

Nevada County Recorder
Gregory J. Diaz
Document#: 20130033155
Friday December 20 2013, at 03:01:51 PM
Rec Fee: \$38.00
Paid: \$38.00
Recorded By: AB

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:

COUNTY OF NEVADA
950 MAIDU AVENUE
NEVADA CITY, CA 95959

Title Order No. 1501-16230 PI
Escrow No. APN 34-160-08, 36-050-14
APN 36-090-01,02,05,19,23,24

OFFER OF DEDICATION

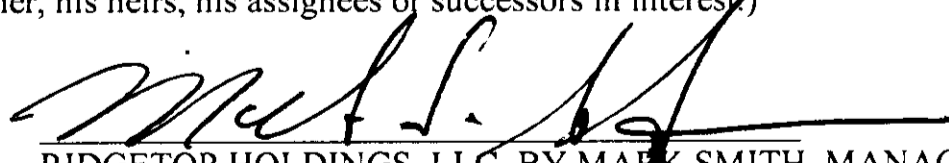
FOR PARCEL MAP 09-008

I/We, RIDGETOP HOLDINGS, LLC, do hereby offer for dedication to the County of Nevada for public use those certain strips of land shown within the boundaries of the Parcel Map recorded in Book 21 of Parcel Maps, at page 24 and being more particularly described as follows:

1. For ANY AND ALL PUBLIC USES INCLUDING UTILITIES, ingress, egress, road construction, and road maintenance purposes, together with any and all appurtenances thereto, including the right to trim, and/or remove trees and vegetation, and the right to extend culverts and slopes, those certain strips of land shown and designated on the above referenced Parcel Map as HARMONY RIDGE ROAD (SEE SHEET 1 OF 6).
2. For any and all public utility uses, including, but not limited to, overhead and/or underground conduits, cables, ditches, and pipes, together with the right to trim and/or remove trees and vegetation, those certain strips of land shown and designated on the above referenced Parcel Map as "Public Utility Easements" (P.U.E.).
3. For any and all public uses, those certain strips of land shown and designated on the above referenced Parcel Map as the 60 FOOT EASEMENT FOR ROADS & PUBLIC UTILITIES OVER PARCEL D / SOUTH PORTION (SEE SHEET 4 OF 6).
4. For ingress, egress, road construction and road maintenance purposes, the 50 FOOT ROAD EASEMENT, PRESTIQUE WAY as shown on the above referenced parcel map and to be defined and offered for dedication with FUTURE SUBDIVISION FINAL MAPS (SEE SHEET 1 OF 6).
5. FOR NEIGHBORHOOD TRAIL EASEMENT FOR OCCASIONAL VEHICULAR USE FOR INCIDENTAL MAINTENANCE AND SERVICE USE (SEE SHEET 1 OF 6).
6. FOR FUTURE 50 FOOT NON-MOTORIZED NEIGHBORHOOD TRAIL (SEE NOTE 2 SHEET 6 OF 6).

(This Offer of Dedication is binding on the owner, his heirs, his assignees or successors in interest)

Dated: 25 Nov 2013


RIDGETOP HOLDINGS, LLC, BY MARK SMITH, MANAGER

In accordance with Sections 66436 and 66445(f) of the Subdivision Map Act, the undersigned beneficiary, or trustee, does hereby consent to the within "Offer of Dedication" and does hereby subordinate the Deed of Trust recorded N/A 2005-0035040, 2006-0018432, 2010-0031608, 2011-0020804, 2012-0000119, 2012-0015092 AND 2013-0000208 Official Records of Nevada County, to said Offer of Dedication. * SEE ATTACHED EXHIBIT "A" FOR LENDER SIGNATURES *


Dated: _____

EXHIBIT "A", BENEFICIARIES SIGNATURES CONSENTING TO OFFER OF DEDICATION

JOHN KLUS (DEED OF TRUST 2005-0035040)

BY: _____
JOHN KLUS

THOMAS M. LAHEY, TRUSTEE OF THE MARK E. SMITH NEVADA TRUST
(DEED OF TRUST 2010-0031068) AND (DEED OF TRUST 2011-0020804) AND
(DEED OF TRUST 2012-0000119) AND (DEED OF TRUST 2013-0000208)

BY: 
THOMAS M. LAHEY, TRUSTEE

MARK E. SMITH FBO AMY-LIM CROMPTON-FARIAS, UTMA (DEED OF TRUST 2012-0015092)

BY: 
MARK E. SMITH, AUTHORIZED SIGNATURE

TRI COUNTIES BANK, AS ASSIGNEE OF THE FDIC, RECEIVER FOR CITIZENS BANK OF NORTHERN CALIFORNIA, FORMERLY KNOWN AS CITIZENS BANK OF NEVADA COUNTY (DEED OF TRUST 2006-0018432)

BY: _____, AUTHORIZED SIGNATURE

NEVADA INDIVIDUAL ACKNOWLEDGMENT

State of Nevada }
County of WASHOE } ss.

