

Fidelity National Title Company

480 West Park Drive, Suite 200, Grand Junction, CO 81505

Phone: (970)245-1055 | Fax: (303)633-7753

SELLER'S STATEMENT

Settlement Date: March 6, 2026
Disbursement Date: March 6, 2026

Escrow Number: 200-F01109-26
Escrow Officer: Nickole Brown
Email: nbrown@fnf.com

Buyer: Marcos Antonio Orellana
Seller: City Of Grand Junction
Property: 536 1/2 Willow Road
 Grand Junction, CO 81501-5384
 Lot 6 Blk 5 Cottonwood Meadows Sub Replat Blk 2 1St Add Tula Sub + 2Nd Replat Lots 6 To 15
 Tula Sub Located In Sec 7 1S 1W Re

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property				60,000.00
PRORATIONS/ADJUSTMENTS				
County Taxes at \$650.54	01/01/26 to 03/06/26	(\$650.54 / 365 X 64 days)	114.07	
COMMISSIONS				
Compensation - Selling Agent - Seller Paid	Impact Real Estate Professionals/Metro Brokers	\$60,000.00 @ 3.0000% = \$1,800.00	1,800.00	
TITLE & ESCROW CHARGES				
Title - Real Estate Closing Fee (Seller)	Fidelity National Title Company		0.00	
Title - Tax Certificate	Fidelity National Title Company		13.50	
CO 110.1-06 - Deletion - Standard Exceptions	Fidelity National Title Company		95.00	
Title - Owner's Title Insurance	Fidelity National Title Company		702.00	
Policies to be issued:				
Owners Policy				
Coverage: \$60,000.00 Premium: \$702.00 Version: ALTA Owner's Policy 2021				
GOVERNMENT CHARGES				
Recording Fees (\$86.00)	Mesa County Clerk and Recorder		43.00	
CO - Stmt of Authority	\$43.00			
MISCELLANEOUS CHARGES				
Utility Escrow	Utility Escrow Hold Placeholder		500.00	
Subtotals			3,267.57	60,000.00
Balance Due TO Seller			56,732.43	
TOTALS			60,000.00	60,000.00

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

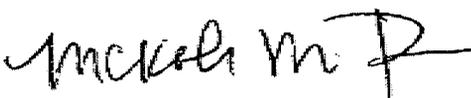
City Of Grand Junction

BY: 
Michael Bennett, City Manager

Listing Agent/Broker

[Click + in people grid to search for contact first](#)

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Fidelity National Title Company
Settlement Agent



TAX, WATER AND ASSESSMENT AGREEMENT

Order No.: 200-F01109-26
Closing Date: March 6, 2026
Property: 536 1/2 Willow Road, Grand Junction, CO 81501-5384

THE UNDERSIGNED, have read and understand the following, and by their signatures below, agree to the following:

I. REAL AND PERSONAL PROPERTY TAXES AND TAX PRORATIONS

Purchaser has received, as of this date March 6, 2026, a credit from Seller for the taxes for the current year as disclosed on the Purchaser and Seller settlement statements. This proration is based on:

Estimate of taxes for the current year based on most current mill levy and assessment.

Seller warrants that the above property IS NOT subject to a pending tax protest or appeal. Seller further warrants that special assessments, if any, affecting subject property are paid in full, except as reflected on the statement of settlement.

SELLER AND PURCHASER AGREE THAT THE ABOVE REFERENCED PRORATION SHALL BE CONSIDERED A FINAL SETTLEMENT, AND AS SUCH, PURCHASER AGREES TO PAY ALL TAXES FOR THE CURRENT YEAR.

II. WATER, SEWER AND STORM DRAINAGE

Entity Name(s): City of Grand Junction and City of Grand Junction

Closing Agent has collected the following to pay the final bill: Water and Sewer

Escrow Agent has ordered a final reading and has collected Five Hundred And No/100 Dollars (\$500.00) for the final billing statement and will refund the unused portion to Seller.

In the event the amount held is insufficient to pay the final bill(s), Seller hereby agrees to remit the difference to Fidelity National Title Company immediately to satisfy their final bill(s).

Requests for a final reading will be ordered within three (3) business days of closing. Read times will vary depending on the water district.

Any flat Rate Items have been pro-rated between Buyer and Seller.

Transfer fees to be paid by the Seller Purchaser Not applicable.

III. OWNER'S / CONDOMINIUM ASSOCIATION / METRO DISTRICT

To the best of my/our knowledge, there is NO active Homeowner's Association.

Fidelity National Title Company has not collected or prorated any dues or assessments for this transaction and is not responsible or liable for any payment of fees not collected due to non-disclosure of an Homeowner's Association prior to closing, collections or prorations of any Homeowner's Association dues, working capital reserves or transfer fees. All parties agree to hold Fidelity National Title Company harmless for the collection or payment of any such fees.

With regards to the closing of 536 1/2 Willow Road, Grand Junction, CO 81501-5384 (Property Address), both the Buyer(s) and Seller(s) fully understand that the telephone company, gas, electric, propane and the present hazard insurance agency will not be notified by the Escrow Agent.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BUYER(S):

Marcos Antonio Orellana
Marcos Antonio Orellana

3/6/2026
Date

SELLER(S):

City Of Grand Junction

BY: Michael Bennett
Michael Bennett, City Manager

Date



Order No.: 200-F01109-26

FNTC

Doc Fee: \$6.00

SPECIAL WARRANTY DEED

THIS DEED, Made this 6th day of March, 2026, between

City Of Grand Junction

grantor(s), and

Marcos Antonio Orellana, as Tenant in Severalty

whose legal address is **536 1/2 Willow Road, Grand Junction, CO 81501-5384**

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **Sixty Thousand And No/100 Dollars (\$60,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

Lot 6 in Block 5 of Cottonwood Meadows Subdivision, a replat of Block 2, First Addition, Tula Subdivision and a second replat of Lots 6 through 15 of Tula Subdivision.
County of Mesa, State of Colorado.

