



# EXHIBIT A

## LEGAL DESCRIPTION

2943-172-00-257

### RIGHT-OF-WAY PARCEL NO. RW-01

A parcel of land being a portion of an entire tract of land as described in Reception Number 2712627 located in the South half of the Northwest Quarter (S1/2 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C-W 1/16 corner of said Section 17, and assuming the south line of said S1/2 NW1/4 bears S.89°59'13"W. with all other bearings contained herein being relative thereto; thence along the south line of said S1/2 NW1/4, S.89°59'13"W. a distance of 60.25 feet; thence N.00°00'47"W. a distance of 20.13 feet to the southeast corner of said entire tract and the Point of Beginning.

Thence along the south line of said entire tract, N.88°08'30"W. a distance of 73.70 feet; thence N.71°37'01"W. a distance of 21.08 feet ; thence N.78°47'12"E. a distance of 55.65 feet; thence N.89°59'13"E. 39.07 feet to a point on the east line of said entire tract; thence along said east line S.00°00'47"E. a distance of 19.87 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,363 square feet or 0.031 acres, more or less, as described.

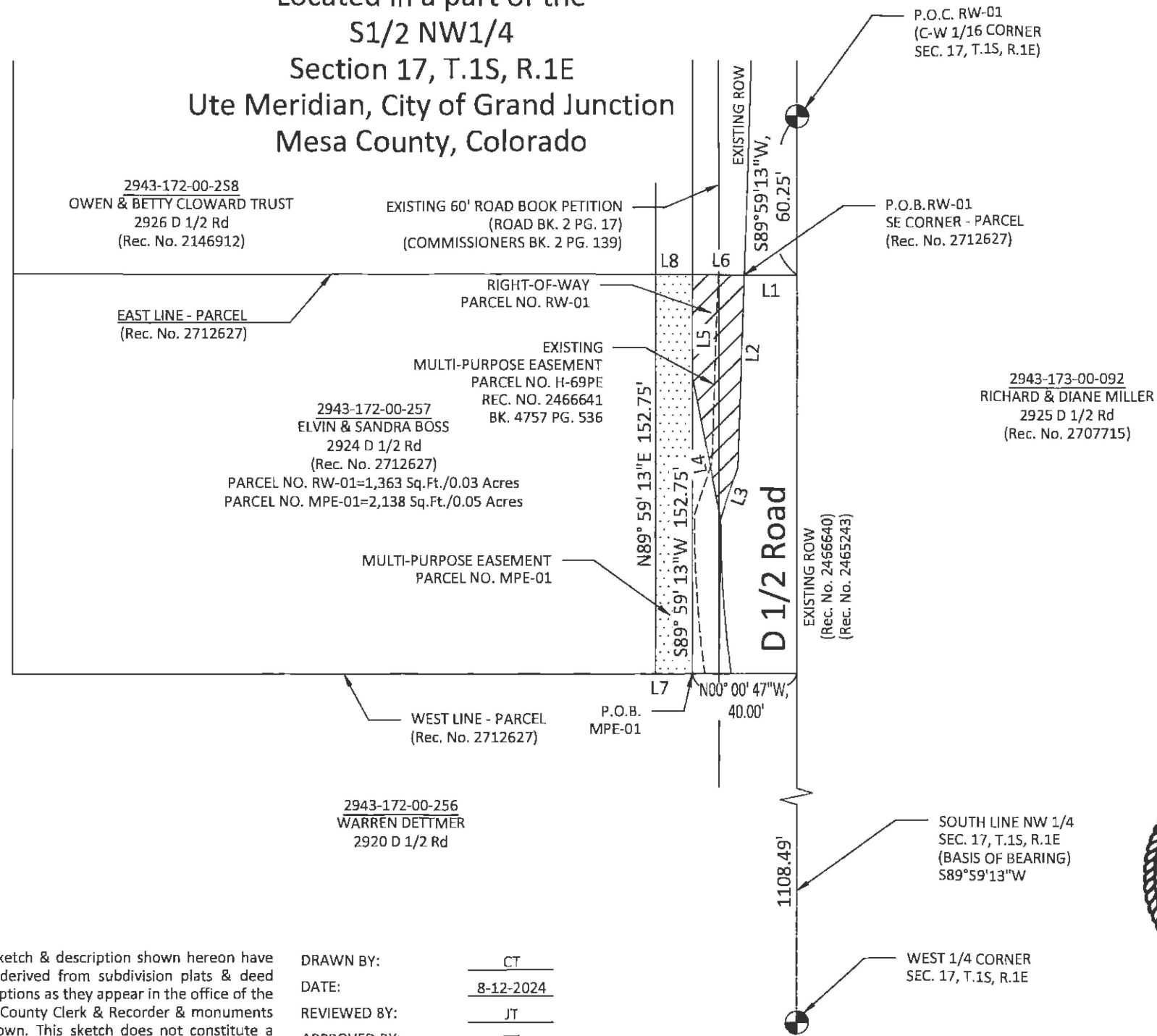
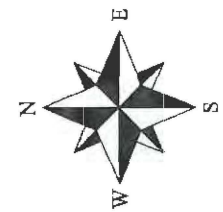
Authored by: Ted T. Taggart, PLS #37075