This instrument was acknowledged before me on this the 17th day of December, 2013, by
Month Day Year

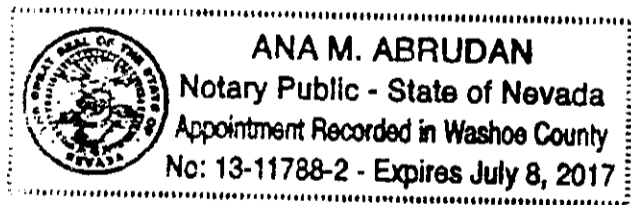
(1) MARK E SMITH (.)
Name of Signer

(and

(2) Thomas M. Lahey (.)
Name of Signer

Ashrudan
Signature of Notary Public

Place Notary Seal and/or Stamp Above



OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

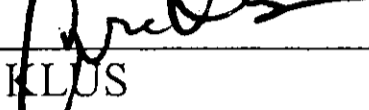
Title or Type of Document: Consent offer

Document Date: 12-17-13 Number of Pages: 4

Signer(s) Other Than Named Above: _____

EXHIBIT "A", BENEFICIARIES SIGNATURES CONSENTING TO OFFER OF DEDICATION

JOHN KLUS (DEED OF TRUST 2005-0035040)

BY: 
JOHN KLUS

THOMAS M. LAHEY, TRUSTEE OF THE MARK E. SMITH NEVADA TRUST (DEED OF TRUST 2010-0031608) AND (DEED OF TRUST 2011-0020804) AND (DEED OF TRUST 2012-0000119) AND (DEED OF TRUST 2013-0000208)

BY: _____
THOMAS M. LAHEY, TRUSTEE

MARK E. SMITH FBO AMY-LIM CROMPTON-FARIAS, UTMA (DEED OF TRUST 2012-0015092)

BY: 
MARK E. SMITH, AUTHORIZED SIGNATURE

TRI COUNTIES BANK, AS ASSIGNEE OF THE FDIC, RECEIVER FOR CITIZENS BANK OF NORTHERN CALIFORNIA, FORMERLY KNOWN AS CITIZENS BANK OF NEVADA COUNTY (DEED OF TRUST 2006-0018432)

BY: _____, AUTHORIZED SIGNATURE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

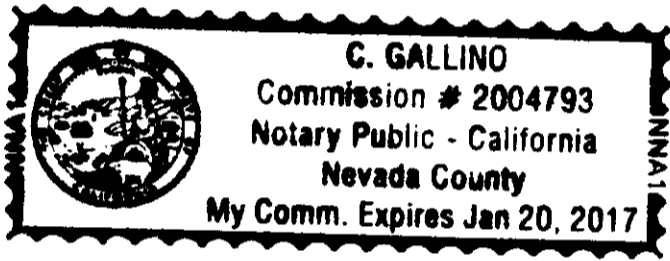
State of California

County of Nevada }

On 12.12.13 before me, C. Gallino, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John Kuus
Name(s) of Signer(s)

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: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Offer of Dedication

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

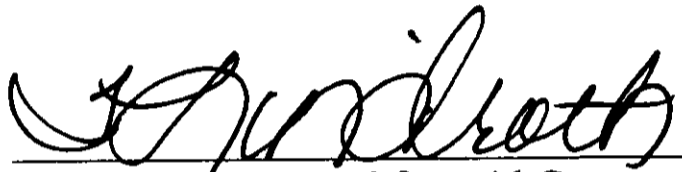
RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

STATE OF CALIFORNIA)
COUNTY OF NEVADA)

On Nov 25, 2013, before me, T. Lindroth, Notary Public, personally appeared Mark E. Smith personally known to me (or 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 in and for said County and State



Space above for official notarial area

EXHIBIT "A", BENEFICIARIES SIGNATURES CONSENT TO OFFER OF DEDICATION

JOHN KLUS (DEED OF TRUST 2005-0035040)

BY: _____

JOHN KLUS

THOMAS M. LAHEY, TRUSTEE OF THE MARK E. SMITH NEVADA TRUST (DEED OF TRUST 2010-0031608) AND (DEED OF TRUST 2011-0020804) AND (DEED OF TRUST 2012-0000119) AND (DEED OF TRUST 2013-0000208)

BY: _____

MARK E. SMITH, AUTHORIZED SIGNATURE

TRI COUNTIES BANK, AS ASSIGNEE OF THE FDIC, RECEIVER FOR CITIZENS BANK OF NORTHERN CALIFORNIA, FORMERLY KNOWN AS CITIZENS BANK OF NEVADA COUNTY (DEED OF TRUST 2006-0018432).



BY: Steve MacRae, Vice President

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

State of California)
)ss.
County of Placer)

On 12-16-13, before me, Janelle Willis
Notary Public, personally appeared Steve MacRae, 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 J Willis (seal)

