

Sal



**STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED**

November 16, 2016 8:01 AM

Doc No(s) A-61640579



/s/ LESLIE T. KOBATA
ACTING REGISTRAR

1 3/3 KEO
B-32899250

Conveyance Tax: \$98,450.00

LAND COURT SYSTEM

REGULAR SYSTEM

Return by: MAIL (X) PICKUP () TO:

LAW OFFICES OF KONG-SU IM, LLLC
1608 LAUKAHI STREET
HONOLULU, HAWAII 96821

TITLE NO.: 201652951 *S*
ESCROW NO.: 23316085741
CAROL MENDES

TOTAL NUMBER OF PAGES: 11

TITLE OF DOCUMENT:

WARRANTY DEED

PARTIES TO DOCUMENT:

GRANTOR: P. ANTHONY RIDDER, Trustee of the P. Anthony Ridder Separate Property Revocable Trust dated September 5, 2005, with full powers to sell, mortgage, lease or otherwise deal with the land, whose mailing address is 1147 Porque Lane, Pebble Beach, California 93953

GRANTEE: RA HEE HONG, a married woman, whose mailing address is 135-50 Itaewon-Dong, Yong San-Gu, Seoul, Korea

TAX MAP KEY (3) 7-2-017:021

K2016822v3/DDM/sw/10-27-16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **P. ANTHONY RIDDER**, Trustee of the P. Anthony Ridder Separate Property Revocable Trust dated September 5, 2005, with full powers to sell, mortgage, lease or otherwise deal with the land, whose mailing address is 1147 Porque Lane, Pebble Beach, California 93953, hereinafter called the "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the Grantor paid by **RA HEE HONG**, a married woman, whose mailing address is 135-50 Itaewon-Dong, Yong San-Gu, Seoul, Korea, hereinafter called the "Grantee", the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee all of that certain real property designated on the tax maps of the Third Taxation Division, State of Hawaii, as Tax Map Key 7-2-017:021, more particularly described in Exhibit A attached hereto and made a part hereof, subject to the encumbrances noted therein.

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

TOGETHER WITH ALL and singular the buildings, improvements, rights, tenements, hereditaments, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed in connection therewith.


TO HAVE AND TO HOLD the same unto the Grantee, **as her sole and separate property**, her heirs, devisees, personal representatives and assigns, in fee simple forever.

AND THE SAID GRANTOR does hereby covenant with the Grantee that the Grantor is lawfully seised in fee simple of said granted premises and that the said premises are free and clear of all encumbrances except as aforesaid, and except for the lien of real property taxes not yet by law required to be paid. And the said Grantor further covenants and agrees that the Grantor has good right to sell and convey the said premises in the manner aforesaid; that the Grantor will **WARRANT AND DEFEND** the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

IT IS MUTUALLY AGREED that the terms "Grantor" and "Grantee", as and when used hereinabove or hereinbelow shall mean and include the masculine or feminine, the singular or plural number, individuals, associations, trustees, corporations or partnerships, and their and each of their respective successors in interest, heirs, executors, personal representatives, administrators and permitted assigns, according to the context thereof, and that if these presents shall be signed by two or more grantors, or by two or more grantees, all covenants of such parties shall be and for all purposes deemed to be their joint and several covenants.

The parties agree that the person or company recording or arranging for the recordation of this instrument is authorized to complete any blanks contained in this instrument with the applicable number of pages, dates, and recordation information, whether before or after this instrument has been notarized by a notary public, and in no event shall completion of any such blanks be deemed an alteration of this instrument by means of the insertion of new content.

IN WITNESS WHEREOF, the Grantor has executed these presents on this 28 day of October, 2016.


P. ANTHONY RIDDER, Trustee of the P. Anthony Ridder Separate Property Revocable Trust dated September 5, 2005

Approved as to Form
TOM, WATTS, DEGELE-MATHEWS
& YOSHIDA, LLP
Danielle N. Degele-Mathews
10-27-16

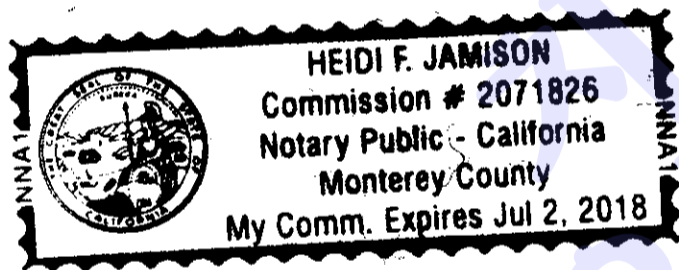
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Monterey) ss.

