

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

By And Between

JAMES L. FURTADO, PRESIDENT

JLF CONSTRUCTION, INC.,

A CALIFORNIA CORPORATION

(hereafter referred to as OWNER)

And The County Of Humboldt

(hereafter referred to as

COUNTY)

} Assessor Parcel Nos.:

} **508-243-009, 508-243-021, 508-243-022, 508-243-024**

}

}

}

} Record No.:

} **PLN-2025-19262**

}

WHEREAS, on December 19, 2023 OWNER (or OWNER's predecessor in interest) and COUNTY executed a Conveyance and Agreement which was recorded on December 26, 2023 in the Humboldt County Recorder's Office, Official Records Document Number 2023-018258; and

WHEREAS, said Conveyance and Agreement restricted the development of the real property described therein as Lots 1-6, 8-22, 24, 26 and 29-40 of Tract Map No. 676, on file in the Recorder's Office of the County of Humboldt in Book 26 of Maps, Pages 18 through 21 (hereafter "subject property"), until specified events occurred or conditions were satisfied; and

WHEREAS, said events have now occurred or said conditions have been satisfied in full with respect to Lots 9, 21, 22 and 24 (currently APNs 508-243-009, 508-243-021, 508-243-022 and 508-243-024) of the subject property, and COUNTY desires to quitclaim and reconvey to OWNER or OWNER's successors in interest of said Lots 9, 21, 22 and 24 (currently APNs 508-243-009, 508-243-021, 508-243-022 and 508-243-024) of Tract Map No. 676 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 Lots 9, 21, 22 and 24 of 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 Lots 9, 21, 22 and 24 of the subject property does not give OWNER or OWNER's successor(s) in interest unlimited right to develop the subject property, but only reverts 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 Lots 9, 21, 22 and 24 of 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 Partial Reconveyance on the date first written above.

BY _____
Chair, Board of Supervisors
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 _____ 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 paragraph is true and correct.

Witness my hand and official seal.

Notary Public Signature

(seal)

OWNER(S)



Sign above. Print name here: James L. Furtado, President, JLF Construction, Inc., A California Corporation

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 4th day of June, 2025, 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 paragraph is true and correct.

Witness my hand and official seal.



Notary Public Signature



(seal)