P.O. Box 564  
Fruita, Colorado 81521



# EXHIBIT B

Portion of 2943-172-00-257  
 Located in a part of the  
 S1/2 NW1/4  
 Section 17, T.1S, R.1E  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



Line Table

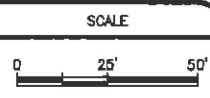
LINE	BEARING	DISTANCE
L1	N00° 00' 47"W	20.13'
L2	N88° 08' 30"W	73.70'
L3	N71° 37' 01"W	21.08'
L4	N78° 47' 12"E	55.65'
L5	N89° 59' 13"E	39.07'
L6	S00° 00' 47"E	19.87'
L7	N00° 00' 47"W	14.00'
L8	S00° 00' 47"E	14.00'

ABBREVIATIONS

P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: CT  
 DATE: 8-12-2024  
 REVIEWED BY: JT  
 APPROVED BY: TT  
 SCALE: 1"=50'



ENGINEERING &  
 TRANSPORTATION  
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 1

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

370-F04850-23

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



November 14, 2024  
Elvin Boss and Sandra Boss, husband and wife  
2924 D 1/2 Rd, Grand Junction CO 81504

Date  
Original Grantor (Borrower)  
Current Address of Original Grantor,  
Assuming Party, or Current Owner

Check here if current address is unknown

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as  
Nominee for Broker Solutions, Inc. dba New American Funding  
July 27, 2015

Original Beneficiary (Lender)  
Date of Deed of Trust  
Date of Recording and/or Re-Recording of Deed of  
Trust  
Recording Information

September 11, 2015  
Rec# 2737079, BK 5771, PG 475  
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.)**

Exhibit A & Exhibit B

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 a 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:

- The purpose of the Deed of Trust has been fully or partially satisfied.
- The original evidence of debt is not being exhibited or produced herewith.
- It is one of the following entities (check applicable box):
  - 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;
  - 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
  - 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 that 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.

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for Broker Solutions, Inc. dba New American Funding

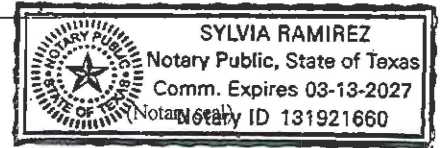
Name and Address of the Current Holder of the Evidence of Debt Secured by Deed of Trust (Lender) or name and address of the Title Insurance Company Authorized to Request the Release of a Deed of Trust

Colleen Barnett Vice President, Tsedale Alemu Vice President 800 State Hwy D1 By P Lewisville, TX 75067

Name, Title and Address of Officer, Agent, or Attorney of the Holder of the Evidence of Debt Secured by Deed of Trust (Lender)

Signature

Signature



State of Texas, County of Denton

The foregoing Request for Release was acknowledged before me on NOV 14 2024 (date) by\*

Colleen Barnett Vice President, Tsedale Alemu Vice President  
MAR 13 2027 Date Commission Expires

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

Notary Public

Witness my hand and official seal

Sylvia Ramirez

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 holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;

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 Date

Deputy Public Trustee Date

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

# EXHIBIT A

## LEGAL DESCRIPTION

2943-172-00-257

### RIGHT-OF-WAY PARCEL NO. RW-01

A parcel of land being a portion of an entire tract of land as described in Reception Number 2712627 located in the South half of the Northwest Quarter (S1/2 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C-W 1/16 corner of said Section 17, and assuming the south line of said S1/2 NW1/4 bears S.89°59'13"W. with all other bearings contained herein being relative thereto; thence along the south line of said S1/2 NW1/4, S.89°59'13"W. a distance of 60.25 feet; thence N.00°00'47"W. a distance of 20.13 feet to the southeast corner of said entire tract and the Point of Beginning.

Thence along the south line of said entire tract, N.88°08'30"W. a distance of 73.70 feet; thence N.71°37'01"W. a distance of 21.08 feet ; thence N.78°47'12"E. a distance of 55.65 feet; thence N.89°59'13"E. 39.07 feet to a point on the east line of said entire tract; thence along said east line S.00°00'47"E. a distance of 19.87 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,363 square feet or 0.031 acres, more or less, as described.

