

LAND COURT

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY: MAIL (XX) PICKUP ( )

**COUNTY OF MAUI**  
**Department of Finance**  
**200 South High Street**  
**Wailuku, Hawaii 96793**

S:\DSA\Subd\Templates\Road Dedications\Warranty Deed\_(rev 04.2023).docx

TMK No. (2) \_\_\_\_\_

Total No. of Pages: \_\_\_\_\_

Subdivision No. \_\_\_\_\_

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That \_\_\_\_\_

whose address is \_\_\_\_\_

\_\_\_\_\_, (hereinafter the "Grantor"), pursuant to Section 3.44.015.F.4. of the Maui County Code, does hereby convey to the COUNTY OF MAUI, a political subdivision of the State of Hawaii, whose principal office and mailing address is 200 South High Street, Wailuku, Hawaii 96793, (hereinafter "Grantee"), that certain property situate at \_\_\_\_\_, Maui, Hawaii, more

particularly described and shown in Exhibit "A", attached hereto and incorporated herein by reference, unto the Grantee, as Tenant in Severalty, its legal successors and assigns, forever, including the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interests of Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, tenements, rights, easements, hereditaments, privileges and appurtenances thereto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee according to the tenancy hereinabove set forth, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the described real and personal property and that the Grantor has good right to convey the same as aforesaid; that the property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and the Grantor will WARRANT AND DEFEND the same unto Grantee, forever, against the lawful claims and demands of all persons.

It is understood and agreed that the term "property" shall be deemed to mean and include the property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns, and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

GRANTOR:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**OR**

For Trust/Corporation/  
Partnership/Company

\_\_\_\_\_  
(Print Name of Trust/Corporation/Partnership/Company)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its:

Date:

\_\_\_\_\_  
(Print Name of Trust/Corporation/Partnership/Company)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its:

Date:

REVIEWED AND APPROVED:

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JORDAN MOLINA  
Director of Public Works  
County of Maui

ACCEPTED:

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SCOTT K. TERUYA  
Director of Finance  
County of Maui

APPROVED AS TO FORM  
AND LEGALITY:

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Deputy Corporation Counsel  
County of Maui

STATE OF HAWAII )  
 ) SS.  
COUNTY OF MAUI )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Stamp or Seal]

Notary Public, State of Hawaii

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATION**

Doc. Date: \_\_\_\_\_ # Pages: \_\_\_\_\_  
Notary Name: \_\_\_\_\_ Judicial Circuit: \_\_\_\_\_  
Doc. \_\_\_\_\_  
Description: \_\_\_\_\_

[Stamp or Seal]

Notary Signature: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF HAWAII )  
 ) SS.  
COUNTY OF MAUI )

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Doc. \_\_\_\_\_  
Description: \_\_\_\_\_

[Stamp or Seal]

Notary Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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  ) SS.  
COUNTY OF MAUI                    )

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[Stamp or Seal]

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Date: \_\_\_\_\_

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  ) SS.  
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**NOTARY PUBLIC CERTIFICATION**

Doc. Date:	_____	#	Pages:	_____
Notary Name:	_____	Judicial	Circuit:	_____
Doc.				
Description:	_____			

[Stamp or Seal]

Notary  
Signature: \_\_\_\_\_

Date:



## EXHIBIT "A"

(Description of property to be attached here)

- Metes and Bounds Description stamped and dated by licensed Surveyor
- List all encumbrances affecting the road lot being conveyed. "Subject, However to: \_\_\_\_\_."
- Chain of title description. "Being the same premises acquired by: \_\_\_\_\_."
- Exhibit Map of road lot, legible, black & white, 8.5" x 11"