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Grenada - Precis

2 messages

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Fri, Sep 9, 2016 at 10:10 PM

Reply-To: christophercayers@gmail.com

To: Lynne Ayers <lynneayers3@gmail.com>

Cc: Kathy Laid <katfishlaid@gmail.com>

Lynne,

As promised. I know I'm falling behind when I owe Jamie an e-mail too.

I couldn't access the Facebook link, but here is what I've taken from the files:

Articles:

1. Original sales contracts for:

2 Tropicana (12,000 sq. ft.)

8 Sunset (13,000 sq. ft.)

2. A photocopy of a sales contract for 5 Old Mill (Dad submitted a Statutory Declaration to a Mr. George Clyne, Sept. '79)

3. Approximately 150 promissory notes returned paid:

2 Tropicana: 60 x \$52.07

8 Sunset: 35 x \$38.25

5 Old Mill: 1 x \$400 + 51 x \$56.15

4. One deed of conveyance for:

2 Tropicana and 8 Sunset (deed total 35,000 sq. ft.)

- 10,000 sq. ft. larger than expected. See 5.

Conditions include:

- building a residential structure within 60 months
- contributing financially to upkeep of roads until responsibility is assumed by municipality

In the deed, contravention does not explicitly disqualify the owner.

5. One licence to hold 25,000 sq. ft. in Grenada.

This could refer to the landhold, rather than the property and any easements, but without waterfront access, ten thousand square feet seems too much for just a road fronting the property.

The papers that are present are all very well ordered (my recent pokey fingers notwithstanding).

Ownership:

- I think latifundia (in the small plot multi- sense) is clear in the case of Sunset and Tropicana.
 - Grenada is politically stable and doesn't seem to suffer from extreme development.
 - The government does not impose an inheritance tax.
 - The government imposes a transfer tax of 15% to aliens, though likely not to a spouse.

- Regardless of tenancy, paid property tax statements starting in 2006 reinforce evidence of ownership.
- Title to 5 Old Mill isn't defacto, although strongly indicated. The sales contract and paid promissory notes suggest it was, but without deeds or property tax receipts, proof of current ownership isn't in writing.

Actions:

1. I can attempt to establish ownership of 5 Old Mill. I'll start by contacting the office of Mr. Clyne Barrister-at-Law, in Grenada and work to a definitive own/sold answer.
2. I would like to ascertain the current balance of property taxes on 8 Sunset and 2 Tropicana. The last statement is from January 2016 for Tropicana, in arrears.
 - Are there any additional notices?
 - Grenada has joined the twenty-first century (booh!) and now does permit electronic payments. We can arrange to get an online statement, if the mailed statements don't seem complete or on schedule.

Divestiture is likely straightforward, after establishing your ownership, and then when I stop dragging my feet on my letter writing. Winter is coming!

Thank you for the card; after one has crested the hill, a periodic reminder on one's way back down, that one made it, isn't such a bad thing.

Christopher.