On this 28 day of October, 2016, before me HEIDI F. JAMISON, Notary Public, personally appeared **P. ANTHONY RIDDER**, Trustee of the P. Anthony Ridder Separate Property Revocable Trust dated September 5, 2005, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Heidi F. Jamison
Signature of Notary Public

EXHIBIT A

All of that certain parcel of land (being a portion of the land(s) described in and covered by Royal Patent Grant Number 2121 to Pupule) situate, lying and being at Kukio 1st, District of North Kona, Island and County of Hawaii, State of Hawaii, being LOT 15B-6, and thus bounded and described as per survey dated April 16, 2003, to-wit:

Beginning at the northeast corner of this lot, the southeast corner of Lot 15B-5 and on the northwest side of Road E of Kukio Phase I-A File Plan 2285, the coordinates of said point of beginning referred to Government Triangulation Station "AKAHIPUU" being 23,842.15 feet north and 8,526.34 feet west, thence running by azimuths measured clockwise from true South:

1. Along the northwest side of Road E of Kukio Phase I-A File Plan 2285 on a curve to the left with a radius of 175.00 feet, the chord distance being:
4° 08' 24" 67.62 feet;
2. 22° 37' 78.13 feet along Lot 22 of Kukio Phase I-A File Plan 2285;
3. 107° 37' 268.50 feet along Lot 22 of Kukio Phase I-A File Plan 2285;
4. 182° 19' 79.66 feet along Parcel 5A1;
5. 209° 17' 63.99 feet along Parcel 5A1;
6. 286° 44' 30" 267.66 feet along Lot 15B-5 to the point of beginning and containing an area of 0.914 acre, more or less.

Together with an easement for roadway purposes as set forth in Declaration of Access Easement dated January 3, 2001, recorded as Document No. 2001-003825; and subject to the terms and provisions contained therein.

Said Declaration was amended and/or supplemented by the following instruments:

1. Document No. 2002-014970.

2. Document No. 2002-093548.
3. Document No. 2003-158635.
4. Document No. 2003-173219.
5. Document No. 2003-277625.
6. Document No. 2004-035554.
7. Document No. 2004-079366.
8. Document No. 2004-079371.
9. Document No. 2004-079376.
10. Document No. 2004-079381.
11. Document No. 2004-079391.
12. Document No. 2004-079396.
13. Document No. 2004-079401.
14. Document No. 2004-079406.
15. Document No. 2004-111393.
16. Document No. 2004-160693.
17. Document No. 2004-160696.
18. Document No. 2004-160699.
19. Document No. 2004-178892.
20. Document No. 2004-225759.
21. Document No. 2005-018974.
22. Document No. 2005-025198.
23. Document No. 2005-025206.
24. Document No. 2005-037854.
25. Document No. 2005-038985.
26. Document No. 2005-054255.
27. Document No. 2005-062872.
28. Document No. 2005-067351.
29. Document No. 2005-068358.
30. Document No. 2005-070199.
31. Document No. 2005-083544.
32. Document No. 2005-086945.
33. Document No. 2005-086953.
34. Document No. 2005-086961.
35. Document No. 2005-109360.
36. Document No. 2005-109368.
37. Document No. 2005-109376.
38. Document No. 2005-109392.
39. Document No. 2005-120216.
40. Document No. 2005-121256.
41. Document No. 2005-137327.
42. Document No. 2005-137334.
43. Document No. 2005-156685.
44. Document No. 2005-160438.
45. Document No. 2005-182358.
46. Document No. 2005-240409.

47. Document No. 2005-240416.
48. Document No. 2005-240423.
49. Document No. 2005-240430.
50. Document No. 2005-240437.
51. Document No. 2006-011023.
52. Document No. 2008-077397.
53. Document No. 2009-075058.
54. Document No. 2009-155716.
55. Document No. 2010-188152.
56. Document No. A-44510887.
57. Document No. A-46510824A thru A-46510824B.
58. Document No. A-47081926.
59. Document No. A-55210794.

The rights and obligations of KD KUKIO RESORTS, LLLP, a Delaware limited liability limited partnership, in the above Declaration was assigned to KUKIO COMMUNITY ASSOCIATION, INC., a Hawaii nonprofit corporation, by ASSIGNMENT OF DECLARANT RIGHTS AND OBLIGATIONS dated effective February 18, 2015, recorded as Document No. A-55271130.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR: P. ANTHONY RIDDER and CONSTANCE M. RIDDER, Co-Trustees of the P. Anthony Ridder and Constance M. Ridder Revocable Trust dated August 24, 2005

GRANTEE: P. ANTHONY RIDDER, Trustee of the P. Anthony Ridder Separate Property Revocable Trust dated September 5, 2005, with full powers to sell, mortgage, lease or otherwise deal with the land

DATED: March 28, 2011
RECORDED: Document No. 2011-051366

SUBJECT HOWEVER TO:

1. Mineral and water rights of any nature.

2. The terms and provisions contained in the following:

INSTRUMENT: CERTIFICATE AND CONSENT

DATED: February 18, 1987

RECORDED: Liber 20432 Page 223

ADDENDUM TO CERTIFICATE AND CONSENT dated September 3, 1993, recorded as Document No. 93-152074.

