

410



STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

June 14, 2018 8:01 AM

Doc No(s) A - 67390373



1 2/2 OFC
B - 33178987

/s/ LESLIE T. KOBATA
REGISTRAR

Conveyance Tax: \$585.00

mw

LAND COURT SYSTEM

REGULAR SYSTEM

Return By Mail Pick-Up To:

UNIVERSITY OF THE NATIONS, KONA, INC.
75-5851 Kuakini Highway Drive
Kailua Kona, Hawaii 96740

PTIC Escrow # C11301526

2/3 2

TOTAL NUMBER OF PAGES: 10

Title of Document:

GENERAL WARRANTY DEED

Parties to the Document:

GRANTOR: KA 'OHANA WAIAHA, a Hawaii nonprofit corporation, whose mailing address is 75-5851 Kuakini Highway #102, Kailua-Kona, Hawaii 96740-2199;

GRANTEE: UNIVERSITY OF THE NATIONS, KONA, INC., a Hawaii nonprofit corporation, whose mailing address is 75-5851 Kuakini Highway, Kailua Kona, Hawaii 96740.

Tax Map Key No.: (3) 7-5-017:006

GENERAL WARRANTY DEED

This deed, made effective on this the 24th day of May, 2018, by and between KA 'OHANA WAIAHA, a Hawaii nonprofit corporation, whose mailing address is 75-5851 Kuakini Highway #102, Kailua-Kona, Hawaii 96740-2199, hereinafter referred to as "Grantor" and UNIVERSITY OF THE NATIONS, KONA, INC., a Hawaii nonprofit corporation, whose mailing address is 75-5851 Kuakini Highway, Kailua Kona, Hawaii 96740, hereinafter referred to as "Grantee",

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, as Tenant in Severalty forever, the property,

EXHIBIT 3b

1

situated on the Island of Hawaii, County of Hawaii, State of Hawaii, and described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same, together with all buildings and improvements thereon, all rights, privileges, and easements held or enjoyed in connection therewith, all rents, issues, and profits therefrom, or appurtenant thereto, and all of the estate, right, title, and interest of Grantor therein and thereto, unto Grantee, Grantee's successors and assigns, forever.

AND Grantor does hereby covenant and agree with Grantee, Grantee's successors and assigns, that Grantor is lawfully seised in fee simple of the premises hereby conveyed; that Grantor has good right to sell and convey the same as aforesaid; that the same are free and clear from all encumbrances, except non-delinquent real property taxes and as may be described in Exhibit A; and that Grantor will, and Grantor's successors and assigns shall, forever WARRANT AND DEFEND the title to the land against the lawful claims and demands of all persons whomsoever, except as aforesaid.

BEING the same land conveyed by Warranty Deed from Aeko Hawaii, a Hawaii nonprofit corporation, to Ka 'Ohana Waiaha, a Hawaii nonprofit corporation on the 14th day of October, 2011 and recorded in the State of Hawaii Bureau of Conveyances as Document No. A-43800695 on the 29th day of December, 2011.

AT ALL TIMES HEREIN, the terms "Grantor" and "Grantee" or any pronouns used in places thereof, shall mean and include the masculine or feminine, singular or plural number, and individuals, firms or corporations, and their and each of their respective successors and assigns, according to the context thereof, and the covenant of any two or more persons herein shall be joint and several.

(The remainder of this page is intentionally left blank. Signature page to follow.)

IN WITNESS WHEREOF, the parties have signed this instrument as of the day and year first above written.

GRANTOR: KA 'OHANA WAIHAHA,
a Hawaii nonprofit corporation,

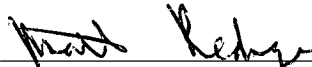


By: KEVIN NORRIS
Its: OFFICER

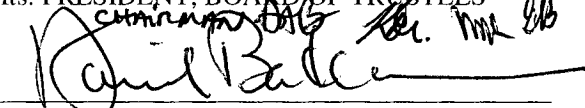


By: GUNILA BAUMANN
Its: OFFICER

GRANTEE: UNIVERSITY OF THE NATIONS, KONA, INC.,
a Hawaii nonprofit corporation,



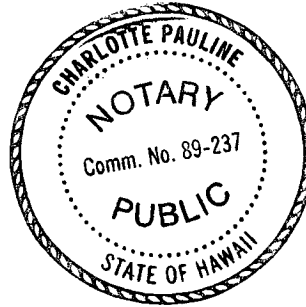
By: MARTIN REDIGER
Its: PRESIDENT, BOARD OF TRUSTEES