also known by street and number as **536 1/2 Willow Road, Grand Junction, CO 81501-5384**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

GRANTOR:

City Of Grand Junction

BY: [Signature]
Michael Bennett, City Manager

STATE OF COLORADO

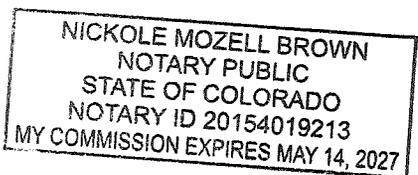
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 6th day of March, 2026, by Michael Bennett, City Manager for City Of Grand Junction

[Signature]
Notary Public

My Commission Expires: _____

(SEAL)





STATEMENT OF AUTHORITY

Order No.: 200-F01109-26-NMB

- 1. This Statement of Authority relates to an entity named City Of Grand Junction...
2. The type of entity is a: Corporation, Nonprofit Corporation, Limited Liability Company, General Partnership, Limited Partnership, Registered Limited Liability Partnership, Registered Limited Liability Limited Partnership, Limited Partnership Association, Government or Governmental Subdivision or Agency, Trust
3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is 250 N 5th Street, Grand Junction, CO 81501.
5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Michael Bennet, City Manager.
6. The authority of the foregoing person(s) to bind the entity is not limited limited as follows: Michael Bennett, City Manager
7. Other matters concerning the manner in which the entity deals with interests in real property:

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

City Of Grand Junction

BY: Michael Bennett, City Manager

STATE OF COLORADO
COUNTY OF mesa

The foregoing instrument was acknowledged before me this 6th day of March, 2026, by Michael Bennett, City Manager for City Of Grand Junction

Notary Public
My Commission Expires: May 14 2027

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

1This form should not be used unless the entity is capable of holding title to real property.
2The absence of any limitation shall be prima facie evidence that no such limitation exists.
The statement of authority must be recorded to obtain the benefits of the statute.

AFFIDAVIT AND INDEMNITY AGREEMENT TO FIDELITY NATIONAL TITLE COMPANY

Order No.: 200-F01109-26

Property: 536 1/2 Willow Road, Grand Junction, CO 81501-5384

The undersigned Owner(s) ("Owner") of the above described property, makes the following statements and representations to Fidelity National Title Company:

The Owner signing this affidavit and the settlement statement hereby acknowledge and agree that Fidelity National Title Company is acting as the Owner's closing and settlement agent. The Owner further instruct and authorize Fidelity National Title Company to disburse all funds related to this transaction according to the approved settlement statement, to comply with the closing instructions of the Owner's lender, and to prepare all documents necessary to complete, and to issue title insurance for this loan transaction.

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property located at:

536 1/2 Willow Road, Grand Junction, CO 81501-5384

and legally described as:

Lot 6 in Block 5 of Cottonwood Meadows Subdivision, a replat of Block 2, First Addition, Tula Subdivision and a second replat of Lots 6 through 15 of Tula Subdivision.
County of Mesa, State of Colorado.

2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Fidelity National Title Company as settlement agent by the Owner's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist.
8. **NEW CONSTRUCTION:** There has been no new construction on the property in the past six (6) months, nor are there any plans for the commencement of any new construction unless indicated below:

NONE

**AFFIDAVIT AND INDEMNITY AGREEMENT
TO FIDELITY NATIONAL TITLE COMPANY**

(continued)

9. EXCEPTIONS: The only exceptions to the above statements are:

NONE

10. The undersigned affiant(s) know the matters herein stated are true and indemnifies Fidelity National Title Company and Fidelity National Title Insurance Company, a Florida Corporation, against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OWNER(S):

City Of Grand Junction

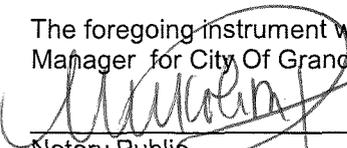
BY: 
Michael Bennett, City Manager

3-6-26
Date

STATE OF COLORADO

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 6th day of March, 2026, by Michael Bennett, City Manager for City Of Grand Junction


Notary Public

My Commission Expires: _____

(SEAL)

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (BS1-10-19) (Mandatory 1-20)

**BILL OF SALE
(CONTRACT TO BUY AND SELL REAL ESTATE)**

KNOW ALL MEN BY THESE PRESENTS, that City Of Grand Junction (Seller), for and in consideration of Ten And No/100 Dollars (\$10.00) paid to Seller by Marcos Antonio Orellana (Buyer), the receipt of which is hereby acknowledged, does sell, assign, transfer and convey to Buyer the following personal property located at 536 1/2 Willow Road, Grand Junction, CO 81501-5384 (Property):

1. **Inclusions - Attached.** If checked, the following personal property: **None** **Solar Panels** **Water Softeners** **Security Systems** **Satellite Systems** (including satellite dishes).
2. **Inclusions - Not Attached.** Whether attached or not on January 5, 2026 (the date of the Contract to Buy and Sell Real Estate between the Buyer and Seller), for the property: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors, all garage door remote controls and all keys.
3. **Other Inclusions.** The following personal property is also conveyed by Seller to Buyer:
all appalliances currently on-site
4. **Exclusions.** If listed below, the following items are EXCLUDED from this Bill of Sale and are NOT being conveyed to Buyer, even if stated in Sections #1 or 2 above:
None
5. **Conveyance.** The above personal property is being conveyed by Seller to Buyer free and clear of all taxes (except personal property taxes for the current year), liens and encumbrances, except:
None

The personal property is in an "As Is" condition, "Where Is" and "With All Faults" without any representations or warranties of any kind except:

None

TO HAVE AND TO HOLD the same unto Buyer, forever. Seller covenants and agrees to and with the Buyer, to WARRANT AND DEFEND the sale of said personal property against all and every person or persons whomever.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale on March 6, 2026 (date).

