

LAND COURT

REGULAR SYSTEM

Return By Mail Pick-Up To:

CARLSMITH BALL LLP
1001 Bishop Street, Suite 2100
Honolulu, Hawaii 96813
Attention: Mark K. Murakami
Telephone: 808.523.2561

TITLE OF DOCUMENT:

LIMITED WARRANTY DEED

PARTIES TO DOCUMENT:

GRANTOR: **JAMES CAMPBELL COMPANY LLC**, a Delaware limited liability company

GRANTEE: **HAWAII COMMUNITY DEVELOPMENT AUTHORITY**, a body corporate and a public instrumentality of the State of Hawaii
547 Queen Street, Honolulu, Hawaii 96813

TAX MAP KEY(S): (Oahu)
Certificate of Title No.

(This document consists of ___ pages.)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That as of _____, 20___, **JAMES CAMPBELL COMPANY LLC**, a Delaware limited liability company ("**Grantor**"), in consideration of the sum of ONE DOLLAR (\$1.00), to it paid by the **HAWAII COMMUNITY DEVELOPMENT AUTHORITY**, a body corporate and a public instrumentality of the State of Hawaii ("**Grantee**"), whose address is 547 Queen Street, Honolulu, Hawaii 96813, the receipt whereof is hereby acknowledged, **DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY** unto the Grantee, its successors and assigns, the property described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH, the reversions, remainders, rents, issues and profits thereof, together with all buildings, improvements, tenements, hereditaments, rights, easements, privileges and appurtenances to the same belonging or appertaining or held and enjoyed therewith, and all of 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, unto Grantee its successors and assigns absolutely and in fee simple, forever.

AND Grantor does hereby covenant and agree with Grantee that Grantor has full power and authority to sell and convey the Property described in **Exhibit "A"** and that Grantor has not done or suffered any act or thing whereby the Property is encumbered and that the same is free and clear of and from all encumbrances made or suffered by Grantor except for the encumbrances mentioned in **Exhibit "A"** and real property taxes not yet due and payable; and that Grantor will **WARRANT AND DEFEND** the same unto Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, except as aforesaid.

AND Grantee does hereby covenant to and with Grantor for the benefit of Grantor, that Grantee will observe and comply with all of the terms, covenants, conditions and restrictions set forth in any declaration of covenants or deed of record with respect to the Property, as the same exist or may hereafter be amended from time to time in accordance with law and the terms of such declaration(s) of covenants or deed(s), on the part of Grantee to be observed and performed, as and when required to do so.

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

[the remainder of this page intentionally left blank; signatures on following page]

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed on the day and year first above written.

Grantor:

JAMES CAMPBELL COMPANY LLC, a
Delaware limited liability company

By _____
Name:
Its:

By _____
Name:
Its:

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed on the day and year first above written.

Grantee:

**HAWAII COMMUNITY DEVELOPMENT
AUTHORITY**, a public body and body
corporate and politic of the State of Hawaii

APPROVED AS TO FORM:

Deputy Attorney General
Department of the Attorney General
State of Hawaii

By _____
Name:
Its:

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

On this ____ day of _____, 2015, before me personally appeared _____ and _____, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed the foregoing instrument as the free act and deed of such persons, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Notary Public, State of Hawaii
Name:
My commission expires: _____

<u>NOTARY CERTIFICATION STATEMENT</u>	
Document Identification or Description: LIMITED WARRANTY DEED	
Document Date: _____	
No. of Pages (including this page): ____	
Jurisdiction (in which notarial act is performed): First Circuit	
_____ Signature of Notary	_____ Date of Notarization and Certification Statement
(Stamp or Seal)	
_____ Printed Name of Notary	

(James Campbell Company LLC)

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

On this ____ day of _____, 2015, before me personally appeared _____, to me personally known, 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.

Notary Public, State of Hawaii
Name:
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<u>NOTARY CERTIFICATION STATEMENT</u>	
Document Identification or Description: LIMITED WARRANTY DEED	
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No. of Pages (including this page): ____	
Jurisdiction (in which notarial act is performed): First Circuit	
_____ Signature of Notary	_____ Date of Notarization and Certification Statement
(Stamp or Seal)	
_____ Printed Name of Notary	

(Hawaii Community Development Authority)

EXHIBIT A
[ATTACH PROPERTY DESCRIPTION]