 CP

By: DAVID BATEMAN
Its: SECRETARY, BOARD OF TRUSTEES

STATE OF HAWAII)
) ss.
COUNTY OF HAWAII)

On this the 24th day of May, 2018, before me personally appeared KEVIN NORRIS, to me known (or proved to me on the basis of satisfactory evidence) that he is an officer of **KA 'OHANA WAIAHA**, a Hawaii nonprofit corporation, and that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



(Notary Stamp or Seal)
Charlotte Pauline
Name: Charlotte Pauline

Notary Public

State of Hawaii

My commission expires: April 26 2021

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: General Warranty Deed

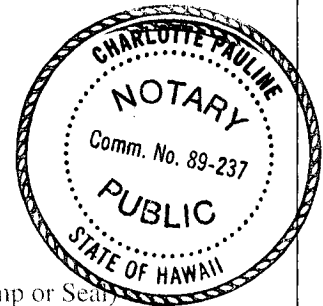
Document Date: May 24 2018

No. of Pages: 10

Jurisdiction (in which notarial act is performed): Third Circuit

Charlotte Pauline May 24 2018
Signature of Notary Date of Notarization and
Certification Statement

CHARLOTTE PAULINE
Printed Name of Notary



(Notary Stamp or Seal)

STATE OF HAWAII)
) ss.
COUNTY OF HAWAII)

On this the 24th day of May, 2018, before me personally appeared GUNILA BAUMANN, to me known (or proved to me on the basis of satisfactory evidence) that she is an officer of **KA 'OHANA WAIHAHA**, a Hawaii nonprofit corporation, and that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

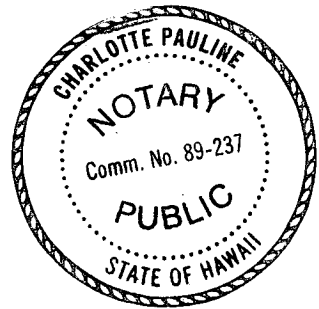
(Notary Stamp or Seal)

Charlotte Pauline
Name: CHARLOTTE PAULINE

Notary Public

State of Hawaii

My commission expires: April 26 2021



NOTARY CERTIFICATION STATEMENT

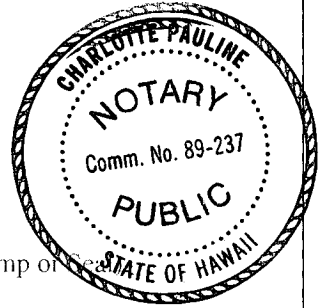
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CHARLOTTE PAULINE
Printed Name of Notary

(Notary Stamp or Seal)



STATE OF HAWAII)
) ss.
COUNTY OF HAWAII)

On this the 24th day of May, 2018, before me personally appeared MARTIN REDIGER, to me known (or proved to me on the basis of satisfactory evidence) that he is the ^{Chairman CP} ~~President~~ of the Board of Trustees of the **UNIVERSITY OF THE NATIONS, KONA, INC.**, a Hawaii nonprofit corporation, and that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

(Notary Stamp or Seal)

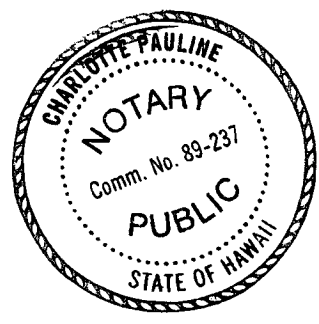
Charlotte Pauline

Name: Charlotte Pauline

Notary Public

State of Hawaii

My commission expires: April 26, 2021



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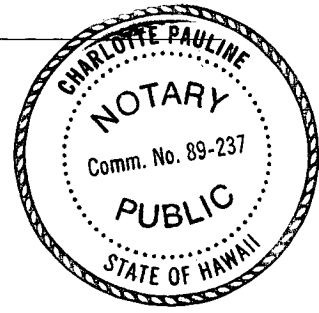
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Jurisdiction (in which notarial act is performed): Third Circuit

Charlotte Pauline May 24, 2018
Signature of Notary Date of Notarization and Certification Statement

Charlotte Pauline
Printed Name of Notary

(Notary Stamp or Seal)



STATE OF HAWAII)
) ss.
COUNTY OF HAWAII)

On this the 24th day of May, 2018, before me personally appeared DAVID BATEMAN, to me known (or proved to me on the basis of satisfactory evidence) that he is the Secretary of the Board of Trustees of the UNIVERSITY OF THE NATIONS, KONA, INC., a Hawaii nonprofit corporation, and that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

