

EXHIBIT A

LEGAL DESCRIPTION

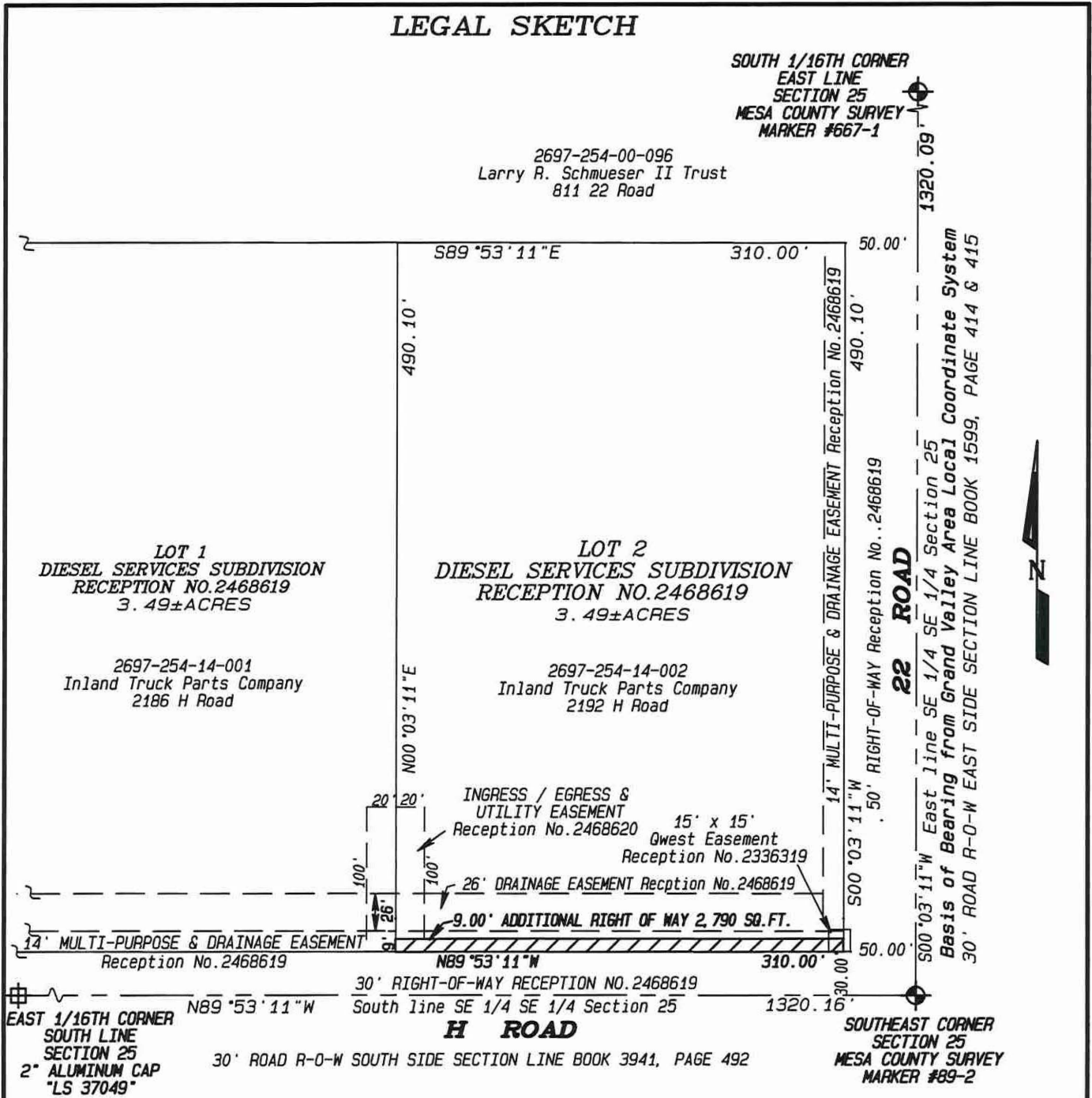
A strip of land situated in the southeast 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The south 9.00 feet of Lot 2 of Diesel Services Subdivision as recorded at Reception No. 2468619 of the Mesa County records. Said strip contains 2,790 square feet more or less.