City Of Grand Junction

BY: 

Michael Bennett, City Manager



Impact Real Estate Professionals
Connie Tremblay Broker &
Instructor connie@connietremblay.com

This form is the property of the Colorado Real Estate Commission. The printed portions of this form, except differentiated additions, have been approved and promulgated by the Commission for public use. All users are prohibited from modifying this form except as permitted by the Rules Regarding Real Estate Brokers, 4 CCR 725-1-7.2.

CL8 – Closing Instructions
Adoption Date: October 7, 2025
Mandatory Use Date: January 1, 2026

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CLOSING INSTRUCTIONS

Date: 1/27/2026

1. PARTIES, PROPERTY. City of Grand Junction , (Seller), and Marcos Antonio Orellana , (Buyer), engage Fidelity National Title Insurance Company , (Closing Company), who agrees to provide closing and settlement services in connection with the closing of the transaction for the sale and purchase of the Property known as No. 536 1/2 Willow Road, Grand Junction, CO 81501 , and more fully described in the contract, dated 01/05/2026 , including any counterproposals and amendments (Contract). All terms of the Contract are incorporated herein by reference. In the event of any conflict between these Closing Instructions and the Contract, these Closing Instructions control, subject to subsequent amendments to the Contract or these Closing Instructions. The Buyer’s lender may enter into separate closing instructions with the Closing Company regarding the closing of the Buyer’s loan.

2. TITLE COMMITMENT, EXCEPTIONS AND POLICY. Closing Company **Agrees** **Does Not** agree that: upon completion of a satisfactory title search and examination, it will furnish a Title Insurance Commitment; and it will issue a Title Insurance Policy provided that all requirements have been fulfilled. Closing Company **Agrees** **Does Not** agree to furnish copies of Exceptions.

3. INFORMATION, CLOSING, RECORDING. Closing Company is authorized to obtain any information necessary for the closing. Closing Company agrees to deliver and record all documents required or customarily recorded and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.

4. PREPARATION OF DOCUMENTS. The Closing Company will prepare the necessary documents to carry out the terms and conditions of the Contract to include:

4.1 Deed. If the deed required in the Contract is a special warranty deed, general warranty deed, bargain and sale deed (excluding a personal representative’s or trustee’s deed) or a quit claim deed, the deed will be prepared in accordance with the Contract by the Closing Company. However, if the Contract requires a different form of deed (e.g.: personal representative’s deed or trustee’s deed) or requires that the special warranty deed or general warranty deed list exceptions other than the “statutory exceptions,” as defined in § 38-30-113(5)(a), C.R.S., then the Buyer or Seller must provide the

36 deed or written instructions for preparation of the deed to the Closing Company for closing. For any
37 Buyer or Seller provided deed or written instructions for preparation of the deed that requires a list of
38 exceptions other than the "statutory exceptions," the Buyer and Seller will hold the Closing Company
39 harmless for any causes of action arising out of the use of such deed. The parties acknowledge that the
40 real estate broker working with either the Buyer or the Seller is not responsible for reviewing or
41 approving any deed not prepared by the real estate broker.

42 **4.2 Bill of Sale.** If the transaction includes the sale of personal property (i.e., within the Contract
43 or a Personal Property Agreement) from the Seller to the Buyer, Seller and Buyer authorize Closing
44 Company to prepare the bill of sale conveying the personal property from the Seller to the Buyer as
45 their scrivener. The Buyer and Seller understand that the bill of sale is a legal document, and it is
46 recommended that it be reviewed and approved by their respective attorneys.

47 **4.3 Closing Statement.** Closing Company will prepare and deliver accurate, complete and
48 detailed closing statements to Buyer, Seller and the real estate brokers working with Buyer and Seller.
49 Closing Statements will be prepared in accordance with the Contract and written instructions from the
50 Buyer, Seller, lender or real estate brokers so long as such written instructions are not contrary to the
51 Contract. If the written instructions are contrary to the Contract, the Buyer and Seller must execute an
52 Agreement to Amend/Extend Contract.

53 **5. CLOSING FEE.** Closing Company will receive a fee of \$ 330 for providing closing and
54 settlement services (Closing Fee).

55 **6. RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed
56 documents or things of value prior to receipt and disbursement of Good Funds, except as provided in
57 §§ 10, 11 and 12.

58 **7. DISBURSER.** Closing Company must disburse all funds, including real estate commissions,
59 except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company
60 or Buyer's lender on or before closing. All parties agree that no one other than the disbursing can
61 assure that the payoff of loans and other disbursements will actually be made.

62 **8. SELLER'S NET PROCEEDS.** Seller will receive the net proceeds of closing as indicated:
63 Cashier's Check, at Seller's expense Funds Electronically Transferred (wire transfer) to an
64 account specified by Seller, at Seller's expense Closing Company's trust account check.

65 **9. WIRE AND OTHER FRAUDS.** Caution: Wire and other frauds are a significant risk in real estate
66 transactions. Anytime Buyer or Seller is supplying confidential information, such as social security
67 numbers and bank account numbers, or transferring or receiving funds, Buyer and Seller should provide
68 the information in person or in another secure manner. Wire instructions should only be
69 sent by the Closing Company to the Buyer or Seller via encrypted e-mails or encrypted web
70 portals that require end-user authentication (i.e., password protected). If encrypted
71 e-mails or encrypted web portals are not available, wire instructions should be delivered by
72 hand, telephone, mail, or overnight courier. Buyers and Sellers should never reply to an
73 e-mail or call a telephone number included in an e-mail regarding wire instructions or trust
74 changes to wiring instructions received via email without verbal confirmation from a trusted
75 source. To protect against fraud, money should never be wired based on email instructions
76 alone, and wire transfer details and payment instructions should always be verified in
77 person or by telephone using a trusted and independently verified contact number.

78 **Financial Crimes Enforcement Network (FinCEN) Anti-Money Laundering Notice for Residential**
79 **Real Estate Transfers:** FinCEN is an agency of the US Treasury Department and the
80 primary enforcement agency for combating money laundering pursuant to the Bank Secrecy Act.
81 Parties agree to cooperate with the Closing Company to provide all requested documents and
82 information to meet the Closing Company's requirements for FinCEN reporting. Parties
83 understand that failure to provide documents and information may result in a delay or failure to close.