(Notary Stamp or Seal)

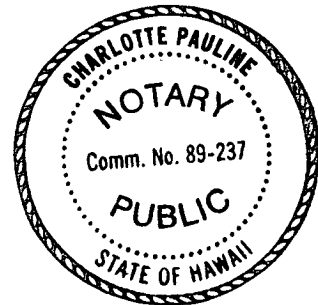
Charlotte Pauline

Name: CHARLOTTE PAULINE

Notary Public

State of Hawaii

My commission expires: April 26 2021



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CHARLOTTE PAULINE
Printed Name of Notary

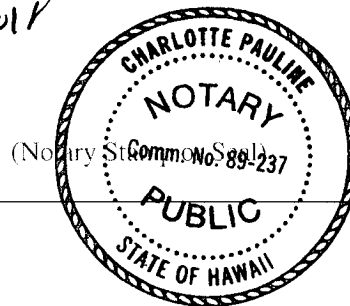


EXHIBIT A

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Land Patent Grant Number 5327 to Samuel Liftee) situate, lying and being on the easterly side of Kuakini Highway, Project FAP No. SS-229(1), and on the northerly side of Kona Hillcrest Subdivision, at Waiaha 2nd, District of North Kona, Island and County of Hawaii, State of Hawaii, being PARCEL 6, and thus bounded and described as per survey dated November 11, 2002, to-wit:

Beginning at the northwest corner of this parcel of land on the easterly side of Kuakini Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAILUA" (North Meridian) being 5,295.84 feet south and 3,473.38 feet east and running by azimuths measured clockwise from true South:

Thence, along Lot A, along Land Commission Award 387, Part 4, Section 2, No. 3 to American Board of Commissioners for Foreign Missions for the next two (2) courses:

1. 248° 38' 00" 105.50 feet to a point;
2. 258° 26' 08" 2,213.85 feet to a point;

Thence, along the northerly side of Kona Hillcrest Subdivision for the following seven (7) courses:

3. 71° 43' 30" 124.57 feet along Lots 20 & 19 to a point;
4. 71° 05' 30" 389.65 feet Lots 18 through 14 to a point;
5. 74° 18' 00" 108.90 feet along Lots 14 & 13 to a point;
6. 73° 28' 00" 81.34 feet along Lots 13, 12 & 9 to a point;
7. 74° 29' 00" 176.29 feet along Lots 9 & 8 to a point;
8. 75° 12' 00" 174.88 feet along Lots 7, 6 & 5 to a point;

EXHIBIT A CONTINUED

9. 74° 32' 00" 285.07 feet along Lots 5, 4, 3 & 2 to a point;
10. 70° 05' 00" 39.34 feet along County of Hawaii, Lot 1 to a point;
11. 74° 38' 30" 147.50 feet along County of Hawaii, Lot 1 to a point;
12. 76° 51' 00" 65.76 feet along County of Hawaii, Lot 1 to a point;

Thence, along Parcel 25 (TMK: 7-5-18:25) for the following four (4) courses:

13. 76° 51' 00" 100.00 feet to a point;
14. 76° 01' 30" 141.117 feet to a point;
15. 72° 30' 00" 240.00 feet to a point;
16. 71° 31' 00" 131.08 feet to a point;

Thence, along the easterly side of Kuakini Highway, along a curve to the right having a radius of 2,824.79 feet, the chord azimuth and distance being:

17. 132° 47' 27.5" 208.36 feet to the point of beginning and containing an area of 5.361 acres, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : GOMES FAMILY LIMITED PARTNERSHIP, a Hawaii limited partnership

GRANTEE : PACU BENCORP, INC., a Hawaii corporation

DATED : July 31, 2000

RECORDED : Document No. 2000-112926

EXHIBIT A CONTINUED

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature in favor of the State of Hawaii.
2. The Great Wall of Kuakini as shown on tax map.
3. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDITIONS APPLICABLE TO AN
AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO
URBAN

DATED : August 14, 2003
RECORDED : Document No. 2003-171988
4. Matters arising out of, including any utility and access rights in favor of Tax Map Keys (3) 7-5-017-013 and 015 located within the subject land.
5. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the name change of PACU BENCORP to U OF N BENCORP on November 9, 2000.
6. The name of U OF N BENCORP was changed to AEKO HAWAII by instrument dated May 18, 2005, filed as Land Court Order No. 162969.
7. Claims arising out of customary and traditional rights and Practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.

END OF EXHIBIT A

Tax Map Key No.: (3) 7-5-017:006