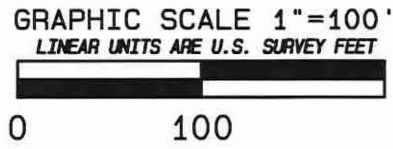
This description written by:
Steven L. Hagedorn
Colorado P.L.S. 24306
118 Ouray Ave.
Grand Junction, CO 81501
(970)433-1277

EXHIBIT B

LEGAL SKETCH



LEGAL DESCRIPTION SKETCH
 JOB # 2024-39
 ADDITIONAL ROAD RIGHT OF WAY
 2192 H ROAD
 GRAND JUNCTION, COLORADO
 SE 1/4 SE 1/4, Section 25,
 Township 1 North, Range 2 West,
 Ute Meridian
 CITY OF GRAND JUNCTION,
 COUNTY OF MESA
 STATE OF COLORADO



ALAN'S LAND SURVEYING
 STEVEN L. HAGEDORN P.L.S.
 118 OURAY AVENUE
 GRAND JUNCTION, CO 81501
 (970) 644-5024

Original Note and Deed of Trust Returned to:
WHEN RECORDED RETURN TO:
Prepared/Received by:

REQUEST FOR FULL / PARTIAL

RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1) (a) and (3), COLORADO REVISED STATUTES

_____	Date
<u>Inland Truck Parts Company, a Minnesota Corporation</u>	Original Grantor (Borrower)
<u>7015 College Blvd., Ste. 650</u>	Current Address of Original Grantor,
<u>Overland Park, KS 66211</u>	Assuming Party, or Current Owner
<input type="checkbox"/> Check here if current address is unknown	
_____	Original Beneficiary (Lender)
<u>Mountain Valley Bank</u>	
<u>2220 Curve Plaza, P.O. Box 774766, Steamboat Springs, CO 80487</u>	
<u>March 1, 2019</u>	Date of Deed of Trust
_____	Date of Recording and/or Re-Recording of Deed of Trust
<u>March 1, 2019</u>	
<u>Mesa County, Reception #: 2871549</u>	Recording Information
County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.	

TO THE PUBLIC TRUSTEE OF MESA COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust.)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release or, in the event of a partial release, only that portion of the real property described as: **(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE)**

A strip of land situated in the southeast 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
The south 9.00 feet of Lot 2 of Diesel Services Subdivision as recorded at Reception No. 2468619 of the Mesa County records. Said strip contains 2,790 square feet more or less.

Pursuant to § 38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or a Title Insurance Company authorized to request the release of Deed of Trust pursuant to § 38-39-102(3)(c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

1. The purpose of the Deed of Trust has been fully or partially satisfied
2. The original evidence of debt is not being exhibited or produced herewith.
3. It is one of the following entities (check applicable box):
 - a. The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102(3)(a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this Request for Release;
 - b. The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of Debt that delivers to the Public Trustee a Corporate Surety Bond as specified in § 38-39-102(3)(b), Colorado Revised Statutes; or
 - c. A Title Insurance Company licensed and qualified in Colorado, as specified in § 38-39-102(3)(c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this Request for Release and has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a Partial Release, to the extent required by the holder of the indebtedness.

Mountain Valley Bank
2220 Curve Plaza, P.O. Box 774766
Steamboat Springs, CO 80487

Name and Address of Current Holder of the Evidence of Debt Secured by Deed of Trust (Lender)

David Schaefer, CFO, 7015 College Blvd, Suite 650, Overland Park, KS 66211
Name, Title and Address of Officer, Agent, or Attorney of Current Holder

David Schaefer
Signature

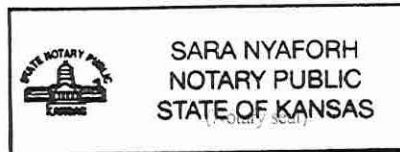
State of KANSAS, County of JOHNSON

The foregoing Request for Release was acknowledged before me
on NOVEMBER 8, 2024 (date) by*

SARA NYAFORH

10/31/2028 Date Commission Expires

*If applicable, insert title of officer and name of current holder



Sara Nyaforh
Notary Public

Witness my hand and official seal

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to therein; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the current holder of the evidence of debt;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances thereto belonging.

(Public Trustee use only:
use appropriate label)



Public Trustee _____ Date _____

Deputy Public Trustee _____ Date _____

(If applicable: Notary Seal)

Description authored by: Steven L. Hagedorn, Colorado P.L.S. 24306, 118 Ouray Ave., Grand Junction, CO 81501

(If applicable, Name and Address of Person Creating New Legal Description as Required by § 38-35-106.5, Colorado Revised Statutes.)