83 **10. FAILURE OF CLOSING.** If closing or disbursement does not occur on or before Closing Date as
84 set forth in the Contract, Closing Company, except as otherwise provided herein, is authorized and
85 agrees to return all documents, monies and things of value to the depositing party, upon which Closing
86 Company will be relieved from any further duty, responsibility or liability in connection with these Closing
87 Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by
88 Buyer will be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's
89 lender.

90 **11. RETURN OF EARNEST MONEY.** Except as otherwise provided in §12 (Earnest Money Dispute),
91 if the Earnest Money is being held by Closing Company and has not already been returned following
92 receipt of a Notice to Terminate or other written notice of termination, Closing Company must release
93 the Earnest Money as directed by written mutual instructions from the Buyer and the Seller. Such
94 release of Earnest Money must be made within five days of Closing Company's receipt of the written
95 mutual instructions signed by both Buyer and Seller, provided the Earnest Money check has cleared.

96 **12. EARNEST MONEY DISPUTE.** In the event of any controversy regarding Earnest Money that
97 is being held by Closing Company (notwithstanding any termination of the Contract), Closing
98 Company is not required to take any action. In no event shall Closing Company be required
99 to return Earnest Money deposits to Buyer until funds deposited are verified, credited to the Closing
100 Company escrow or trust account, and available for immediate withdrawal as a matter of right.
101 Closing Company, at its option and sole subjective discretion, may: (1) await any proceeding,
102 (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction and
103 recover court costs and reasonable attorney and legal fees, or (3) provide notice to Buyer and Seller
104 that unless Closing Company receives a copy of a Summons and Complaint or Claim (between Buyer
105 and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of
106 Closing Company's notice to the parties, Closing Company is authorized to return the Earnest Money
107 to Buyer. In the event Closing Company does receive a copy of the Lawsuit and has not interpled the
108 monies at the time of any Order, Closing Company must disburse the Earnest Money pursuant
109 to the Order of the Court.

110 **13. SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing
111 Instructions must be in writing and signed by Buyer, Seller and Closing Company.

112 **14. CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after closing, Closing Company
113 will submit any required Change in Ownership form or registration of existing well form to the Division of
114 Water Resources in the Department of Natural Resources (Division), with as much information as is
115 available. Closing Company is not liable for delaying closing to ensure Buyer completes any required
116 form.

117 **15. FIRPTA AND COLORADO WITHOLDING.**

118 **15.1 FIRPTA.** Seller agrees to cooperate with Buyer and Closing Company to provide any

119 reasonably requested documents to determine Seller's foreign person status. If withholding is required,
120 Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit
121 it to the Internal Revenue Service. If withholding from Seller is not required, Closing Company
122 agrees to provide Buyer an executed Affidavit compliant with FIRPTA attesting to that.

123 **15.2 Colorado Withholding.** Seller agrees to cooperate with Closing Company to provide any
124 reasonably requested documents to determine Seller's status. If withholding is required under
125 Colorado law, Seller authorizes Closing Company to withhold any required amount from Seller's
126 proceeds and remit it to the Colorado Department of Revenue.

127 **16. ADDITIONAL PROVISIONS. The following additional provisions have not been approved by**
128 **the Colorado Real Estate Commission:**

129 **17. COUNTERPARTS.** This document may be executed by each party, separately, and when each
130 party has executed a copy, such copies taken together are deemed to be a full and complete contract
131 between the parties.

132 **18. BROKER'S COPIES.** Closing Company must provide, to each real estate broker in this
133 transaction, copies of all signed documents that such real estate brokers are required to maintain
134 pursuant to the rules of the Colorado Real Estate Commission. Closing Company is authorized by both
135 Buyer and Seller to deliver their respective Closing Statement to one or both real estate broker(s)
136 involved in the transaction.

137 **19. NOTICE, DELIVERY AND CHOICE OF LAW.**

138 **19.1 Physical Delivery and Notice.** Any document, or notice to another party must be in
139 writing, except as provided in § 19.2 and § 19.3 and is effective when physically received by such party.

140 **19.2 Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in
141 electronic form to another party at the electronic address of the recipient by facsimile, email or
142 CTMe.

143 **19.3 Electronic Delivery.** Electronic Delivery of documents may be delivered by:
144 (1) email at the email address of the recipient, (2) a link or access to a website or server, provided the
145 recipient receives the information necessary to access the documents or (3) facsimile at the facsimile
146 number (Fax No.) of the recipient.

147 **19.4 Choice of Law.** These Closing Instructions and all disputes arising hereunder are
148 governed by and construed in accordance with the laws of the State of Colorado that would be
149 applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

150 BUYER(S) ACKNOWLEDGE RECEIPT OF THESE CLOSING INSTRUCTIONS

Signed by:

Marcos Antonio Orellana

Date: 3/6/2026

CF5C6A577D5B49B

Buyer: **Marcos Antonio Orellana**

Address:

Phone No.:

Fax No.:

Email Address:

Buyer: _____ Date: _____

Address:

Phone No.:

Fax No.:

Email Address:

151 SELLER(S) ACKNOWLEDGE RECEIPT OF THESE CLOSING INSTRUCTIONS

 _____ Date: 3.6.26

Seller: **City of Grand Junction**
By: Jeremiah Boies, Attorney

Address:

Phone No.:

Fax No.:

Email Address:

Seller: _____ Date: _____

Address:

Phone No.:

Fax No.:

Email Address:

152 CLOSING COMPANY ACKNOWLEDGES RECEIPT OF THESE CLOSING INSTRUCTIONS.

Closing Company's Name: Fidelity National Title Insurance Company

 _____ Date: 2/2/2026

By: **Nickole Brown**

Authorized Signature Title:

Address: 480 W. Park Drive #100

Grand Junction, CO 81501

Phone No.: 970-245-1055

Fax No.:

Email Address: nbrown@fnf.com; Beth.Scheer@fnf.com

CL8 CLOSING INSTRUCTIONS

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This form is the property of the Colorado Real Estate Commission. The printed portions of this form, except differentiated additions, have been approved and promulgated by the Commission for public use. All users are prohibited from modifying this form except as permitted by the Rules Regarding Real Estate Brokers, 4 CCR 725-1-7.2.

