



MEMO

To: NCRA Board of Directors

From: Executive Director Stogner

Date: January 24, 2022

Subject: **Agenda Item F.5** - Discussion and Possible Action Regarding Correction Deed Regarding Real Property Interests in the County of Humboldt

Background and Overview

It has come to the attention of staff and counsel that the deed transferring ownership to the North Coast Railroad Authority for its interests in the portion of the line located in Humboldt County contained typographical errors with respect to the locations in the official records of Humboldt County at which the prior transfers of the interests could be accessed. The same documents the location of which was misidentified in the official records of Humboldt County are properly noted as to their location in the official records of Trinity County and Mendocino County, and thus have been available for public inspection at all times since the 1992 transfer at issue.

In coordination with Stewart Title, the title company that handled the initial transaction, counsel has prepared a quitclaim deed, from NCRA to itself, for the sole purpose of making note on the public record in Humboldt County of the location of the referenced underlying documents. Stewart Title has indicated it will issue a new insurance policy for the interest contained in the original deed by way of confirming its continued willingness to ensure the good title of NCRA to all interests held in Humboldt County.

Staff Recommendation:

Approve the proposed quitclaim deed correcting the scrivener's errors in the Quitclaim Deed recorded on April 2, 1992, as instrument number 1992-9029-3 Humboldt County official records, direct the Chair of the Board of Directors to execute the deed and any related required documents, including but not limited to a certificate of acceptance, and direct staff and counsel to work with Stewart Title to effectuate recordation of same.