



R-729 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
MAY 27, 2004 08:01 AM
Doc No(s) 2004-107603



/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

20 1/3 Z5

CONVEYANCE TAX: \$2165.00

LAND COURT SYSTEM REGULAR SYSTEM
After Recordation, Return By Mail (XXX) Pickup () To: *1/RS*

Nancy Moon Cho & Brian Hyun Cho
552 Farview Avenue
Wyckoff, NJ 07481



Escrow No. 6824001520-JW
Total Pgs. *9*

TOTAL PGS 9

TMK No. (2) 4-2-1-30 (CPR #24)

APARTMENT DEED

THIS DEED, made this *20th* day of *May*, *2004*, by MICHAEL JOSEPH MOYNAHAN and JOAN McCLAIN MOYNAHAN, husband and wife, whose residence and mailing address is 64 Ironwood Lane #64, Lahaina, Hawaii 96761, hereinafter called the "Grantor", in favor of NANCY MOON CHO, wife of Charlie Cho, and BRIAN HYUN CHO, a married man, whose address is 552 Farview Avenue, Wyckoff, New Jersey 07481, hereinafter called the "Grantee",

W I T N E S S E T H :

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and 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 Joint Tenants, all of the Grantor's right, title and interest in and to that certain property described in Exhibit "A" attached hereto and made a part hereof.

And the reversions, remainders, rents, issues and profits thereof and all the estate, right, title, and interest 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 therein, unto the Grantee, as aforesaid, in fee simple.

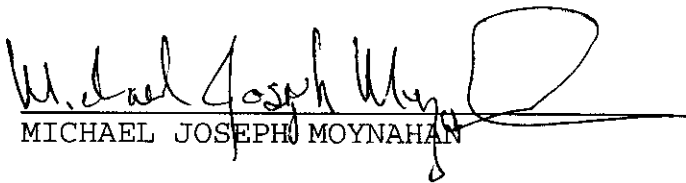
AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required 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 Grantee does hereby covenant and agree, for the benefit of the owners from time to time of all other apartments in the Horizontal Property Regime described in Exhibit "A", to observe and perform at all times all of the terms, covenants, conditions, restrictions, easements, encumbrances and any other provisions set forth in the Declaration(s) and By-Laws referred to in Exhibit "A", and the Condominium Map referred to in Exhibit "A", and in all rules and regulations which from time to time may be duly promulgated pursuant to said Declaration(s) and By-Laws, which provisions are and shall constitute covenants running with the land and equitable servitudes to the extent provided by law and set forth in said instrument(s), as the same may from time to time be amended, on the Grantee's part to be observed and performed as and when required to do so, and to indemnify and hold and save harmless the Grantor from any failure so to observe and perform any of such terms, covenants, conditions and restrictions.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successors in trust and assigns. The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee and the Grantee's heirs, personal representatives, successors, successors in trust and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals, partnerships, trustees or corporations, and their and each of their respective heirs, personal representatives, successors, successors in trust and assigns, according to the context thereof.

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


MICHAEL JOSEPH MOYNAHAN

"Grantor"

SECRET OF KOREA
AN CHI YONG

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 20th day of May, 2004, before me personally appeared MICHAEL JOSEPH MOYNAHAN, to me known (or proven to me) to be the person described in and who executed the foregoing instrument, and acknowledged 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.

Sue Ann R. Carpio

Sue Ann L. Carpio

Notary Public, State of Hawaii
Second Judicial Circuit

My commission expires: JUN 10 2005

SECRET
AN CHIT KONG

La

Joan McClain Moynahan
JOAN McCLAIN MOYNAHAN

"Grantor"

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 20th day of May, 2004, before me personally appeared JOAN McCLAIN MOYNAHAN, to me known (or proven to me) to be the person described in and who executed the foregoing instrument, and acknowledged 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.

Sue Ann R. Carpio

L.S.

Sue Ann L. Carpio

Notary Public, State of Hawaii
Second Judicial Circuit

My commission expires: **JUN 10 2005**

EXHIBIT "A"

FIRST: Apartment No. 64 of that certain Condominium Project known as "THE IRONWOODS", as shown on Condominium Map No. 586, and described in the Declaration of Horizontal Property Regime dated December 1, 1978, recorded December 29, 1978 in the Bureau of Conveyances of the State of Hawaii in Liber 13387, page 540, as amended.

