

**Recording Requested By:**  
Humboldt County  
Planning and Building Department

**Return To:**  
Humboldt County  
Planning and Building Department  
3015 H Street  
Eureka CA 95501-4484

QUITCLAIM AND PARTIAL RECONVEYANCE  
(For Covenant and Agreement to Hold as One Parcel)

Entered Into On	} Assessor's Parcel Number:
By and Between	} <b>205-421-013</b>
<b>TOWN OF SCOTIA COMPANY, LLC</b>	}
	}
(hereafter referred to as OWNER)	}
	}
And The County of Humboldt	}
(hereafter referred to as COUNTY)	}
	} Application No.: 3709
	} Case No.: FMS-05-001

WHEREAS, on October 7, 2010, OWNER (or OWNER's predecessor in interest) and COUNTY executed a Covenant and Agreement to Hold Property as One Parcel which was recorded on October 19, 2010, in the Humboldt County Recorder's Office, Official Records Document Number 2010-22860-18; and

WHEREAS, said Covenant and Agreement to Hold Property as One Parcel restricted the separate conveyance of the real property described therein, including Parcel 4 of LLA-09-027; Assessor's Parcel Number 205-421-013 (hereafter "subject property"), until specified events occurred or conditions were satisfied; and

WHEREAS, said events have now occurred or said conditions have been satisfied, and COUNTY desires to quitclaim and reconvey to OWNER or OWNER's successors in interest of subject property all of the right, power and privilege granted to COUNTY by the above referenced Covenant and Agreement to Hold Property as One Parcel for the subject property;

NOW, THEREFORE, it is mutually agreed as follows:

1. COUNTY agrees to, and hereby does, quitclaim and reconvey to OWNER or their successors in interest all of the right, power, and privilege to convey as separate parcels a portion of the subject property to wit: the property described in Exhibit A attached hereto; further described as Phase 4 of the Scotia Final Map Subdivision recorded as Tract Map \_\_\_\_\_ at Book \_\_\_\_\_ Maps, Pages \_\_\_\_\_.

Which right, power and privilege was relinquished and granted to COUNTY in the Covenant and

Agreement reference above.

- OWNER understands and agrees that this Quitclaim and Partial Reconveyance by COUNTY to OWNER or OWNER's successors in interest of the right, power and privilege to convey as separate parcels affects the following properties, To Whit: 1. that portion of Parcel 4, which is included in Phase 4 of the Scotia Final Map Subdivision. Furthermore, OWNER and OWNER's successors in interest understands and agrees that even after the execution of the Quitclaim and Partial Reconveyance by COUNTY it shall remain the obligation of OWNER or OWNER's successors in interest to carry out the parcel specific terms and requirements of Town of Scotia Final Map Subdivision (Case No. FMS-05-01) consistent with the binding agreements and performance security offer by Owner and the party seeking to acquire the subject property such that the provision as set forth in Exhibit B of the above reference Covenant and Agreement are fully satisfied.

IN WITNESS WHEREOF, the parties hereto have caused this Quitclaim and Partial Reconveyance on the date first written above.

ON \_\_\_\_\_ 20 \_\_\_\_ BY \_\_\_\_\_  
John H. Ford, Director  
Planning and Building Department  
County of Humboldt

CERTIFICATE OF ACKNOWLEDGMENT

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

On this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_, before me, \_\_\_\_\_ Public Notary, personally appeared **JOHN H. FORD** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

\_\_\_\_\_  
Signature (seal)

**OWNER**



Sign above. Print name here: STEVEN T. DEIKE, president  
TOWN OF SCOTIA COMPANY, LLC

**CERTIFICATE OF ACKNOWLEDGMENT**

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

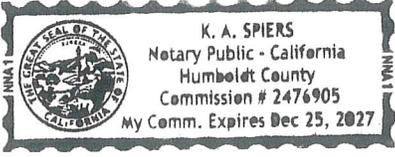
STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

On this 9th day of September, 2025, before me, K A Spiers Public

Notary, personally appeared Steven T. Deike who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.  
K A Spiers (seal)  
Signature



APN:

**FMS-05-01**  
**205-421-012**

**EXHIBIT A**

**PROPERTY DESCRIPTION**

All that real property situated in the County of Humboldt, State of California, described as follows:

Tract No. \_\_\_\_\_, Town of Scotia Subdivision Phase 4, which map was filed for record in the Office of the Humboldt County Recorder on \_\_\_\_\_, 2026, in Book \_\_\_\_\_ of Maps, Pages \_\_\_\_\_.