



The Undisclosed  
“Warranty Deed”  
by Roy Hall for DC “Mike”

TERRITORIAL REGISTRAR'S  
RECORDATION DATA:

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TIME/HOUR: \_\_\_\_\_  
BY: \_\_\_\_\_  
TERRITORIAL REGISTRAR OF  
AMERICAN SAMOA

WARRANTY DEED

THIS INDENTURE, made this 26<sup>th</sup> day of July 2000, 2000, by and between FRANCIS KNEUBUHL OPELLE, for herself and her heirs, executors, assigns and administrators, hereinafter referred to as VENDOR, and D.C. MIKE KNEUBUHL, hereinafter referred to as PURCHASER.

WITNESSETH

That the said VENDOR, in consideration of the covenants and agreements of the said PURCHASER, hereinafter contained, hereby sell and agree to convey unto said PURCHASER, by this Deed in consideration of the payment of the full purchase price of SIX THOUSAND DOLLARS AND NO/100 CENTS (\$6,000.00); payment of which is hereby acknowledged by the said VENDOR, have granted, bargained, sold, alienated, conveyed and confirmed to the PURCHASER, and to his heirs, executors, assigns and administrators, forever, pursuant to the Olo Association Trust Agreement, as amended in 1974, all that certain real property lying in land square 32 unit "C", situated in the Village of Taputimu, County of Tualatai, Western District, Island of Tutuila, American Samoa being a portion of land known as "ASO TOELEFAU", owned by VENDOR FRANCES KNEUBUHL OPELLE, more fully described as follows:

LEGAL DESCRIPTION

Beginning at a 1/2" iron pin, projecting approximate 14" above ground, which has coordinates of x=228345.219, and y=280070.063, American Samoa datum of 1962; then runs on azimuth 090d-11'-20", 172.35 feet to a 1/2" iron pin projecting about 14" above

ground, thence on azimuth 180d-11'-20", 505.00 feet to a 1/2" iron pin projecting approximate 14" above ground; thence on azimuth 270d-11'-20", 172.35 feet to a 1/2" iron pin approximate 14" projecting above ground; thence on azimuth 000d-11'-20", 505.00 feet to the point of beginning.

Containing an area of 2.00 acres more or less.

Together with all rights, easements, and appurtenances hereunto belonging or in any wise incident or appertaining thereto with full right to ingress or egress, pursuant to the Olo Association Trust Agreement, as amended in 1974.

VENDOR, for her heirs, executors, assigns and administrators does covenant, grant and agree to and with the PURCHASER, his heirs, executors, assigns and administrators, that the VENDOR, at the time of the sealing and delivering of these presents, is lawfully seized in ownership of and all of the above granted and described premises, with the appurtenances and has good rights, full power and lawful authority to grant, bargain, sell and convey them to PURCHASER, his heirs, executors, assigns and administrators, and they shall and at all times hereafter peaceably and quietly have, hold, use, occupy, possess, and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction, or disturbance of the VENDOR, her heirs, executors, assigns and administrators, or of any other persons lawfully claiming under them; and that the land described hereinabove is now free, clear, discharged, and unencumbered of and from all former and other grants, titles, charges, estates, judgments, and encumbrances of whatever nature of kind whatsoever, except as set forth in the Olo Association Trust Agreement, as amended in 1974.

VENDOR, her heirs, executors, assigns and administrators, and all and every person or persons whomsoever lawfully or equitably deriving an estate, right title or interest of, in or to the herein before granted premises, by, from under, or in trust for them, shall and will at any time or times hereafter, upon the reasonable request and with the proper costs and charges paid for by the PURCHASER, his heirs, executors, assigns and administrators, the VENDOR, her heirs, executors, assigns and administrators, will make, do and execute, or cause to be made, done and executed, all and every such other lawful and reasonable acts, conveyances, assurances, in the law,

for better and more effectually vesting and confirming the land or property hereby, granted, in and unto the PURCHASER his heirs, executors, assigns and administrators, or his counsel, shall reasonably advise or require; and the VENDOR and her heirs, executors, assigns and administrators, shall and will warrant, and by these presents forever defend, the above described premises, and every part and parcel thereof, with the appurtenances unto the PURCHASER, her successors and assigns, against the VENDOR, and his heirs and against all and every person and persons whomsoever lawfully claiming them.

It is understood by PURCHASER, that the real property which is being transferred by this deed is subject to the Olo Association Trust Agreement, as amended in 1974. These restrictive covenants shall be applicable to all those who purchase real property from the VENDOR therein or from those who have subsequently become owners.

IN WITNESS WHEREOF, I have executed this Warranty Deed as of the day and year first above written.

VENDOR:

Francis Kneubuhl Oelle  
FRANCIS KNEUBUHL OELLE

STATE OF CALIFORNIA

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On this 26 day of July, 2000, personally appeared before me, the undersigned notary public, FRANCIS KNEUBUHL OELLE, VENDOR, satisfactorily proven to be the person who signed and acknowledged that she signed the WARRANTY DEED herein voluntarily and for the intent and purpose indicated therein.

Angela Howard  
NOTARY PUBLIC  
My commission expires: 6/24/04

