

THE ORIGINAL OF THE DOCUMENT  
RECORDED AS FOLLOWS:  
STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO. Doc A - 53170717

DATE - TIME July 23, 2014 8:02 AM

LAND COURT

REGULAR SYSTEM

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

TO: DANILO F. AGSALOG  
Director of Finance  
County of Maui  
200 South High Street  
Wailuku, Hi. 96793

DOCUMENT CONTAINS 8 PAGES

**TITLE OF DOCUMENT: TAX DEED**

PARTIES TO DOCUMENT

GRANTOR: ALAN M. ARAKAWA  
Mayor  
County of Maui  
200 South High Street  
Wailuku, Maui, Hawaii 96793

GRANTEE: KIRK P. GIORDANO  
2318 Eagle Avenue  
Alameda, California 94501

AFFECTS TAX MAP KEY NO. (2)2-4-021-007-0000

TAX DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ALAN M. ARAKAWA, as Mayor of the County of Maui, is authorized by law to sign and execute deeds and other conveyances of real property (hereinafter referred to as "Grantor"); and

WHEREAS, DANILO F. AGSALOG, as the Director of Finance for the County of Maui (hereinafter referred to as "Director"), was authorized by law to foreclose and sell the real property described herein to satisfy delinquent real property taxes due and owing to the County of Maui; and

WHEREAS, the real property described herein was duly assessed to MOANA P M RAMOS DC'D and JULIA KEIKIOEWA MARTIN, and subject to the paramount lien of real property taxes, penalties, and interest for the tax years 2005 through 2014; and

WHEREAS, pursuant to applicable law, Director did sell at public auction in the County of Maui on May 20, 2014 the real property described herein to satisfy said liens for real property taxes of \$18,304.73, penalties and interest in the amount of \$12,554.19, and costs, expenses, and charges due or incurred on account of the taxes, liens, and sale in the amount of \$2,225.00, to KIRK P. GIODANO, an unmarried man, (hereinafter referred to as "Grantee"), whose mailing address is 2318 Eagle Avenue, Alameda, California 94501; and

WHEREAS, Grantee is entitled to receive the conveyance;

NOW, THEREFORE, Grantor, in consideration of the sum of \$64,000.00, United States Dollars, receipt of which is hereby acknowledged, does hereby remise, release and convey unto KIRK P. GIODANO, whose residence and mailing address is 2318 Eagle Avenue, Alameda, California 94501, all of Grantor's right, title and interest in and to the following described property:

All that certain parcel of land (portion of the land described in and covered by Royal Patent Grant Number 87 to Kekahuna), situate lying and being at Makawao, Island and County of Maui, State of Hawaii, described as follows:

Lot 49, area 10,743 square feet, more or less, as delineated on the map entitled "MAKAWAO RANCH ACRES, UNIT 1", which said map was filed in the Bureau of Conveyances of the State of Hawaii as File Plan No. 1050.

Being all the property described in the following:

- A. Deed  
Recorded: October 19, 1987 in the Bureau of Conveyances, State of Hawaii, in Book 21240, Page 635  
Grantor: Julia K. Martin, widow  
Grantee: Moana Penelope Martin Ramos, wife of Jerry Ramos, and Julia Keikioewa Talifolau, wife of Pita Talifolau, as Tenants in Common.
- B. Deed  
Recorded: March 15, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-037345

Grantor: Jerry Rogello Dela Rosa  
Ramos and Moana Penelope  
Martin Ramos, husband and  
wife, and Kimberly  
Kehaulani Ramos Caspillo,  
fka Kimberly Kehaulani  
Ramos, wife of Fernan  
V.C. Caspillo

Grantee: Moana Penelope Martin  
Ramos, wife of Jerry  
Rogelio Dela Rosa Ramos,  
as Tenant in Severalty.

SUBJECT, HOWEVER, to the following:

1. Reservation in favor of the State of  
Hawaii of all mineral and metallic mines.

2. Covenants, conditions, and  
restrictions set forth in Declaration dated  
February 8, 1958, recorded in the Bureau of  
Conveyances of the State of Hawaii, in Book  
5958, Page 40.

Said Declaration was amended by Quitclaim  
Deed dated August 22, 1994, recorded September  
13, 1994 in the Bureau of Conveyances of the  
State of Hawaii as Document No. 94-150904.

3. The right of redemption as provided  
for in Section 3.48.270, Maui County Code, and  
any successor law or ordinance, as the case  
may be.

TO HAVE AND TO HOLD, the same, together with all improvements,  
rights, interests, and privileges thereunto belonging or  
appertaining, unto the Grantee, as tenant in severalty, in fee  
simple forever.

The parties hereto agree that this instrument may be executed  
in counterparts, each of which shall be deemed an original, and  
said counterparts shall together constitute one and the same  
agreement, binding all of the parties hereto, notwithstanding all  
of the parties are not signatory to the original or the same

counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Tax Deed on this 7<sup>th</sup> day of July, 2014.

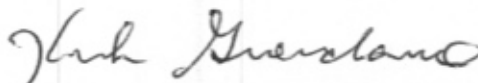
**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

GRANTOR:



ALAN M. ARAKAWA  
Mayor  
County of Maui

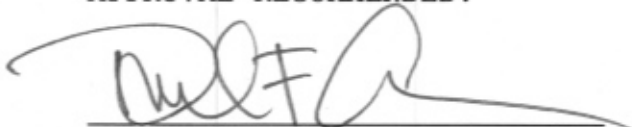
GRANTEE:



KIRK P. GIORDANO



APPROVAL RECOMMENDED:



DANILO F. AGSALOG  
Director of Finance  
County of Maui

APPROVED AS TO FORM  
AND LEGALITY:



JEFFREY UEOKA  
Deputy Corporation Counsel  
County of Maui

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