4424
1983

DEED OF GIFT

THIS INDENTURE made this 14th day of Dec, 1983, by and between COCOLOBA DEVELOPMENT ASSOCIATES, an Ohio General Partnership, with an address at 1328 Dublin Road, Columbus, Ohio, 43215 (hereinafter Grantor) and THE NATURE CONSERVANCY, a nonprofit corporation organized and existing under the laws of the District of Columbia, having an address at 1800 North Kent Street, Arlington, Virginia, 22209, (hereinafter Grantee).

W I T N E S S E T H:

WHEREAS, Grantor is the owner of the property described in Exhibit A attached hereto and by reference incorporated herein, together with all improvements thereon; and

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, does hereby GRANT, SELL AND CONVEY unto Grantee, its successors and assigns, forever in fee simple absolute, all its right, title and interest in and to all those certain pieces or parcels of land described as Parcels No. 200A-3, 200A-4, 200A-5, 202 and 203, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John Virgin Islands as more particularly shown and described in P.W.D. Files No. A9-214-T73, D9-2365-T83, and D9-2366-T83, being attached hereto as Exhibit A and made a part hereof by reference.

TOGETHER with all the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the premises hereunto granted, unto the Grantee, its successors and assigns, in fee simple absolute forever.

IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

In Witness Whereof:

Louise B. Johnson

COCOLOBA DEVELOPMENT ASSOCIATES,
an Ohio General Partnership

By Irvin Rubin
Irvin Rubin, Managing General
Partner

TERRITORY OF THE VIRGIN ISLANDS,
DISTRICTS OF ST. THOMAS & ST. JOHN, SS:

On this 14th day of Dec, 1983, before me, a Notary Public, personally appeared IRVIN RUBIN, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained as and for the act and deed of COCOLOBA DEVELOPMENT ASSOCIATES, an Ohio General Partnership, of which he is a Managing General Partner.

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

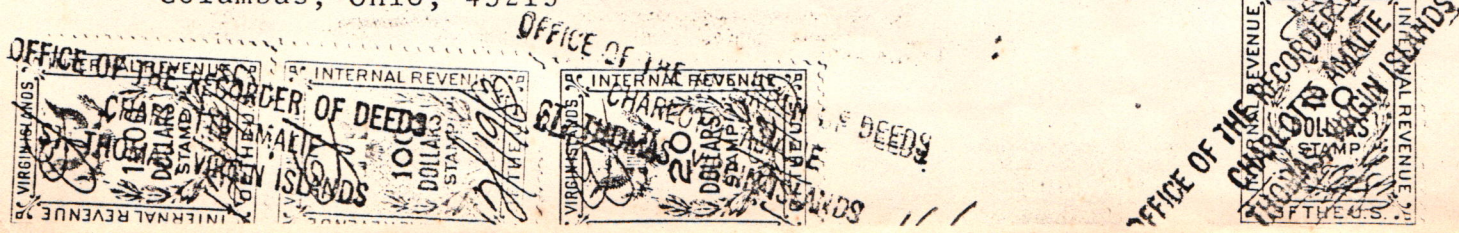
Stamp Tax Purposes \$57,606.00

Louise B. Johnson
Notary Public

This Deed Prepared By:

ROBINS, PRESTON & BECKETT Co., L.P.A.
1328 Dublin Road
Columbus, Ohio, 43215

Louise B. Johnson
Notary Public, St. Thomas, Virgin Islands
My Commission Expires July 19, 1987



RECORDED OF DEEDS
83 DEC 19 PM 1 50

OFFICE OF THE RECORDER OF DEEDS
ST. THOMAS, VIRGIN ISLANDS
INTERNAL REVENUE
STAMP
DOLLARS
12/19/83
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INTERNAL REVENUE
STAMP
DOLLARS
12/19/83

NOTED IN THE PUBLIC SURVEYOR'S RECORD
FOR COUNTRY PROPERTY, BOOK FOR

ESSEATE FISH BAY
NO. 8 REEF BAY QUARTER
ST. JOHN, VIRGIN ISLANDS

OFFICE OF PUBLIC SURVEYOR
ST. THOMAS, V. I. December 19, 1983
Louis M. Harrigan
PUBLIC SURVEYOR