Authored by: Ted T. Taggart, PLS #37075

P.O. Box 564  
Fruita, Colorado 81521



# EXHIBIT B

Portion of 2943-172-00-257  
 Located in a part of the  
 S1/2 NW1/4  
 Section 17, T.15, R.1E  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



2943-172-00-256  
 WARREN DETTMER  
 2920 D 1/2 Rd

2943-172-00-258  
 OWEN & BETTY ELGHARD TRUST  
 2926 D 1/2 Rd  
 (Rec. No. 2346912)

EXISTING 50' ROAD BOOK PETITION  
 (ROAD BK 2 PG. 17)  
 (COMMISSIONERS SK. 2 PG. 136)

EAST LINE - PARCEL  
 (Rec. No. 2732627)

RIGHT-OF-WAY  
 PARCEL NO. RW-01

2943-172-00-257  
 LUVIN & SANDRA BOSS  
 2924 D 1/2 Rd  
 (Rec. No. 2732627)  
 PARCEL NO. RW-01-1, 363 Sq.Ft./0.03 Acres  
 PARCEL NO. MPE-01-2, 138 Sq.Ft./0.03 Acres

MULTI-PURPOSE EASEMENT  
 PARCEL NO. MPE-01

WEST LINE - PARCEL  
 (Rec. No. 2732627)

2943-172-00-256  
 WARREN DETTMER  
 2920 D 1/2 Rd

P.O.C. RW-01  
 (C/W 1/16 CORNER  
 SEC. 17, T.15, R.1E)

P.O.B. RW-01  
 SE CORNER - PARCEL  
 (Rec. No. 2732627)

2943-173-00-092  
 RICHARD & DIANE MILLER  
 2925 D 1/2 Rd  
 (Rec. No. 2707715)

EXISTING ROW  
 (Rec. No. 2465940)  
 (Rec. No. 2465941)

SOUTH LINE NW 1/4  
 SEC. 17, T.15, R.1E  
 (BASIS OF BEARING)  
 S89°59'13"W

WEST 1/4 CORNER  
 SEC. 17, T.15, R.1E



Line Table

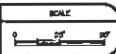
LINE	BEARING	DISTANCE
L1	N00°00'47"W	20.13'
L2	N89°08'30"W	73.70'
L3	N71°37'01"W	21.08'
L4	N78°47'12"E	35.03'
L5	N89°59'13"E	39.97'
L6	S00°00'47"E	19.87'
L7	N00°00'47"W	14.00'
L8	S00°00'47"E	14.00'

ABBREVIATIONS

Abbreviation	Description	Rec. Reception
P.O.C.	Point Of Commencement	No. Number
P.O.B.	Point Of Beginning	R/W Right-of-Way
R.O.W.	Right-of-Way	MPE Multi-Purpose Easement
SEC	Section	T/C Temporary Construction Easement
T.	Township	U.M. Ute Meridian
R.	Range	Sq.Ft. Square Feet
~	Approximately	

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & it is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: CT  
 DATE: 8-12-2024  
 REVIEWED BY: JT  
 APPROVED BY: TT  
 SCALE: 1"=50'



ENGINEERING &  
 TRANSPORTATION  
 PROJECT NO. 2210300

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 1

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

Prepared/Received by:

REQUEST FOR FULL  / PARTIAL

370-F04850-23

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



November 14, 2024  
Elvin Boss and Sandra Boss, husband and wife  
2924 D 1/2 Rd, Grand Junction CO 81504

Date  
Original Grantor (Borrower)  
Current Address of Original Grantor,  
Assuming Party, or Current Owner

Check here if current address is unknown

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as  
Nominee for Broker Solutions, Inc. dba New American Funding  
July 27, 2015

Original Beneficiary (Lender)

September 11, 2015  
Rec# 2737079, BK 5771, PG 475  
County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

Date of Deed of Trust  
Date of Recording and/or Re-Recording of Deed of  
Trust  
Recording Information

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.)**

Exhibit A & Exhibit B

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 a 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 that 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.

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for Broker Solutions, Inc. dba New American Funding

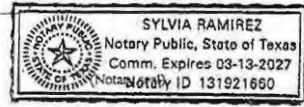
Name and Address of the Current Holder of the Evidence of Debt Secured by Deed of Trust (Lender)  
or name and address of the Title Insurance Company Authorized to Request the Release of a Deed of Trust

Colleen Barnett Vice President, Tisdale Alemu Vice President, 800 State Hwy D1 Byp, Louisville, KY 75067

Name, Title and Address of Officer, Agent, or Attorney of the Holder of the Evidence of Debt Secured by Deed of Trust (Lender)

Signature

Signature



State of Texas, County of Denton

The foregoing Request for Release was acknowledged before me on NOV 14 2024 (date) by\*

Colleen Barnett Vice President, Tisdale Alemu Vice President  
MAR 13 2027 Date Commission Expires

Notary Public Witness my hand and official seal  
Sylvia Ramirez

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

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 holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;

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

Deputy Public Trustee



Public Trustee Date  
Deputy Public Trustee Norma Krepps July 07, 2025 Date

(If applicable, Name and Address of Person Creating New Legal Description as Required by § 38-35-106.5, Colorado Revised Statutes.)  
Rev. 09/09