Root of Title:

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Site consisting of the portion of land known as "tas-Salib", in Triq San Guzepp corner with Triq Strickland, Qala, Gozo, having a superficial area of 213.16sqm, bounded west with Triq San Guzepp, north with Triq Strickland and east with property of spouses Muscat, together with its own airspace and subsoil, free and unencumbered and together with all its rights and appurtenances.

Property is being sold by Angelo Grima, John Grima, Alfred Grima, Maria Grima, Carmelo Grima, Emmanuel sive William Grima, Paul Grima, Francis Grima, Josephine Sciberras and Sylvia Grima. The property was acquired in the following manner:

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1. In virtue of a deed dated 7th September 1946 in the records of Notary Giuseppe Sammut, Giuseppe Grima acquired from the Franciscan Friars Minors Conventual of Valletta, the plot of land in the limits of Qala, Gozo, in the area known as 'Tas-Salip', measuring 42 square canes (equivalent to 184.422 sqm), bounded on the west with Saint Joseph Street and north with Strickland Street, free and unencumbered.

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2. Giuseppe Grima died on the 11th December 2008. He died testate in virtue of 3 wills dated 25th June 1982 and 11th March 1987 in the records of Notary Michael Refalo, and dated 3rd April 2001 in the records of Notary Paul George Pisani. In virtue of these wills, he left to his wife the right of use of usufruct over all his property in general, and save other dispositions concerning other property owned by the said Giuseppe Grima, he nominated his 10 children as his universal heirs in equal and undivided shares between them. Thus, the ½ undivided share of this plot of land pertaining to Giuseppe Grima was inherited by his 10 children. The relative deed of declaration of transfer causa mortis was published on the 25th April 2009 by Notary Josef Christian Masini Vento.

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3. Michelina Grima died on the 12th March 2010. She died testate in virtue of the 3 wills mentioned above, and left the same dispositions as her husband, with the result that her ½ undivided share in this plot of land was inherited by her 10 children, siblings Grima. This inheritance was duly declared by the

said siblings Grima in virtue of a deed of declaration of transfer causa mortis dated 29th May 2010 in the records of Notary Josef Christian Masini Vento.

4. Saviour sive Sam Grima, one of the Grima siblings, died in Australia on the 16th November 2017. He died testate in virtue of an Australian will dated 1st April 2016. In virtue of this will, Sam Grima nominated and instituted as his universal heir his wife Sylvia Grima, who is one of the vendors on the deed. The relative deed of declaration of transfer causa mortis was published by Notary Josef Christian Masini Vento on the 28th April 2018, and 1/10 undivided share belonging to Sam Grima out of the property being sold, was duly declared.

5. The site is registered in the Land Registry in virtue of property number 48001655.

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