

**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	}	Assessor Parcel No.: 508-252-031
By And Between	}	
	}	
	}	
(hereafter referred to as OWNER)	}	
	}	Application No.: <i>Central Estates Phase 2D</i>
	}	Case No:
And The County Of Humboldt	}	FMS 07-08,
(hereafter referred to as COUNTY)	}	PUD 07-04

WHEREAS, on September 5, 2017 OWNER (or OWNER's predecessor in interest) and COUNTY executed a Conveyance and Agreement which was recorded on September 7, 2017 in the Humboldt County Recorder's Office, Official Records Document Number 2017-016307; and

WHEREAS, said Conveyance and Agreement restricted the development of the real property described therein, including Lot 20 of Tract No. 0651, on file in the Recorder's Office of the County of Humboldt in Book 25 of Maps, Pages 69-71 (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 Lot 20 of Tract 0651 all of the right, power and privilege granted to COUNTY by the above referenced Conveyance and Agreement for the subject property;

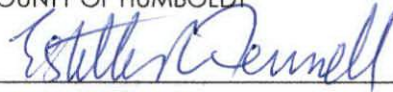
NOW, THEREFORE, it is mutually agreed as follows:

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 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 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



Estelle Fennell

Vice- Chairman of the Board of Supervisor 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.

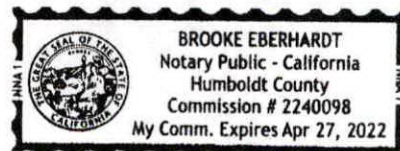
STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

On this 26<sup>th</sup> day of February, 20 19, before me, Brooke Eberhardt  
Public Notary, 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.

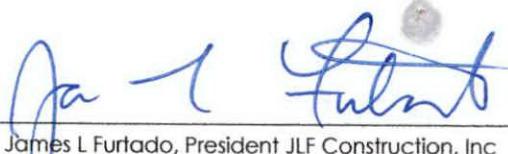
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

 (seal)  
Signature



OWNER(S)



James L Furtado, President JLF Construction, Inc

James L. Furtado

Sign above. Print name here:

Sign above. Print name here:

Sign above. Print name here:

CERTIFICATE OF ACKNOWLEDGMENT

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STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

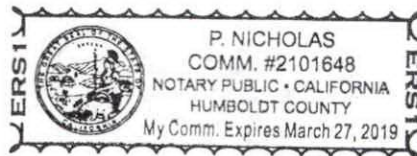
On this 14<sup>th</sup> day of January, 2019, before me, P. Nicholas Public

Notary, 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



OWNER(S)

  
Nathan S Leavitt," Successor in Interest, Escrow set to close January 15, 2019"

Nathan S. Leavitt

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 }

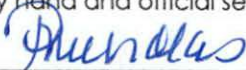
On this 15<sup>th</sup> day of January 20 19, before me, P. Nicholas Public

Notary, personally appeared Nathan S. Leavitt 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.

Signature



(seal)