CL8 - Closing Instructions

Adoption Date: October 7, 2025

Mandatory Use Date: January 1, 2026

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CLOSING INSTRUCTIONS

Nickole Brown, Escrow Officer
Fidelity National Title Company
480 West Park Drive, Suite 200
Grand Junction, CO 81505
Phone: (970)245-1055 Fax: (303)633-7753

Date: March 6, 2026
Order No.: 200-F01109-26

1. **PARTIES, PROPERTY.** City Of Grand Junction, (Seller), and Marcos Antonio Orellana, (Buyer), engage Fidelity National Title Company, (Closing Company), who agrees to provide closing and settlement services in connection with the closing of the transaction for the sale and purchase of the Property known as No. 536 1/2 Willow Road, Grand Junction, CO 81501-5384, and more fully described in the contract, dated January 5, 2026, including any counterproposals and amendments (Contract). All terms of the Contract are incorporated herein by reference. In the event of any conflict between these Closing Instructions and the Contract, these Closing Instructions control, subject to subsequent amendments to the Contract or these Closing Instructions. The Buyer's lender may enter into separate closing instructions with the Closing Company regarding the closing of the Buyer's loan.
2. **TITLE COMMITMENT, EXCEPTIONS AND POLICY.** Closing Company **Agrees** **Does Not** agree that: upon completion of a satisfactory title search and examination, it will furnish a Title Insurance Commitment; and it will issue a Title Insurance Policy provided that all requirements have been fulfilled. Closing Company **Agrees** **Does Not** agree to furnish copies of Exceptions.
3. **INFORMATION, CLOSING, RECORDING.** Closing Company is authorized to obtain any information necessary for the closing. Closing Company agrees to deliver and record all documents required or customarily recorded and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.
4. **PREPARATION OF DOCUMENTS.** The Closing Company will prepare the necessary documents to carry out the terms and conditions of the Contract to include:
 - 4.1 **Deed.** If the deed required in the Contract is a special warranty deed, general warranty deed, bargain and sale deed (excluding a personal representative's or trustee's deed) or a quit claim deed, the deed will be prepared in accordance with the Contract by the Closing Company. However, if the Contract requires a different form of deed (e.g.: personal representative's deed or trustee's deed) or requires that the special warranty deed or general warranty deed exceptions other than the "statutory exceptions" as defined in § 38-30-113(5)(a), C.R.S., then the Buyer or Seller must provide the deed or written instructions for preparation of the deed to the Closing Company for closing. For any Buyer or Seller provided deed or written instructions for preparation of the deed that requires a list of exceptions other than the "statutory exceptions," the Buyer and Seller will hold the Closing Company harmless for any causes of action arising out of the use of such deed. The parties acknowledge that the real estate broker working with either the Buyer or the Seller is not responsible for reviewing or approving any deed not prepared by the real estate broker.
 - 4.2 **Bill of Sale.** If the transaction includes the sale of personal property (i.e., within the Contract or a Personal Property Agreement) from the Seller to the Buyer, Seller and Buyer authorize Closing Company to prepare the bill of sale conveying the personal property from the Seller to the Buyer as their scrivener. The Buyer and Seller understand that the bill of sale is a legal document and it is recommended that it be reviewed and approved by their respective attorneys.
 - 4.3 **Closing Statement.** Closing Company will prepare and deliver accurate, complete and detailed closing statements to Buyer, Seller and the real estate brokers working with Buyer and Seller. Closing Statements will be prepared in accordance with the Contract and written instructions from the Buyer, Seller, lender or real estate brokers so long as such written instructions are not contrary to the Contract. If the written instructions are contrary to the Contract, the Buyer and Seller must execute an Agreement to Amend/Extend Contract.
5. **CLOSING FEE.** Closing Company will receive a fee of Three Hundred Twenty And No/100 Dollars (\$320.00) for providing closing and settlement services (Closing Fee).

CLOSING INSTRUCTIONS
(continued)

