

18.9.09

**BELIZE**

**THIS DEED OF CONVEYANCE** is made the *18* day of *September* TWO THOUSAND AND NINE BETWEEN **GRAND BELIZEAN ISLAND COMPANY LIMITED**, a company duly incorporated under the Laws of Belize and having its register office at Seagrape Drive, San Pedro Town, Belize District (hereinafter called the "Vendor") of the One Part and **STEPHEN K. KENT JR.** of 10688 E. Bella Vista Dr., Scottsdale, Arizona, USA 85258 (hereinafter called the "Purchaser") of the Other Part.

**WHEREAS:**

- (i) The Vendor is under a Minister Grant Fiat No. 1322 of 2007 dated 11<sup>th</sup> January 2008 duly recorded at the Land Titles Unit in Belmopan City, scizcd of an estate in fee simple in possession free from encumbrances.
- (ii) A sub-division of the said hereditaments was made by J. H. Hertular, Diploma Community Planning and Licensed Land Surveyor and which plan is dated 20<sup>th</sup> May 2009 and recorded at the Lands and Survey Department in Belmopan City on Entry No. 11895 Register No.7.
- (iii) Final approval to sub-divide said hereditaments was granted by the Honorable Minister of Natural Resources and the Environment on 20<sup>th</sup> July 2009.
- (iv) The Vendor has agreed with the Purchaser for the sale of the property described herein for the price of **FOURTEEN THOUSAND EIGHT HUNDRED AND FIFTY DOLLARS (\$14,850.00)** Belize Currency.

**NOW THIS DEED WITNESSETH** as follows:

1. In the pursuance of the said agreement and in the consideration of the sum of **FOURTEEN THOUSAND EIGHT HUNDRED AND FIFTY DOLLARS (\$14,850.00)** Belize Currency as purchase money (The receipt whereof the Vendor hereby acknowledges) the vendor, as **BENEFICIAL OWNER**, hereby grants and conveys to the Purchasers his heirs and assigns all that piece or parcel of land described in the Schedule hereto **TO HOLD** the same unto the Purchaser in fee simple.
2. The Vendor himself, his heirs, executors, administrators and assigns covenants with the Purchasers that he has the right to convey to them the said land notwithstanding any act of him The Vendor, that the Purchasers will have quiet and peaceful possession of the said land free from encumbrance and that the Vendor will execute further assurances of the said land as may be requisite.

**IN WITNESS WHEREOF** the Vendor has hereunto set his hand and seal the day and year first above written.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** lot, piece or parcel of land situate in the Ambergris Bay Area on the Western portion of Ambergris Caye, Belize District, being Lot No. 8 comprising of 539.165 square metres of land as is shown on the said subdivision plan dated 20<sup>th</sup> May 2009 made by the said J. H. Hertular, Diploma Community Planner and Licensed Land Surveyor and recorded at the Office

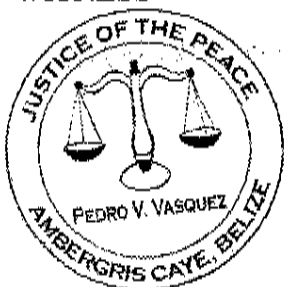
of the Commissioner Lands and Survey Department, Belmopan Entry No. 11895 Register No.7.

**SIGNED, SEALED AND DELIVERED** )  
by the said **FRANCISCO ALVARADO** )  
**WALTER ZEPEDA** )  
ON BEHALF OF **GRAND BELIZEAN** )  
**ISLAND COMPANY LIMITED** )  
in the presence of )



*Pedro V. Vasquez*  
\_\_\_\_\_  
WITNESS

*Francisco Alvarado*  
\_\_\_\_\_  
FRANCISCO ALVARADO



*Walter Zepeda*  
\_\_\_\_\_  
WALTER ZEPEDA

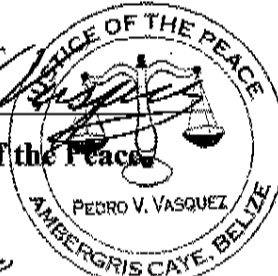
We, Francisco Alvarado and Walter Zepeda both of San Pedro Town, Ambergris Caye, Belize District MAKE OATH AND SAY as follows:

1. We are the Directors of **GRAND BELIZEAN ISLAND COMPANY LIMITED;**

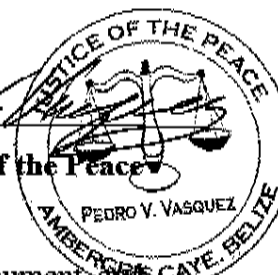
2. That we did sign, seal and deliver the within-written Conveyance dated *18* day of *September* Two Thousand and Nine in favor of **STEPHEN K. KENT JR.**

ACKNOWLEDGED at *Belmopan* this *18* day of *September*, 2009.