ATTEST:
IT IS HEREBY CERTIFIED THAT THE ABOVE
MENTIONED PROPERTY / S WHICH, ACCORD
ING TO Deed of Gift dated December 14, 1983
BELONGS TO THE NATURE CONSERVANCY
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. December 19, 1983

Louis M. Harrigan
PUBLIC SURVEYOR

O.E.R. # 1393408
12/19/83

RECORDED IN THE RECORDER'S OFFICE FOR THE DISTRICT
OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.A.
BOOK 35, PAGE 164 SUB NO. 109 AND ENTERED IN
THE REAL (PERSONAL) PROPERTY REGISTER FOR
QU. WITH NO. 109
(AUXILIARY)

DATE: Dec. 19 1983
ORIGINAL RECORD OF DEEDS
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EXHIBIT A

Parcel No. 200A3, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John, Virgin Islands, as shown in P.W.D. File No. A9-214-T73, more particularly described as follows:

BEGINNING at a point common to Parcels No. 200A2, Parcel No. 200A3 and Parcel No. 200A5, the line runs:

S 61° 27' 15" E a distance of 225.25' along Parcel No. 200A2 to a post, thence
S 61° 27' 15" E a distance of 26.72' along Parcel No. 200A2 to a point, thence
S 36° 29' 00" W a distance of 181.27' along Parcel No. 301 to a point, thence

Southwesterly an arc distance of 81.09' on a right curve whose radius is 126.13' along Parcel No. 301 to a point, thence

S 73° 10' 00" W a distance of 97.03' along Parcel No. 301 to a point, thence
N 26° 56' 05" W a distance of 25.89' along Parcel No. 200A4 to a post, thence
N 26° 56' 05" W a distance of 196.60' along Parcel No. 200A4 to a post, thence
N 63° 00' 00" E a distance of 49.97' along Parcel No. 200A5 to a post, thence
N 40° 00' 00" E a distance of 155.99' along Parcel No. 200A5 to the point of origin.

Bearings are Lambert. The whole comprises an area of 1.59 acre.

Parcel No. 200A4, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John, Virgin Islands, as shown in P.W.D. File No. A9-214-T73, more particularly described as follows:

BEGINNING at a point common to Parcels No. 200A4, Parcel No. 200A3 and Parcel No. 200A5, the line runs:

S 26° 56' 05" E a distance of 196.60' along Parcel No. 200A3 to a post, thence
S 26° 56' 05" E a distance of 25.89' along Parcel No. 200A3 to a point, thence
S 73° 10' 00" W a distance of 121.97' along Parcel No. 301 to a point, thence

Southwesterly an arc distance of 109.22' on a left curve whose radius is 373.59' along Parcel No. 301 to a point, thence

S 56° 25' 00" W a distance of 60.00' along Parcel No. 301 to a point, thence

Southwesterly an arc distance of 62.51' on a left curve whose radius is 414.97' along Parcel No. 301 to a point, thence

N 27° 00' 20" W a distance of 17.55' along Parcel No. 200A5 to a post, thence
N 27° 00' 20" W a distance of 198.69' along Parcel No. 200A5 to a post, thence
N 63° 00' 00" E a distance of 184.29' along Parcel No. 200A5 to a post, thence
N 63° 00' 00" E a distance of 165.75' along Parcel No. 200A5 to the point of origin.

Bearings are Lambert. The whole comprises an area of 1.65 acre.

✓ Parcel No. 200A5, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John, Virgin Islands, as shown in P.W.D. File No. A9-214-T73, more particularly described as follows:

BEGINNING at a point common to Parcels No. 200A5, Parcel No. 200A4 and R.O.W. Parcel No. 301 to a point, thence

Southwesterly an arc distance of 76.18' on a left curve whose radius is 414.97' along Parcel No. 301 to a point, thence

S 37° 16' 00" W a distance of 112.00' along Parcel No. 301 to a point, thence
N 78° 26' 15" W a distance of 472.89' along Parcel No. 1 to a post, thence
N 78° 26' 15" W a distance of 57'± along Parcel No. 1 to a point on the shoreline, thence

Northwesterly an arc distance of 510'± along the shoreline to a point, thence

EXHIBIT A, cont.