6. **RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in §§ 10, 11 and 12.
7. **DISBURSER.** Closing Company must disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before closing. All parties agree that no one other than the disbursing party can assure that the payoff of loans and other disbursements will actually be made.
8. **SELLER'S NET PROCEEDS.** Seller will receive the net proceeds of closing as indicated: **Cashier's Check**, at Seller's expense **Funds Electronically Transferred** (wire transfer) to an account specified by Seller, at Seller's expense **Closing Company's** trust account check.
9. **WIRE AND OTHER FRAUDS.** Caution: Wire and other frauds are a significant risk in real estate transactions. Anytime Buyer or Seller is supplying confidential information, such as social security numbers and bank account numbers, or transferring or receiving funds, Buyer and Seller should provide the information in person or in another secure manner. Wire instructions should only be sent by the Closing Company to the Buyer or Seller via encrypted emails or encrypted web portals that require end-user authentication (i.e., password protected). If encrypted emails or encrypted web portals are not available, wire instructions should be delivered by hand, telephone, mail, or overnight courier. Buyers and Sellers should never reply to an email or call a telephone number included in an email regarding wire instructions or trust changes to wiring instructions received via email without verbal confirmation from a trusted source. To protect against fraud, money should never be wired based on email instructions alone, and wire transfer details and payment instructions should always be verified in person or by telephone using a trusted and independently verified contact number.
Financial Crimes Enforcement Network (FinCEN) Anti-Money Laundering Notice for Residential Real Estate Transfers: FinCEN is an agency of the US Treasury Department and the primary enforcement agency for combating money laundering pursuant to the Bank Secrecy Act. Parties agree to cooperate with the Closing Company to provide all requested documents and information to meet the Closing Company's requirements for FinCEN reporting. Parties understand that failure to provide documents and information may result in a delay or failure to close.
10. **FAILURE OF CLOSING.** If closing or disbursement does not occur on or before Closing Date as set forth in the Contract, Closing Company, except as otherwise provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer will be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.
11. **RETURN OF EARNEST MONEY.** Except as otherwise provided in § 12, (Earnest Money Dispute), if the Earnest Money is being held by Closing Company and has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Closing Company must release the Earnest Money as directed by written mutual instructions from the Buyer and the Seller. Such release of Earnest Money must be made within five (5) days of Closing Company's receipt of the written mutual instructions signed by both Buyer and Seller, provided the Earnest Money check has cleared.
12. **EARNEST MONEY DISPUTE.** In the event of any controversy regarding Earnest Money that is being held by Closing Company (notwithstanding any termination of the Contract), Closing Company is not required to take any action. In no event shall Closing Company be required to return Earnest Money deposits to Buyer until funds deposited are verified, credited to the Closing Company escrow or trust account, and available for immediate withdrawal as a matter of right. Closing Company, at its option and sole subjective discretion, may: (1) await any proceeding, (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction and recover court costs and reasonable attorney and legal fees, or (3) provide notice to Buyer and Seller that unless Closing Company receives a copy of a Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty (120) days of Closing Company's notice to the parties, Closing Company is authorized to return the Earnest Money to Buyer. In the event Closing Company does receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order, Closing Company must disburse the Earnest Money pursuant to the Order of the Court.
13. **SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions must be in writing and signed by Buyer, Seller and Closing Company.
14. **CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty (60) days after closing, Closing Company will submit any required Change in Ownership form or registration of existing well form to the Division of Water Resources in the Department of Natural Resources (Division), with as much information as is available. Closing Company is not liable for delaying closing to ensure Buyer completes any required form.

CLOSING INSTRUCTIONS
(continued)

- 15. **FIRPTA AND COLORADO WITHHOLDING.** The Internal Revenue Service and the Colorado Department of Revenue may require Closing Company to withhold a substantial portion of the proceeds of this sale when Seller is either of the following: (a) a foreign person, or (b) will not be a Colorado resident after Closing. Seller should inquire of Seller's tax advisor to determine if withholding applies or if an exemption exists.
 - 15.1 **FIRPTA.** Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to determine Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Internal Revenue Service. If withholding from Seller is not required, Closing Company agrees to provide Buyer an executed Affidavit compliant with FIRPTA attesting to that.
 - 15.2 **Colorado Withholding.** Seller agrees to cooperate with Closing Company to provide any reasonably requested documents to determine Seller's status. If withholding is required under Colorado law, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Colorado Department of Revenue.
- 16. **ADDITIONAL PROVISIONS.** The following additional provisions have not been approved by the Colorado Real Estate Commission.
- 17. **COUNTERPARTS.** This document may be executed by each party, separately, and when each party has executed a copy, such copies taken together are deemed to be a full and complete contract between the parties.
- 18. **BROKER'S COPIES.** Closing Company must provide, to each real estate broker in this transaction, copies of all signed documents that such real estate brokers are required to maintain pursuant to the rules of the Colorado Real Estate Commission. Closing Company is authorized by both Buyer and Seller to deliver their respective Closing Statement to one or both real estate broker(s) involved in the transaction.
- 19. **NOTICE, DELIVERY AND CHOICE OF LAW.**
 - 19.1. **Physical Delivery and Notice.** Any document, or notice to another party must be in writing, except as provided in §19.2 and §19.3 and is effective when physically received by such party.
 - 19.2. **Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in electronic form to another party at the electronic address of the recipient by facsimile, email or _____.
 - 19.3. **Electronic Delivery.** Electronic Delivery of documents may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server, provided the recipient receives the information necessary to access the documents or (3) facsimile at the facsimile number (Fax No.) of the recipient.
 - 19.4. **Choice of Law.** These Closing Instructions and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

END OF INSTRUCTIONS

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SELLER(S) ACKNOWLEDGE RECEIPT OF THESE CLOSING INSTRUCTIONS.

City Of Grand Junction

BY: 
Michael Bennett, City Manager

3.6.26
Date

BUYER(S) ACKNOWLEDGE RECEIPT OF THESE CLOSING INSTRUCTIONS.

Signed by:

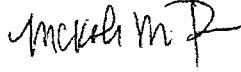

CF56CA677D5B49B...
Marcos Antonio Orellana

3/6/2026
Date

CLOSING INSTRUCTIONS
(continued)

CLOSING COMPANY ACKNOWLEDGES RECEIPT OF THESE CLOSING INSTRUCTIONS.

Closing Company's Name: Fidelity National Title Company



Authorized Signature

Escrow Officer

Title

March 6, 2026

Date

Address: 480 West Park Drive, Suite 200

Grand Junction, CO 81505

Phone No.: (970)245-1055

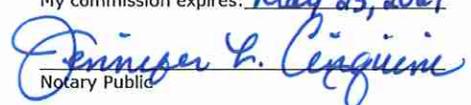
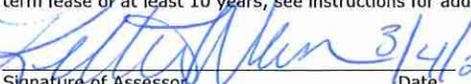
Fax No.: (303)633-7753

Email: nbrown@fnf.com

AFFIDAVIT OF REAL PROPERTY FOR A MANUFACTURED HOI

Effective July 1, 2008, the owner(s)/debtor(s) of a manufactured home that is permanently affixed to the land so that it is no longer capable of being drawn over the public highways must record a Certificate of Permanent Location for a Manufactured Home. If a manufactured home was permanently affixed to the land per §§ 38-29-114(2) or 38-29-118(2), C.R.S., prior to July 1, 2008, and no Certificate of Title was issued or a Certificate of Title was purged for ad valorem taxation, the Affidavit of Real Property for a Manufactured Home (Affidavit) may be used as proof that the manufactured home was permanently affixed to the land. The Affidavit must be recorded with the clerk and recorder in the county in which the manufactured home is located, § 38-29-208, C.R.S. If, prior to July 1, 2009, the manufactured home was permanently affixed to land that was subject to a long-term lease of at least 10 years, attach a copy of the lease to this form, § 38-29-208(2), C.R.S.

