

Recording Requested By:
County of Humboldt
Planning and Building Department

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

QUITCLAIM AND PARTIAL RECONVEYANCE
(For Development Restrictions)

Entered Into On	June 23, 2020	}	Assessor Parcel No.:	508-252-031
By and Between		}		
Central Estates Remainder, LLC		}		
		}		
(hereafter referred to as OWNER)		}		
		}	Application No.:	8656
And The County of Humboldt		}	Case No.:	FMS-07-08
(hereafter referred to as		}		
COUNTY)		}		

WHEREAS, on July 14, 2015 OWNER (or OWNER's predecessor in interest) and COUNTY executed a Conveyance and Agreement which was recorded on July 21, 2015 in the Humboldt County Recorder's Office, Official Records Document Number 2015-014150-6; and

WHEREAS, said Conveyance and Agreement restricted the development of the real property described therein, including Lots 11, 12, 13, 53, 54, 61 & 62 of Tract No. 647, on file in the Recorder's Office of the County of Humboldt in Book 25 of Maps, Page 48 through 51 (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 said Lots 11, 12, 13, 53, 54, 61 & 62 of Tract No. 647, all of the right, power and privilege granted to COUNTY by the above referenced Conveyance and Agreement for the subject property; and

NOW, THEREFORE, it is mutually agreed as follows:

1. COUNTY agrees to, and hereby does, quitclaim and reconvey to OWNERS or their successors in interest all of the right, power, and privilege to develop the subject property, which right, power and privilege was relinquished and granted to COUNTY in the Conveyance and Agreement referenced above.
2. OWNER understands and agrees that this Quitclaim and Reconveyance by COUNTY to OWNER or OWNER's successors in interest of the right, power and privilege to develop the subject property does not give OWNER or OWNER's successor(s) in interest unlimited right to develop the subject property, but only revests in OWNER or OWNER's successors in interest the right, power and

privilege to apply to COUNTY for the permits and other grants of approval necessary to develop the subject property and to have such application processed in accordance with, and subject to, all laws and regulations applicable to such application at the time it is submitted.

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

COUNTY OF HUMBOLDT

BY _____
Estelle Fennell
Chair of the Board of Supervisors of the
County of Humboldt, State of California

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, _____
Notary Public, personally appeared **Estelle Fennell** 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(S)

Central Estates Remainder, LLC

[Handwritten signature]

Sign above. Print name here: James L. Furtado, Manager

James L Furtado

Sign above. Print name here:

Sign above. Print name here:

Sign above. Print name here:

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 14th day of July, 2020, before me, P. Nicholas Notary Public,

personally appeared James L. Furtado 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.

P. Nicholas (seal)
Signature

