



THIS INDENTURE was made, of the first day of July, A. D. 1919, by W. G. IRWIN ESTATE COMPANY, a corporation organized and existing under the laws of the State of California, party of the first part, and the TERRITORY OF HAWAII, party of the second part -

W I T N E S S E T H

THAT the said party of the first part in consideration of the sum of TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, doth hereby grant, bargain, sell, and convey unto the said party of the second part, its successors and assigns forever, all that tract or parcel of land lying and being in the City and County of Honolulu, Territory of Hawaii, and described as follows, to-wit:

All that portion of Kaneloa, Waikiki, Kona, Oahu, being Kapiolani Park Lots Nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119, as shown on Government Survey Map No. 1079, being the same premises (first parcel) conveyed by deed of Sanford B. Dole, President of the Republic of Hawaii, to W. G. Irwin, dated July 1, 1896, and recorded in liber 164 on pp. 153 et. seq. in the office of the Registrar of Conveyances at Honolulu, which property is described by metes and bounds as follows:

Commencing at the Southeast corner of this piece of land at point at fence on the makai side of avenue in Park (Kalamaua Avenue), said point being on the boundary of Kapua and Kaneloa, and bearing S. 67° 20' W. true 1344 feet from a granite post in Park Lot No. 33, the granite post being on the bound-

ary of Kanelca, Kapua and Zapahulu. The above initial point is also the Southeast corner of Park Lot No. 101, and running:

1. N. 12° 30' W. true 950 feet along remaining portion of Kanelca along fence (along Kalakaua Avenue.)
2. S. 77° 18' W. true 313 feet along same along Park Lot No. 120 (along Public Park by Act 103, Session Laws of 1905) to sea;
3. S. 15° 40' E. true 996 feet along sea shore (high water mark being the boundary); thence
4. N. 67° 20' E. true 261 feet along Kapua along fence (along land owned by the Commercial Pacific Cable Company) to initial point.

AREA 6-4/10 ACRES, MORE OR LESS.

EXCEPTING AND RESERVING, HOWEVER, unto the said party of the first part, its successors and assigns, all buildings now upon the said described piece of land.

TO HAVE AND TO HOLD the granted premises with all the rights, easements, and appurtenances thereto belonging subject to the exception and reservation herein before expressed, unto the said party of the second part, its successors and assigns forever.

A N D the said party of the first part for itself and its successors doth covenant with the said party of the second part, its successors and assigns, that it, the said party of the first part, is well seized in fee of the land and premises aforesaid; that it has good right to sell and convey the same in manner and form aforesaid;

that the same are free from all incumbrances and that it will and its successors shall WARRANT AND DEFEND the same to the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the said party of the first part has hereunto caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, in the City of San Francisco, State of California upon the 9th day of August A.D. 1919.

John Pitman
Helen Lucia Lecker

William
G. IRWIN ESTATE COMPANY, *< F.L.O. N.P.*

By Fannie M. Irwin
Its President

And by John D. McKee
Its Secretary

and County
CITY OF SAN FRANCISCO)
STATE OF CALIFORNIA) SS

On this Ninth day of August A.D. 1919 before me appeared Fannie M. Irwin and John D. McKee to me personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively of the *William* G. IRWIN ESTATE COMPANY, a corporation organized and existing under the laws of the State of California, and that the seal affixed to said instrument is

John *F.L.O. N.P.*