

LOT 25 DEED
1996-01-18

LAND COURT SYSTEM
Return by Mail (X) Pickup () To:
COUNTY OF MAUI
DEPARTMENT OF FINANCE
200 S. High St.
Wailuku, Hawaii 96793

REGULAR SYSTEM

AFFECTS TMK: (2) 2-5-05:57 por. Lot 25

WARRANTY DEED

WARRANTY DEED

THIS DEED, made this 18th day of January, 1996, by A&B PROPERTIES, INC., a Hawaii corporation, whose principal place of business and mailing address is 322 Bishop Street, Honolulu, Hawaii 96813, hereinafter called "Grantor", and the COUNTY OF MAUI, a political subdivision of the State of Hawaii whose principal place of business and mailing address is 200 S. High Street, Wailuku, Maui, Hawaii 96791, hereinafter called the "Grantee",

W I T N E S S E T H :

That for the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, as Tenant in Severalty, and to its successors and assigns, in fee simple forever, all of that certain land situate at Paia, Hamakua, Maui, Island and County of Maui, State of Hawaii, comprising Lot 25 of the Makana Subdivision consisting of approximately 26,515 square feet, and more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interests of the Grantor, both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy herein set forth, forever.

AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except

for the lien of real property taxes not yet by law required to be paid and except as may be specifically set forth herein; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will WARRANT AND DEFEND the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, its successors and assigns.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the parties hereto and their respective successors and assigns, according to the context thereof.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed these presents on the day and year first above written.

A&B PROPERTIES, INC.

By [Signature]
Its PRESIDENT

By [Signature]
Its ASST. SECRETARY

"Grantor"

APPROVED AS TO FORM
AND LEGALITY

[Signature]
Deputy Corporation Counsel
County of Maui LILLIAN B. KOLLER

[Signature]
Attorney for Grantor

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STATE OF HAWAII

CITY & COUNTY OF HONOLULU

SS:

On this 18th day of January 1996, before me appeared E. R. SEAN and CHARLES W. CHAMBERS to me personally known, who, being by me duly sworn, did say that they are the PRESIDENT and ASS. SECRETARY respectively, of A&B PROPERTIES, INC., a Hawaii corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and said officers acknowledged said instrument to be the free act and deed of the corporation.

LS

Augustine K. McElroy
Notary Public, State of Hawaii

My Commission Expires: 2/18/97

DESCRIPTION

LOT 25
MAKANA SUBDIVISION
(FILE PLAN-2181)

All of that certain parcel of land, being a portion of the land described in the deed from the Board of Education to the Trustees of Oahu College dated January 30, 1860, being also a portion of Lot 11 of Section 2 of the Second Partition of the Hamakuapoko Kūi Lands situated at Paia, Hamakuapoko, Island and County of Maui, State of Hawaii.

Beginning at a 1/2-inch pipe at the northeasterly corner of this lot, on the southeasterly side of Hana Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUMENE 2" being 7,342.44 feet North and 6,273.41 feet East and running by azimuths measured clockwise from True South:

- | | | | |
|----|----------|--------|---|
| 1. | 230° 41' | 40.00 | feet: along the southeasterly side of Hana Highway to a 1/2-inch pipe; |
| 2. | 320° 26' | 10.00 | feet: along same [being along road widening Lot 103 of the Makana Subdivision (File Plan-2181)] to a 1/2-inch pipe; |
| 3. | 230° 41' | 30.50 | feet: along same to a 1/2-inch pipe; |
| 4. | 320° 26' | 358.78 | feet: along Lots 96 and 26 of the Makana Subdivision (File Plan-2181) to a 1/2-inch pipe; |
| 5. | 258° 40' | 51.06 | feet: along Lot 26 of the Makana Subdivision (File Plan-2181) to a 1/2-inch pipe; |

6. Thence along the southwesterly side of Hoe Place on a curve to the left with a radius of 43.00 feet, the chord azimuth and distance being: 344° 40' 54" 10.02 feet to a 1/2-inch pipe;
7. 78° 40' 72.46 feet along Lot 24 of the Makana Subdivision (File Plan-2181) to a 1/2-inch pipe;
8. 49° 31' 46.96 feet along same to a 1/2-inch pipe;
9. 140° 26' 370.82 feet along Lot 70 and 71 of the Paia Halelani Subdivision (File Plan 1250) to the point of beginning and containing and Area of 26,515 Square Feet.

SUBJECT, HOWEVER, to Easement 21, being an easement for electrical purposes affecting the above described Lot 25 and being more particularly described as follows.

Beginning at a 1/2-inch pipe at the northeasterly corner of this easement, said pipe being the northwesterly corner of Lot 96 of the Makana Subdivision File Plan-2181, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE 2" being 7,379.40 feet North and 6,334.32 feet East and running by azimuths measured clockwise from True South:

1. 320° 26' 26.07 feet along Lot 96 of the Makana Subdivision (File Plan-2181) to a point;
2. 50° 26' 5.00 feet over and across Lot 25 of the Makana Subdivision (File Plan-2181) to a point;
3. 140° 26' 15.32 feet over and across same to a point;

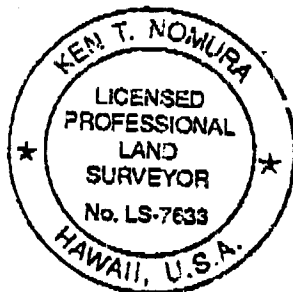
4. 59° 06' 66.26 feet over and across same to a point;
5. 140° 26' 11.07 feet along Lot 71 of the Paia Malolani Subdivision (File Plan 1250) to a 1/2-inch pipe;
6. 230° 41' 40.00 feet along the southeasterly side of Hana Highway to a 1/2-inch pipe;
7. 320° 26' 10.00 feet along same [being along road widening] Lot 103 of the Makana Subdivision (File Plan-2181)] to a 1/2-inch pipe;
8. 230° 41' 30.50 feet along same to the point of beginning and containing an Area of 91.8 Square Feet.

SUBJECT, ALSO, to an existing easement for sewer pump station purposes in favor of the County of Maui as recorded in the Bureau of Conveyances in Liber 21849, Page 11.

Prepared by A&B Properties, Inc.
Kahului, Maui, Hawaii

January 12, 1996

This work was prepared by me or under my supervision.



Ken T. Nomura
Registered Professional Land Surveyor No. LS-7633

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43/5-n