Please print or type.

Part A – Manufactured Home Description and Acknowledgment				
The manufactured home described below is permanently affixed to the land described below:				
K40960 Serial No.	RAD235598 HUD No. (If known)	1984 Year	Marlette Homes Manufacturer/Make	66 X 16 FT Length/Width
<u>City of Grand Junction</u>				
Name(s) of all owner(s) of the land to which the manufactured home is permanently affixed.				
Reception No. 3088938 03-27-2024 2:11:30 PM				
Book and page number or reception number of most current deed(s) vesting title of the real property in the owner(s) shown above.				
<u>Lot 6 in Block 5 of Cottonwood Meadows Subdivision, a replat of Block 2, First Addition, Tula Subdivision, and a</u>				
<u>Legal description of the land to which this home is permanently affixed (include county name)</u>				
<u>536 1/2 Willow Road, Grand Junction, CO 81501</u>				
Real property address				
Acknowledgment				
The undersigned owner(s) of the manufactured home described herein affirm(s) that the manufactured home is affixed to a permanent foundation located on the land identified herein in accordance with any applicable city and/or county codes or requirements, § 38-29-208, C.R.S. The undersigned owner(s) understand(s) that the manufactured home described herein is real property as defined in § 39-1-102(14), C.R.S. Under penalty of perjury, the undersigned owner(s) hereby certify that the statements contained herein are true and complete, § 18-8-503, C.R.S.				
 Signature of Owner _____ Date <u>3.4.26</u>		Signature of Owner _____ Date _____		
Print Name <u>Mike Bennett</u>		Print Name _____		
State of Colorado County of <u>Mesa</u>		State of Colorado County of <u>Mesa</u>		
The foregoing was acknowledged before me this <u>4th</u>		The foregoing was acknowledged before me on this _____		
day of <u>March</u> , 2 <u>026</u> , by the owner named above.		day of _____, 2____, by the owner named above.		
Witness my hand and official seal: My commission expires: <u>May 25, 2029</u>		Witness my hand and official seal: My commission expires: _____		
 Notary Public _____		Notary Public _____		
Part B – Certification by Colorado County Officials § 38-29-208, C.R.S.				
The manufactured home listed on this Affidavit of Real Property for a Manufactured Home has been valued together with the land to which it is affixed. If the manufactured home was, prior to July 1, 2009, affixed to land that is subject to a long-term lease of at least 10 years, see instructions for additional information.				
 Signature of Assessor _____ Date <u>3/4/20</u>		<u>2943-073-02-041</u> Assigned Parcel or Schedule Number		
Taxes have been paid on the manufactured home and the land upon which it is affixed as real property in the same manner as other real property, as defined in § 39-1-102(14), C.R.S. If the manufactured home was, prior to July 1, 2009, affixed to land that is subject to a long-term lease of at least 10 years, see instructions for additional information.				
<u>Kathleen Reiter</u> <u>3/4/26</u> Signature of Treasurer _____ Date		<u>2943.073.02.041</u> Assigned Parcel or Schedule Number		
No active Certificate of Title for the manufactured home was found in the records of the Division of Motor Vehicles, Department of Revenue pursuant to § 42-1-206, C.R.S.				
<u>Dana Reeves</u> <u>3/4/26</u> Signature of Authorized Agent _____ Date		Attach additional sheet(s) if necessary.		

JENNIFER L. CINQUINI
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20084026733
 MY COMMISSION EXPIRES MAY 25, 2029

Instructions for Completing Affidavit of Real Property for a Manufactured Home

Effective July 1, 2008, the owner(s)/debtor(s) of a manufactured home that is permanently affixed to the land so that it is no longer capable of being drawn over the public highways must record a Certificate of Permanent Location for a Manufactured Home. If a manufactured home was permanently affixed to the land per §§ 38-29-114(2) or 38-29-118(2), C.R.S., prior to July 1, 2008, and no Certificate of Title was issued or a Certificate of Title was purged for ad valorem taxation, the Affidavit of Real Property for a Manufactured Home (Affidavit) may be used as proof that the manufactured home was permanently affixed to the land. The Affidavit must be recorded with the clerk and recorder in the county in which the manufactured home is located, § 38-29-208, C.R.S. If, prior to July 1, 2009, the manufactured home was permanently affixed to land that was subject to a long-term lease of at least 10 years, attach a copy of the lease to this form, § 38-29-208(2), C.R.S.

Part A: Describe the manufactured home that is permanently affixed to the land. Include the serial number, HUD number, if known, year, manufacturer/make, and the length and width of the manufactured home.

Include the name(s) of all owner(s) of the land to which the manufactured home is permanently affixed. For a manufactured home that was, prior to July 1, 2009, permanently affixed to land that is subject to a long-term lease of at least 10 years, the land owner(s) and the manufactured homeowner(s) must be listed. Attach additional sheets as necessary.

Include the book and page or reception number of the most current deed(s) vesting title of the real property in the land owner(s) name(s) shown above. If the manufactured home was, prior to July 1, 2009, permanently affixed to land that is subject to a long-term lease of at least 10 years; include any documentation used to vest title in the manufactured home.

Include the legal description of the land to which this manufactured home is permanently affixed, including the county name.

Include the property address assigned to the above legal description. Include the mailing address if different from the assigned property address.

Acknowledgment: Owner(s) of the manufactured home and the real property must sign under penalty of perjury that the above-described manufactured home is permanently affixed to the land identified on this document and is affixed in accordance with any applicable city and/or county codes or requirements. Attach additional sheets as necessary.

Part B: Signatures required of the following Colorado County Officials.