N 48° 02' 35" E a distance of 42' + along Parcel No. 200B to a point, thence
N 48° 02' 35" E a distance of 194.78' along Parcel No. 200B to a point, thence
N 23° 14' 55" E a distance of 99.13' along Parcel No. 200B to a point, thence
N 36° 07' 30" E a distance of 53.61' along Parcel No. 200B to a point, thence
S 65° 45' 00" E a distance of 16.74' along Parcel No. 301 to a point, thence

Easterly an arc distance of 97.91' on a left curve whose radius is 195.92'
along Parcel No. 301 to a point, thence

Easterly an arc distance of 53.38' on a right curve whose radius is 143.81'
along Parcel No. 301 to a point, thence

Easterly an arc distance of 114.73' on a left curve whose radius is 317.32'
along Parcel No. 301

N 86° 10' 00" E a distance of 268.54' along Parcel No. 301 to a point, thence

Easterly an arc distance of 34.49' on a right curve whose radius is 91.00'
along Parcel No. 301 to a point, thence

Easterly an arc distance of 92.72' on a left curve whose radius is 170.00'
along Parcel No. 301 to a point, thence

N 76° 38' 00" E a distance of 134.44' along Parcel No. 301 to a point, thence

Northeasterly an arc distance of 29.86' on a left curve whose radius is
118.00' along Parcel No. 301 to a point, thence

N 62° 08' 00" E a distance of 217.61' along Parcel No. 301 to a point, thence

Northeasterly an arc distance of 83.14' on a left curve whose radius is
118.00' along Parcel No. 301 to a point, thence

N 21° 46' 00" E a distance of 61.16' along Parcel No. 301 to a point, thence

Northeasterly an arc distance of 20.30' on a right curve whose radius is
34.00' along Parcel No. 301 to a point, thence

N 55° 58' 00" E a distance of 62.54' along Parcel No. 301 to a point, thence

Easterly an arc distance of 248.51' on a right curve whose radius is 168.64'
along Parcel No. 301 to a point, thence

S 78° 41' 00" W a distance of 223.15' along Parcel No. 200A1 to a post, thence
S 22° 30' 40" W a distance of 140.28' along Parcel No. 200A1 to a post, thence
S 11° 50' 10" W a distance of 104.33' along Parcel No. 200A1 to a post, thence
S 40° 00' 00" W a distance of 199.49' along Parcel No. 200A2 to a post, thence
S 40° 00' 00" W a distance of 155.99' along Parcel No. 200A3 to a post, thence
S 63° 00' 00" W a distance of 49.97' along Parcel No. 200A3 to a post, thence
S 63° 00' 00" W a distance of 165.75' along Parcel No. 200A4 to a post, thence
S 63° 00' 00" W a distance of 184.29' along Parcel No. 200A4 to a post, thence
S 27° 00' 00" E a distance of 198.69' along Parcel No. 200A4 to a post, thence
S 27° 00' 00" E a distance of 17.55' along Parcel No. 200A4 to the point of
origin.

Bearings are Lambert. The whole comprises an area of 16:0± acres.

Parcel No. 202, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John, Virgin
Islands, as shown in P.W.D. File No. D9-2365-T83, more particularly described
as follows:

BEGINNING at a point common to Estate Mollendahl and Little Reef Bay, Parcels
No. 85 and 202, the line runs:

EXHIBIT A, cont.

S 87° 39' 15" W a distance of 104.81' along Parcel No. 85 to a post, thence
S 33° 11' 05" W a distance of 65.73' along Parcel No. 85 to a post, thence
S 33° 11' 05" W a distance of 136.24' along Parcel No. 86 to a post, thence
S 33° 11' 05" W a distance of 79.00' along Parcel No. 87 to a post, thence
S 33° 11' 05" W a distance of 71.68' along Parcel No. 88 to a post, thence
S 33° 11' 05" W a distance of 137.09' along Parcel No. 89 to a post, thence
S 33° 11' 05" W a distance of 125.56' along Parcel No. 90 to a post, thence
S 59° 47' 50" E a distance of 9.05' along Parcel No. 90 to a point, thence
S 55° 09' 00" W a distance of 158.13' along ROW Parcel No. 309 to a point,
thence