3. The terms and provisions contained in the following:

INSTRUMENT: KUKIO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

DATED: January 3, 2001

RECORDED: Document No. 2001-003824

The foregoing includes, but is not limited to, matters relating to association liens which may be superior to certain mortgages.

Said Declaration was amended and/or supplemented by the following instruments:

1. Document No. 2001-165127.
2. Document No. 2001-191392.
3. Document No. 2002-093547.
4. Document No. 2002-212369.
5. Document No. 2003-158634.
6. Document No. 2003-173217.
7. Document No. 2003-277622.
8. Document No. 2004-035556.
9. Document No. 2004-079364.
10. Document No. 2004-079369.
11. Document No. 2004-079374.
12. Document No. 2004-079379.
13. Document No. 2004-079384.
14. Document No. 2004-079389.
15. Document No. 2004-079394.
16. Document No. 2004-079399.
17. Document No. 2004-079404.
18. Document No. 2004-160692.
19. Document No. 2004-160695.
20. Document No. 2004-160698.
21. Document No. 2004-178894.

22. Document No. 2004-225757.
23. Document No. 2005-018971.
24. Document No. 2005-025195.
25. Document No. 2005-025203.
26. Document No. 2005-037851.
27. Document No. 2005-038982.
28. Document No. 2005-054252.
29. Document No. 2005-062869.
30. Document No. 2005-067348.
31. Document No. 2005-068355.
32. Document No. 2005-070196.
33. Document No. 2005-083541.
34. Document No. 2005-086941.
35. Document No. 2005-086949.
36. Document No. 2005-086957.
37. Document No. 2005-089263.
38. Document No. 2005-109357.
39. Document No. 2005-109365.
40. Document No. 2005-109373.
41. Document No. 2005-109381.
42. Document No. 2005-109389.
43. Document No. 2005-120213.
44. Document No. 2005-121253.
45. Document No. 2005-137324.
46. Document No. 2005-137331.
47. Document No. 2005-156682.
48. Document No. 2005-160435.
49. Document No. 2005-182355.
50. Document No. 2005-240406.
51. Document No. 2005-240413.
52. Document No. 2005-240420.
53. Document No. 2005-240427.
54. Document No. 2005-240434.
55. Document No. 2005-249601.
56. Document No. 2006-011020.
57. Document No. 2007-126388.
58. Document No. 2008-077396.
59. Document No. 2008-113594.
60. Document No. 2009-155715.
61. Document No. A-46510823.
62. Document No. A-49670783.
63. Document No. A-55210792.
64. Document No. A-55210793.

The rights and obligations of KD KUKIO RESORTS, LLLP, a Delaware limited liability limited partnership, in the above Declaration was assigned to KUKIO COMMUNITY ASSOCIATION, INC., a Hawaii nonprofit corporation, by ASSIGNMENT OF DECLARANT RIGHTS AND OBLIGATIONS dated effective February 18, 2015, recorded as Document No. A-55271130.

4. DESIGNATION OF EASEMENT "E-9-A"

PURPOSE: electrical transformer
SHOWN: on survey map prepared by Dennis I. Horita, Land Surveyor, with Sam O. Horita, Inc., dated December 20, 2001

5. GRANT

TO: HAWAII ELECTRIC LIGHT COMPANY, INC.
DATED: May 22, 2002
RECORDED: Document No. 2002-134816
GRANTING: a perpetual right and easement for electrical purposes, over said Easement "E-9-A"

6. DESIGNATION OF EASEMENT "A-9-A"

PURPOSE: association
SHOWN: on map prepared by Dennis I. Horita, Land Surveyor, with Sam O. Horita, Inc., dated April 16, 2003

7. The terms and provisions contained in the following:

INSTRUMENT: KUKIO WARRANTY DEED WITH COVENANTS
DATED: effective August 26, 2003
RECORDED: Document No. 2003-184715

The foregoing includes, but is not limited to, matters relating to all water and water rights.

The right, title and interest of KD KUKIO RESORTS, LLLP, a Delaware limited liability limited partnership, in the above Deed was assigned to KUKIO COMMUNITY ASSOCIATION, INC., a Hawaii non-profit corporation, by ASSIGNMENT OF

GRANTOR RESERVATIONS dated effective February 18, 2015, recorded as Document No. A-55271128.

8. Encroachments, if any, which would be shown on a correct survey.

END OF EXHIBIT A

아산광역시
시립박물관
유물전시관