Assessor or his/her designee lists the parcel or schedule number applicable to the property described in Part A. The signature of the assessor or his/her designee certifies that the manufactured home described in Part A was valued together with the land to which it is affixed. For a manufactured home that was, prior to July 1, 2009, permanently affixed to land that is subject to a long-term lease of at least 10 years, two parcel or schedule numbers should be listed, and the signature of the assessor or his/her designee certifies that the manufactured home and the land to which it was affixed prior to July 1, 2009, were valued separately.

Treasurer or his/her designee lists the applicable parcel or schedule number for the manufactured home and land stated in Part A of this form. By signing this form, the treasurer or his/her designee only certifies that taxes for the manufactured home and the land upon which it is affixed are/were collected in the same manner as other real property in the county. For a manufactured home that was, prior to July 1, 2009, permanently affixed to land that is subject to a long-term lease of at least 10 years, two parcel or schedule numbers should be listed, and the signature of the treasurer or his/her designee certifies that the taxes were paid separately on the manufactured home and on the land to which it is affixed.

Authorized Agent's signature certifies that no active Certificate of Title for the manufactured home was found in the records of the Division of Motor Vehicles, Colorado Department of Revenue.

Attach any additional information, such as a Letter of Purged Ad Valorem, that proves that the manufactured home was permanently affixed to the land prior to July 1, 2008. For a manufactured home that was permanently affixed to land that is subject to a long-term lease of at least 10 years, attach any additional information that proves that the manufactured home was permanently affixed to the land prior to July 1, 2009.

Notes: It may be necessary to verify that the manufactured home is on a permanent foundation in accordance with any applicable county or city and county codes or requirements, § 38-29-208(1)(e), C.R.S.



Mesa County Plates <plates@mesacounty.us>

mh

2 messages

Mesa County Plates <plates@mesacounty.us>
To: Belinda White <belindaw@gjcity.org>

Wed, Mar 4, 2026 at 10:05 AM

checking status of mh

Thank you,

Mesa County Motor Vehicle

200 S. Spruce Street Grand Junction, CO 81501

Direct: 970-244-1664

plates@mesacounty.us (Please reply to plates@mesacounty.us to receive a timely response.)

Mesa County recognizes the need for digital document accessibility. If you experience inaccessible content and require assistance, please contact us by replying to this email.

 scan03042026-10.04.42_0001.pdf
264K

Mesa County Plates <plates@mesacounty.us>
To: Belinda White <belindaw@gjcity.org>

Wed, Mar 4, 2026 at 10:05 AM

Purged

Thank you,

Mesa County Motor Vehicle

200 S. Spruce Street Grand Junction, CO 81501

Direct: 970-244-1664

plates@mesacounty.us (Please reply to plates@mesacounty.us to receive a timely response.)

Mesa County recognizes the need for digital document accessibility. If you experience inaccessible content and require assistance, please contact us by replying to this email.

[Quoted text hidden]

Verification of Vehicle Identification Number

C.R.S. 24-32-3323, 38-29-122, 42-3-105(l)(c), 42-6-107(l)(b)

Any Alteration or Erasure MAY Void This Document

- Type of Vehicle** ➡
- | | | | |
|---------------------------------|-------------------------------|--|---|
| <input type="radio"/> Passenger | <input type="radio"/> Tractor | <input type="radio"/> Motor Home | <input type="radio"/> Motorcycle |
| <input type="radio"/> SUV | <input type="radio"/> Bus | <input type="radio"/> Special Mobile Machinery | <input type="radio"/> Off-Highway Vehicle |
| <input type="radio"/> Truck | <input type="radio"/> Trailer | <input checked="" type="radio"/> Manufactured Home | |

Vehicle Information

Vehicle Identification Number (VIN)

K	4	0	9	6	0												
---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--	--

Year	Make	Body	Model	Width	Length
1984	MARLETTE				

Color	CWT	GVWR	Print Fuel Type
TAN			

License Plate Number	State	Expiration Date

Temporary Tag Number	State	Expiration Date

Additional Vehicle Identification Number (VIN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Motor Number		Coach Number	
--------------	--	--------------	--

Reason for Inspection:

- Out of State
 Title Correction
 Other (Explain)

Verified by:

- | | | |
|---|--|----------------|
| <input type="radio"/> Manufactured Home Dealer | <input type="radio"/> Licensed Colorado Dealer | Dealer Number |
| | | |
| <input type="radio"/> County Clerk (at their discretion) | <input type="radio"/> Licensed Colorado Emission | Station Number |
| | | |
| <input type="radio"/> County Assessor (at their discretion) | | |
| <input checked="" type="radio"/> Colorado Law Enforcement | <input type="radio"/> Other* (Explain) | |

Vehicle Identification Number (VIN)

K	4	0	9	6	0												
---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--	--

Name of Business or Agency

GRAND JUNCTION POLICE DEPARTMENT

Street Address

555 UTE AVE

City

GRAND JUNCTION

State

CO

ZIP Code

81501

I certify, under penalty of perjury in the second degree, that I have completed a physical inspection of the vehicle/manufactured home described above and the information is true and accurate to the best of my knowledge.

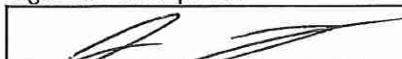
Printed First and Last Name of Inspector

JOHN WALSDORF

Date (MM/DD/YY)

03/03/2026

Signature of Inspector



Title

POLICE SERVICE TECHNICIAN

**Colorado Dealer Statement Concerning An Out Of State Vehicle
C.R.S. 42-6-119(3)V**

Dealer

--

Dealer Number

--

I certify, under penalty of perjury in the second degree, that the vehicle as described above met the following conditions at the time of sale:

- Was free and clear of all liens and encumbrances,
- Was not stolen,
- The dealership has a sure and adequate title to the vehicle; and
- The dealership has the right and authority to sell and transfer this vehicle.

Dealer Agent (Printed Name)

--

Dealer Agent Signature

--

Date (MM/DD/YY)

--

(*Certified Law Enforcement, Military Police or authorized DMV Personnel in the State in which the vehicle is currently located.)