

McD



STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

July 11, 2019 8:01 AM

Doc No(s) A-71310109



1 1/1 SKC
B-33354833

/s/ LESLIE T. KOBATA
REGISTRAR

Conveyance Tax: \$0.00

LAND COURT	REGULAR SYSTEM
AFTER RECORDATION, RETURN BY: MAIL (XX)	PICKUP ()
COUNTY OF MAUI	
Department of Finance	
200 South High Street	
Wailuku, Hawaii 96793	

R/S

TG ACCOM 510844C

TITLE GUARANTY OF HAWAII HAS FILED THIS DOCUMENT FOR RECORD AS AN ACCOMMODATION ONLY. THIS DOCUMENT HAS NOT BEEN REVIEWED OR IN ANY WAY EXAMINED AS TO ITS EFFECT ON REAL PROPERTY.

TMK No. (2) 2-3-011:131 Total No. of Pages: 10
 Subdivision File No. 2.2896

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Hanohano LLC, a Hawaii limited liability company, whose address is 1300 N. Holopono Street, Suite 201, Kihei, Hawaii 96753, (hereinafter the "Grantor"), pursuant to Section 3.44.015 F.4 of the Maui County Code, does hereby convey to the COUNTY OF MAUI, a political subdivision of the State of Hawaii, whose principal office and mailing address is 200 South High Street, Wailuku, Hawaii 96793, (hereinafter "Grantee"), that certain property situate at Keahua, Kula, Maui, Hawaii, more particularly described and shown in Exhibit "A", attached hereto and incorporated herein by reference, unto the

PETITIONER'S EXHIBIT 4

Grantee, as Tenant in Severalty, its legal successors and assigns, forever, including the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interests of Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, tenements, rights, easements, hereditaments, privileges and appurtenances thereto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee according to the tenancy hereinabove set forth, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the described real and personal property and that the Grantor has good right to convey the same as aforesaid; that the property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and the Grantor will WARRANT AND DEFEND the same unto Grantee, forever, against the lawful claims and demands of all persons.

It is understood and agreed that the term "property" shall be deemed to mean and include the property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and


obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 20th day of June, 2019.

GRANTOR: Hanohano LLC

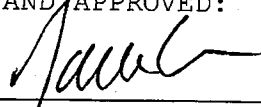
Separate Maui Investment, LLC,
By a Washington limited liability company
name:
Its Manager

JSG Separate Management, Inc.,
By a Washington corporation
name:
Its Manager

By 
name: Ryan Churchill
Its Vice President


By _____
name:
Its

REVIEWED AND APPROVED:

By 

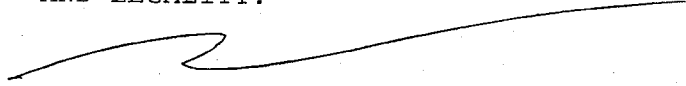
DAVID C. GOODE
Director of Public Works

ACCEPTED:

By 

~~RANILC XXXXAGSANK~~ SCOTT K. TERUYA
Director of Finance

APPROVED AS TO FORM
AND LEGALITY:



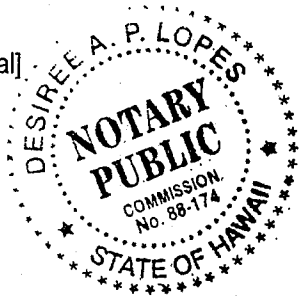
MICHAEL J. HOPPER
Deputy Corporation Counsel
County of Maui

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 25th day of April, 2017, before me personally appeared Ryan Churchill, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

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

[Stamp or Seal]



Desiree A. P. Lopes

NOTARY PUBLIC, State of Hawaii

Print Name _____

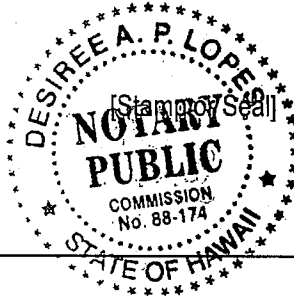
My commission expires: _____

DESIREE A. P. LOPES

My commission expires 3/30/2020

NOTARY PUBLIC CERTIFICATION

Doc. Date:	<u>undated at time of notary</u>	# Pages:	<u>9</u>
Notary Name:	<u>Desiree A. Lopes</u>	Judicial Circuit:	<u>Second</u>
Doc. Description:	<u>Warranty Deed</u>		
Notary Signature:	<u>Desiree A. P. Lopes</u>		
Date:	<u>4.25.17</u>		



STATE OF HAWAII)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

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

[Stamp or Seal]

NOTARY PUBLIC, State of Hawaii
Print Name _____
My commission expires: _____

NOTARY PUBLIC CERTIFICATION	
Doc. Date: _____	# Pages: _____
Notary Name: _____	Judicial Circuit: _____
Doc. Description: _____	

Notary Signature: _____	[Stamp or Seal]
Date: _____	

STATE OF HAWAII)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

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

[Stamp or Seal]

NOTARY PUBLIC, State of Hawaii
Print Name _____
My commission expires: _____

NOTARY PUBLIC CERTIFICATION	
Doc. Date: _____	# Pages: _____
Notary Name: _____	Judicial Circuit: _____
Doc. Description: _____ _____ _____ _____	[Stamp or Seal]
Notary Signature: _____	
Date: _____	