Before me,

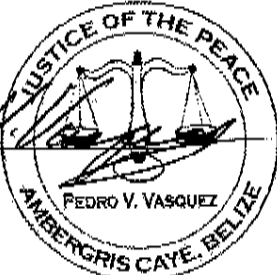
*Pedro V. Vasquez*  
Justice of the Peace  


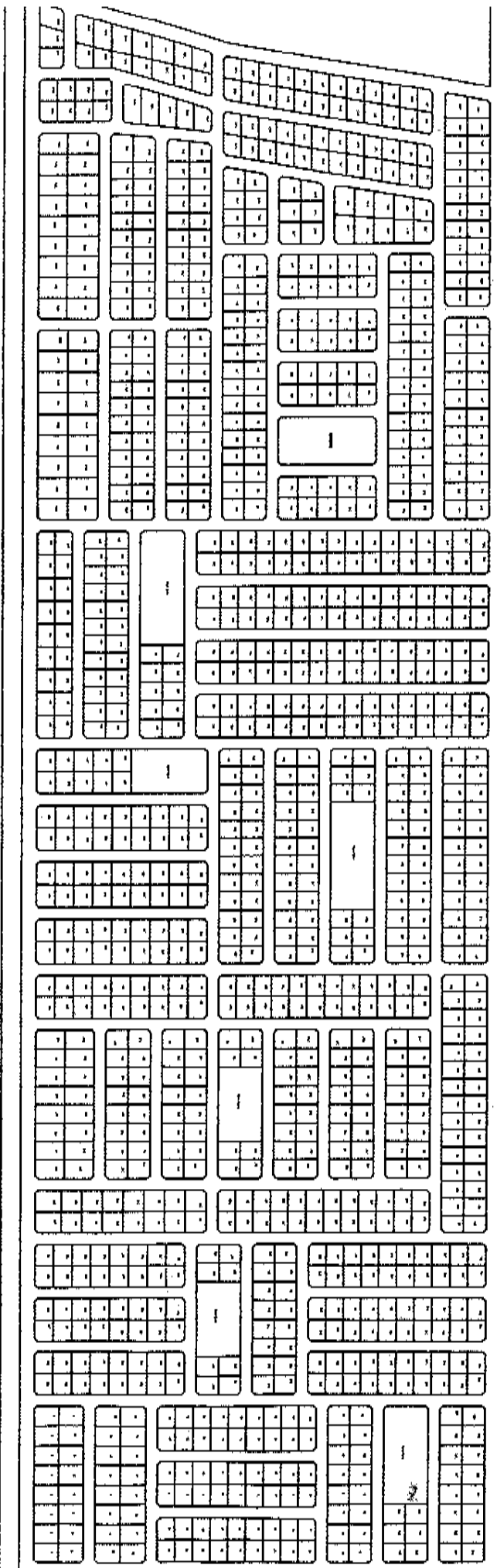
BE IT REMEMBERED that on this *18* day of *September* Two Thousand and Nine appeared before me the within-named **FRANCISCO ALVARADO and WALTER ZEPEDA**, Directors of **GRAND BELIZEAN COMPANY LIMITED** and acknowledged before me that they did sign, seal and deliver the within-written Conveyance as and for their act and deed, and that the signatures“ *[Signature]* ”and“ *[Signature]* ”is in their own handwriting.

*Pedro V. Vasquez*  
Justice of the Peace  


I HEREBY CERTIFY that I have counted the within-written document and that it contains *9* folios of seventy-two words each and *65* words over and no more.

WITNESS my hand this *18* day of *September* Two Thousand and Nine.

*Pedro V. Vasquez*  




PLAN SHOWING PROPOSED SUBDIVISION OF A GRANT NUMBER 13222007 INTO 1210 LOTS SITUATE IN THE  
 AMBERGINS BAY AREA ON THE WEST COAST  
 OF AMBERGINS CAYE, BELIZE DISTRICT.  
 DRAWN BY THE ENGINEER BRUNO BRUNO SANCHEZ CO. LTD.

**THIS DOCUMENT** was prepared by **FRANCISCO ALVARADO**, Director of **GRAND BELIZEAN COMPANY LIMITED** one of the parties concerned hereto.



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**FRANCISCO ALVARADO**

DATED: \_\_\_\_\_ . 2009

GRAND BELIZEAN ISLAND COMPANY LIMITED

TO


STEPHEN K. KENT JR.

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DEED OF CONVEYANCE

\*\*\*\*\*

1874/09  
Lodge for records by Francisco Alvarado  
this 18 day of Sep. 2009  
03:30 pm.

Registrar of 

Proved and recorded in strict conformity with the provision of the General Registry Act Chapter 258 of the Laws of Belize Revised edition 1980 in Deeds Book Volume 22 of 2009 at folios 909-922  
this 18 day of Sep. 2009

The Registrar 

OFFICE OF THE MAYOR



San Pedro Fax: 226-2492  
U.S. Direct Dial: 011-501-226-2492  
U.S. Direct Fax: 011-501-226-2492  
Email: sp@pedro.net  
[www.ambergris caye.com/towncouncil/index.html](http://www.ambergris caye.com/towncouncil/index.html)

**BELIZE**


**TOWN OF SAN PEDRO  
SAN PEDRO TOWN COUNCIL**  
P.O. BOX 54, San Pedro Town, Ambergris Caye, Belize, Central America

May 4, 2009

To Whom It May Concern:

The San Pedro Town Council writes with regards to Mr. David Mitchell owner of lot # 192.81 located in the Ambergris Bay Subdivision. Please be informed that property tax for the abovementioned parcel indicates a zero balance for the period April 1, 2009 to March 31, 2010.

Sincerely,

  
Candy Bradley  
Property Tax Clerk

