RECEPTION#: 3109827 11/19/2024 9:34:55 AM, 1 of 3 Recording: \$23.00, Doc Fee Exempt Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this ______ day of <u>NOOCMDEC</u>, 2024 by and between Inland Truck Parts Company, a Minnesota corporation whose address is **7015 College Blvd.**, Ste. 650, Overland Park, KS 66211, Grantor, who is the owner of a parcel of land located at 2192 H Road in Grand Junction, CO 81505, as recorded at Reception No. 2874974, public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction**, a **Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

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, as described in **Exhibit A** and depicted on **Exhibit B** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

day of NOVEMBER . 2024. Executed and delivered this

Grantor: Inland Truck Parts Company, a Minnesota corporation Mand Tuhay David Schaefer, CFO State of KANSAS)

The foregoing instrument was acknowledged before me this $\frac{1}{2}$ day of \underline{NDVEM} 2024, by David Schaefer, CFO for Inland Truck Parts Company, a Minnesota corporation.

Witness my hand and official seal.

County of



SHEET 1 OF 3

EXHIBIT A

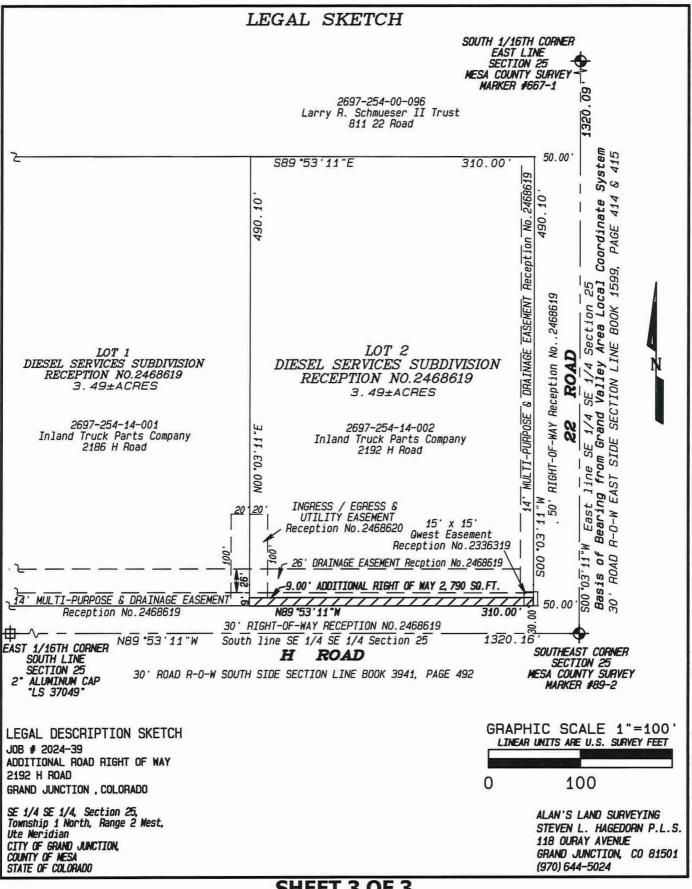
LEGAL DESCRIPTION

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



SHEET 3 OF 3

RECEPTION#: 3109800 11/18/2024 2:04:46 PM, 1 of 2 Recording: \$18.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

Original Note and Deed of Trust Returned to: WHEN RECORDED RETURN TO:

Prepared/Received by:

REQUEST FOR FULL

/ PARTIAL X

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
Inland Truck Parts Company, a Minnesota Corporation		Original Grantor (Borrower)
7015 College Blvd., Ste. 650		Current Address of Original Grantor,
Overland Park, KS 66211		Assuming Party, or Current Owner
	Check here if current address is unknown	-
Mountain Valley Bank		Original Beneficiary (Lender)
2220 Curve Plaza, P.O. Box	774766, Steamboat Springs, CO 80487	2
March 1, 2019		Date of Deed of Trust
		Date of Recording and/or Re-Recording of Deed
March 1, 2019		of Trust
Mesa County, Reception #: 2871549		Recording Information
County Rent No and/or Film No	and/or Book/Page No. and/or Torrens Reg. No.	

County Rcpt. 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. \square 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. \Box 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 Ba	nk
2220 Curve Plaza, P.O. Bo	x 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, 2015 College Stud, Suite	650 Overland Park KS 6621
Name, Title and Address of Officer, Agent, or Atto Signature	mey of Current Holder
State of <u>KANSAS</u> , County of <u>DHN Sov</u> The foregoing Request for Release was acknowledged before me on <u>November</u> 9, 2024 (date) by*	SARA NYAFORH NOTARY PUBLIC STATE OF KANSAS
Ic/31/2028 Date Commission Expires *If applicable, insert title of officer and name of current holder	Notad Public Witness my hand and official seal

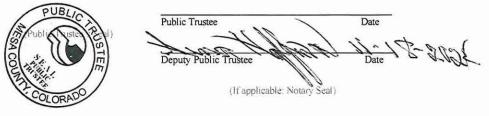
RELEASE OF DEED OF TRUST

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)



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.)