Southerly an arc distance of 115.88' on a left curve whose radius is 125.00'
along ROW Parcel No. 309 to a point, thence

S 02° 02' 00" W a distance of 148.94' along ROW Parcel No. 309 to a point,
thence

Southwesterly an arc distance of 19.52' on a right curve whose radius is
15.00' along ROW Parcel No. 309 to a point, thence

Southwesterly an arc distance of 61.35' on a left curve whose radius is
204.64' along ROW Parcel No. 301 to a point, thence

Northwesterly an arc distance of 31.24' on a right curve whose radius is
15.00' along ROW Parcel No. 310 to a point, thence

N 01° 16' 00" W a distance of 96.25' along ROW Parcel No. 310 to a point, thence
N 01° 16' 00" W a distance of 117.41' along ROW Parcel No. 310 to a point, thence

Northerly an arc distance of 78.42' on a right curve whose radius is 108.74'
along ROW Parcel No. 310 to a point, thence

Northeasterly an arc distance of 103.39' on a right curve whose radius is
388.86' along ROW Parcel No. 310 to a point, thence

N 55° 17' 00" E a distance of 100.49' along ROW Parcel No. 310 to a point, thence

Northeasterly an arc distance of 48.31' on a left curve whose radius is 115.00'
along ROW Parcel No. 310 to a point, thence

N 31° 13' 00" E a distance of 155.49' along ROW Parcel No. 310 to a point, thence
N 31° 13' 00" E a distance of 65.05' along ROW Parcel No. 310 to a point, thence
N 31° 55' 55" E a distance of 19.31' along ROW Parcel No. 310 to a point, thence
N 31° 55' 55" E a distance of 9.99' along Parcel No. 83 to a post, thence
N 31° 55' 55" E a distance of 195.74' along Parcel No. 83 to a post, thence
N 31° 55' 55" E a distance of 210.36' along Parcel No. 83 to a post, thence
N 31° 55' 55" E a distance of 154.73' along Parcel No. 83 to a post, thence
S 87° 42' 25" E a distance of 84.17' along Estate Sieben to a post, thence
S 02° 19' 15" E a distance of 249.11' along Estate Mollendahl and Little Reef
Bay to the point of origin.

Bearings are correlated with Lambert. The area is 3.311 acres.

✓ Parcel No. 203, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John, Virgin
Islands, as shown in P.W.D. File No. D9-2366-T83, more particularly described
as follows:

BEGINNING at a point common to Estate Mollendahl and Little Reef Bay, Parcel
No. 109 and Parcel No. 203, the line runs:

✓ S 71° 54' 40" W a distance of 234.57' along Parcel No. 109 to a post, thence
✓ S 71° 52' 00" W a distance of 185.10' along Parcel No. 110 to a post, thence
✓ S 71° 52' 00" W a distance of 26.38' along Parcel No. 110 to a point, thence
N 43° 21' 00" W a distance of 5.57' along Parcel 301 to a point, thence

Northerly an arc distance of 11.63' on a right curve whose radius is 20.00'
along ROW Parcel No. 301 to a point, thence

EXHIBIT A, cont.

Northerly an arc distance of 29.33' on a right curve whose radius is 366.19' along ROW Parcel No. 301 to a point, thence

Northeasterly an arc distance of 23.43' on a right curve whose radius is 15.00' along ROW Parcel No. 307 to a point, thence

N 74° 53' 00" E a distance of 307.10' along ROW Parcel No. 307 to a point, thence

Northeasterly an arc distance of 39.50' on a left curve whose radius is 44.00' along ROW Parcel No. 307 to a point, thence

N 75° 14' 05" E a distance of 42.47' along Parcel No. 99 to a post, thence
N 75° 14' 05" E a distance of 62.00' along Parcel No. 99 to a post, thence
S 02° 19' 15" E a distance of 54.52' along Estate Mollendahl and Little Reef Bay to the point of origin.

Bearings are Lambert. The area is .547_± acres.

RECORD OF DEEDS
83 DEC 19 PM 7 50