TOGETHER WITH appurtenant easements as follows:

(a) An exclusive easement to use Parking Space designated by the same number as said Apartment, as shown on said Condominium Map.

(b) Non-exclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and support of said Apartment; in the other common elements for use according to their respective purposes.

(c) Exclusive easements to use other limited common elements appurtenant thereto designated for its exclusive use by the Declaration, as amended.

SECOND: An undivided 2.8241% interest in all common elements of the Project and in the land upon which said Project is located as established for said Apartment by the Declaration, as amended, or such other percentage interest as hereinafter established for said Apartment by any amendment of the Declaration, as tenant in common with the other owners and tenants thereof.

Being all the property described in Apartment Deed dated March 20, 2002, recorded March 25, 2002 in said Bureau of Conveyances as Document No. 2002-051749.

The land(s) upon which said Condominium Project is located being described in said Declaration of Horizontal Property Regime dated December 1, 1978, recorded in said Bureau of Conveyances in Liber 13387, page 540, as amended, as amended.

SUBJECT, HOWEVER, to the following:

1. Title to all minerals and metallic mines reserved to the State of Hawaii.

2. As to the portion of the land herein described bordering on the ocean:

The effect of Sections 205A-41 to 205A-46, inclusive, and Sections 205A-48 and 205A-49, Hawaii Revised Statutes, as now or hereafter amended, pertaining to shoreline setbacks.

Any adverse claim of the State of Hawaii based upon the contention that some portion of the land hereinafter described lies seaward of the line of vegetation, pursuant to the ruling of County of Hawaii vs. Sotomura 55 Haw. 176 (1973).

3. Grant of Easement dated May 7, 1976, recorded in said Bureau of Conveyances in Liber 11443, page 479, in favor of Maui Electric Company, Limited, and Hawaiian Telephone Company, granting an easement for pole and wire lines.

4. Declaration, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, dated December 29, 1976, recorded in said Bureau of Conveyances in Liber 11922, page 26.

Said Declaration was supplemented by instrument(s) dated June 16, 1977, recorded in said Bureau of Conveyances in Liber 12291, page 406, effective June 22, 1977.

5. Condominium Map No. 586 filed in the Bureau of Conveyances, State of Hawaii.

6. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions, easements and By-Laws as set forth in the Declaration of Horizontal Property Regime, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, dated December 1, 1978, recorded December 29, 1978 in said Bureau of Conveyances in Liber 13387, page 540.

Said Declaration was amended by the following instruments:

Dated:	Liber:	Page:
October 8, 1980	15081	319
August 22, 1984	17845	628
August 22, 1984	18126	395
April 2, 1985	19211	98

Dated:	Document No.
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November 20, 1991 91-163225

Liens and charges for upkeep and maintenance as provided in the above mentioned Covenants, Conditions and Restrictions, if any, where no notice thereof appears on record.

Restated Declaration of Condominium Property Regime of The Association of Apartment Owners of The Ironwoods, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, dated December 11, 1992, recorded December 30, 1992 in said Bureau of Conveyances as Document No. 92-213966.

Second Restated Declaration of Condominium Property Regime of The Ironwoods, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, dated November 4, 1997, recorded January 13, 1998 in said Bureau of Conveyances as Document No. 98-004620.

Restated By-Laws of The Association of Apartment Owners of The Ironwoods, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, dated December 11, 1992, recorded December 30, 1992 in said Bureau of Conveyances as Document No. 92-213967.

Correction To Restated By-Laws of The Association of Apartment Owners of The Ironwoods, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, dated February 17, 1993, recorded March 1, 1993 in said Bureau of Conveyances as Document No. 93-032757.

7. Private Water System Agreement dated March 19, 1993 in said Bureau of Conveyances as Document No. 93-088207.

8. Terms, provisions and conditions as contained in the original Apartment Deed and the effect of any failure to comply with such terms, provisions and conditions.

9. Any and all easements encumbering the apartment herein mentioned, and/or the common interest appurtenant thereto, as created by or mentioned in said Declaration, as said Declaration may be amended from time to time in accordance with the law and/or in the original Apartment Deed, and/or as delineated on said Condominium Map.

END OF EXHIBIT "A"

SECRET OF KOREA
AN CHI YONG