STATE OF HAWAII)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

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

[Stamp or Seal]

NOTARY PUBLIC, State of Hawaii
Print Name _____
My commission expires: _____

NOTARY PUBLIC CERTIFICATION	
Doc. Date: _____	# Pages: _____
Notary Name: _____	Judicial Circuit: _____
Doc. Description: _____	

Notary Signature: _____	[Stamp or Seal]
Date: _____	

EXHIBIT "A"

All of that certain parcel of land situate at Keahua, Kula, Island and County of Maui, State of Hawaii, being Lot 58 of Kualono Subdivision, containing an area of 7,117 square feet, more or less, as described on File Plan No. 2488, recorded in the Bureau of Conveyances of the State of Hawaii.

Being a portion of the land conveyed to the Grantor by (a) Deed of Curtis Y. Harada, Pauline K. Harada and Clarence A. Pacarro, dated December 21, 2005, recorded in the said Bureau of Conveyances as Document No. 2005-263491; and (b) Deed of EKR, Inc. and Clarence A. Pacarro, dated December 22, 2005, recorded in the said Bureau of Conveyances as Document No. 2005-263492.

SUBJECT, HOWEVER, to the following:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. The effects, if any of the Certificate of Conditions dated May 20, 2005, recorded in the said Bureau of Conveyances as Document No. 2005-105309, made by Hanohano LLC, a Hawaii limited liability company (the "Petitioner"), re: district boundary amendment (Docket No. A03-745 for reclassification from an agricultural district to an urban district).
3. Grant to Maui Electric Company, Limited and Hawaiian Telcom, Inc., dated November 12, 2008, recorded in the said Bureau of Conveyances as Document No. 2008-186999, granting a perpetual right and easement for utility purposes.

END OF EXHIBIT "A"

Tax Key: (2) 2-3-011-131

TRUE NORTH
NOT TO SCALE

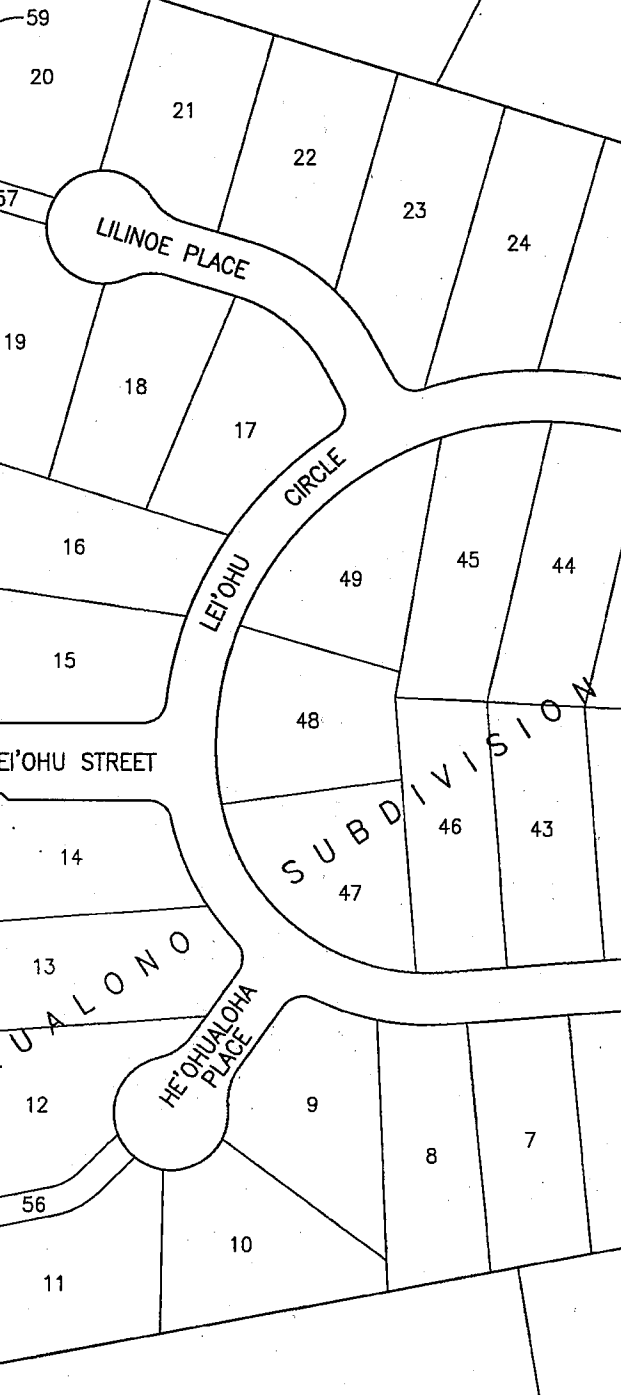
PUKALANI BYPASS HIGHWAY

To Kula →

HALEAKALA HIGHWAY

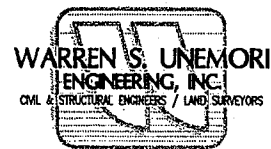
← To Pukalani

LOT 58



KUALONO SUBDIVISION ROAD WIDENING LOT

Kula, Maui, Hawaii



April 25, 2017