

AD



**STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED**

November 16, 2016 8:01 AM

Doc No(s) A-61640578



/s/ LESLIE T. KOBATA
ACTING REGISTRAR

1 2/3 KE0
B-32899250

Conveyance Tax: \$42,075.00

LAND COURT SYSTEM

REGULAR SYSTEM

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

P. ANTHONY RIDDER
1147 PORQUE LANE
PEBBLE BEACH, CA 93953

TITLE NO.: 201652950 *-S*
ESCROW NO.: 23316085739
CAROL MENDES

RS-2

TOTAL NUMBER OF PAGES: 11

TITLE OF DOCUMENT:

WARRANTY DEED

PARTIES TO DOCUMENT:

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

GRANTEE: P. ANTHONY RIDDER, a married man, whose mailing address is
1147 Porque Lane, Pebble Beach, California 93953

TAX MAP KEY (3) 7-2-020:004
"KUKIO PHASE 1-A"
LOT 64A

K2016821.3/DDM/sw/10-27-16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **RA HEE HONG**, a married woman, whose mailing address is 135-50 Itaewon-Dong, Yong San-Gu, Seoul, Korea, 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 **P. ANTHONY RIDDER**, a married man, whose mailing address is 1147 Porque Lane, Pebble Beach, California 93953, 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 **7-2-020:004**, 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 his sole and separate property**, his 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 14 day of November, 2016.

RA HEE HONG



By : ~~RA HEE HONG~~, by her Attorney-in-Fact
Kyong-su Im

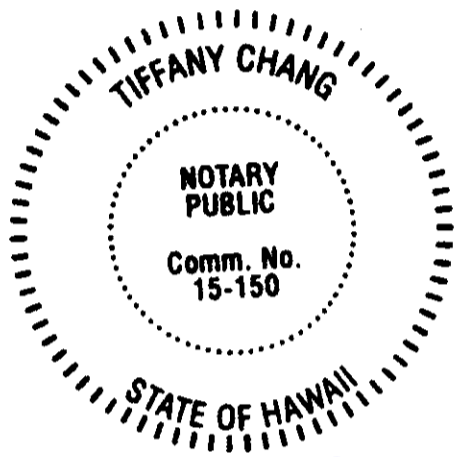
Kyong-su Im
Her Attorney-in-fact

안팎팍안팎안팎

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

STATE OF HAWAII)
) ss.
CITY AND COUNTY OF HONOLULU)

On this 14th day of November, 2016, before me personally appeared ~~RA HEE HONG~~, by her ~~Attorney in Fact~~ Kyong-su Im, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, who, being by me duly sworn or affirmed, did say 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.



Tiffany Chang
Print Name: Tiffany Chang
Notary Public, State of Hawaii
My commission expires: 4/19/19

Doc. Date: <u>11/14/16</u>	#Pages: <u>11</u>
Name: <u>Tiffany Chang</u>	<u>3rd</u> Circuit
Doc. Description: <u>Warranty deed</u>	
<u>Tiffany Chang</u> Notary Signature	<u>11/14/16</u> Date
NOTARY CERTIFICATION	

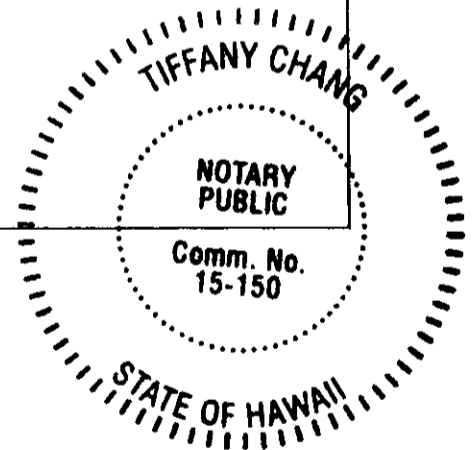


EXHIBIT A

All of that certain parcel of land (being portion(s) 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 64A of KUKIO PHASE 1-A, and thus bounded and described as per survey dated April 16, 2003, to-wit:

Beginning at the northwest corner of this lot the southwest corner of Lot 63A and on the northeast side of Road G of Kukio Phase 1-A File Plan 2285, the coordinates of said point of beginning referred to Government Survey Triangulation Station "AKAHIPUU" being 21,898.59 feet north and 8,983.36 feet west, thence running by azimuths measured clockwise from true South:

1. 286° 10' 38" 114.58 feet along Lot 63A;
2. 298° 21' 40" 66.14 feet along Lot 63A;
3. 265° 28' 62.09 feet along Lot 63A;
4. Thence along the west side of road of Kukio Phase 1-A File Plan 2285 on a curve to the left with a radius 375.00 feet, the chord azimuth and distance being:
 - 347° 12' 34" 78.14 feet;
5. 76° 02' 40" 69.14 feet along Lot 65A;
6. 27° 53' 5.19 feet along Lot 65A;
7. 16° 41' 174.35 feet along Lot 65A;
8. 164° 51' 30" 57.34 feet along the northeast side of Road G of Kukio Phase 1-A File Plan 2285;
9. Thence along the northeast side of Road G of Kukio Phase 1-A File Plan 2285 on a curve to the left with a radius of 250.00 feet, the chord azimuth and distance being:
 - 162° 10' 46" 23.38 feet to the point of beginning and containing an area of 0.434 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: R. L. TRULL, Trustee of that certain unrecorded R. L. Trull Trust dated July 5, 2002, as amended, a Short Form Trust is dated March 28, 2012, recorded as Document No. A-44980819, and NANCY KIM-TRULL, Trustee of that certain unrecorded Nancy-Kim-Trull Trust dated July 5, 2002, as amended, a Short Form Trust is dated March 28, 2012, recorded as Document No. A-44980820

GRANTEE: RA HEE HONG, a married woman

DATED: June 22, 2016

RECORDED: Document No. A-60250027

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-24"

PURPOSE: electrical transformer
SHOWN: on File Plan 2285

5. GRANT

TO: HAWAII ELECTRIC LIGHT COMPANY, INC.

DATED: May 22, 2002
RECORDED: Document No. 2002-134816
GRANTING: a right and easement for electrical purposes over Easement "E-24"

6. DESIGNATION OF EASEMENT "A-34"

PURPOSE: association
SHOWN: on survey map prepared by Dennis I. Hirota, Land Surveyor, dated April 16, 2003

7. The terms and provisions contained in the following:

INSTRUMENT: KUKIO WARRANTY DEED WITH COVENANTS
DATED: effective February 4, 2005
RECORDED: Document No. 2005-023198

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

8. Encroachments or any other matters as shown on survey map prepared by Roger D. Fleenor, Land Surveyor, dated June 13, 2016:

(A) Rock walls are encroaching into the setback areas.

(B) Pool infinity is encroaching into the Association Easement "A-34".

KUKIO COMMUNITY ASSOCIATION accepted and approved all encroachments per VARIANCE dated June 17, 2016.

9. Encroachments or any other matters which a survey prepared after June 13, 2016 would disclose.

END OF EXHIBIT A