

WHEN RECORDED RETURN TO:

JAS Land Fund 3, LLC.
c/o Jeffrey Saladin
5098 Foothills Blvd STE 3-265
Roseville, CA 95747

Space Reserved for Recorder's Use Only

QUITCLAIM of LANDSCAPE MAINTENANCE AND RECREATIONAL EASEMENT

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, OLIVEHURST PUBLIC UTILITY DISTRICT, a political subdivision of the State of California (herein referred to as "**Transferor**"), does hereby REMISE, RELEASE and FOREVER QUITCLAIM to

JAS LAND FUND 3 LLC, a California limited liability company, as successor-in-interest to ROSS RANCH ASSOCIATES LLC, a Delaware limited liability company (hereinafter referred to as the "**Transferee**"),

All right, title, and interest in and to those certain easements recorded on December 28, 2007, in Document Number 2007R-021695, Yuba County, State of California.

The real property affected is hereby described in the attached Exhibit "A" and "A-1".

IN WITNESS WHEREOF, the Transferor, OLIVEHURST PUBLIC UTILITY DISTRICT has caused these presents to be executed this ___ day of _____, 2023.

OLIVEHURST PUBLIC UTILITY DISTRICT

DATED: _____

BY: _____

ATTEST:

BY: _____

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 _____)

On _____, 20__ before me, _____, Notary Public, personally appeared _____, 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.

Signature: _____ (seal)