

EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-139

RIGHT-OF-WAY PARCEL NO. RW-06A

A parcel of land being a portion of an entire tract of land described in Reception Number 2895265 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 330.38 feet to the northwest corner of said entire tract and the Point of Beginning.

Thence along the north line of said entire tract, N.89°59'39"E. a distance of 200.00 feet to the northeast corner of said entire tract; thence along the east line of said entire tract, S.00°08'17"E. a distance of 15.49 feet to a point in the south edge of the open, used and historic Right-of-Way for D ½ Road; thence along said south edge, S.89°52'29"W. a distance of 200.00 feet to a point in the west line of said tract; thence along the west line of said entire tract, N.00°08'17" W. a distance of 15.91 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,140 square feet or 0.07 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

LEGAL DESCRIPTION

2943-173-00-139

RIGHT-OF-WAY PARCEL NO. RW-06B

A parcel of land being a portion of an entire tract of land as described in Reception Number 2895265 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 330.38 feet to the northwest corner of said entire tract; thence along the west line of said entire tract, S.00°08'17"E. a distance of 15.91 feet to south edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence along said south edge, N.89°52'29"E. a distance of 200.00 feet to a point in the east line of said entire tract; thence along said east line, S.00°08'17"E. a distance of 14.51 feet; thence S.89°59'39"W. a distance of 200.00 feet to a point in the west line of a said entire tract; thence along said west line, N.00°08'17"W. a distance of 14.09 feet to the POINT OF BEGINNING.

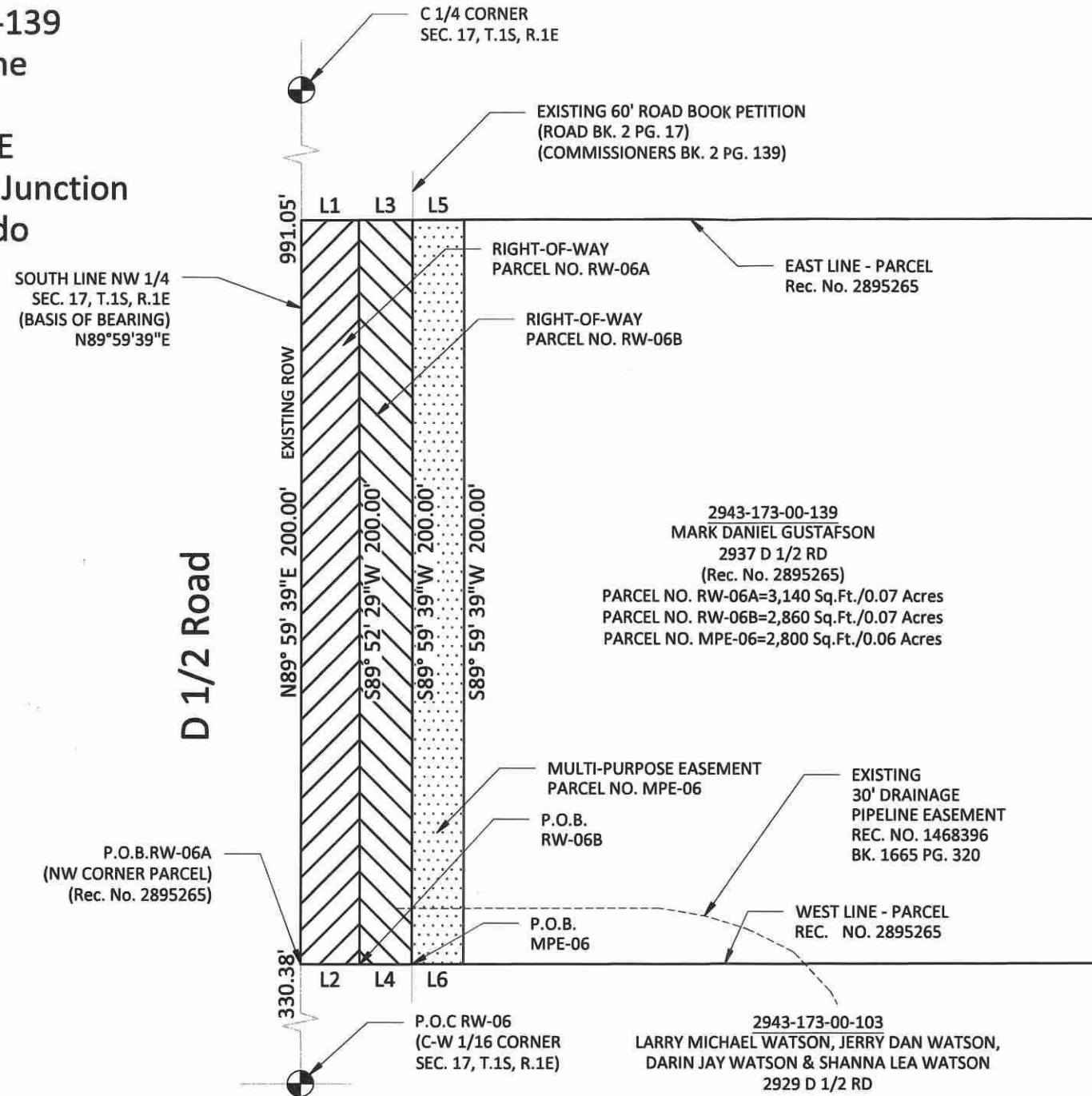
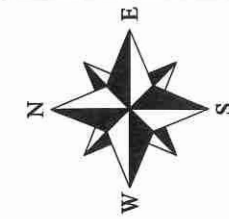
Said parcel of land CONTAINING 2,860 square feet or 0.07 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT C

Portion of 2943-173-00-139
 Located in a part of the
 NE 1/4 SW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-173-00-222
 PAUL P BIBEAU
 2941 D 1/2 RD

Line Table

LINE	BEARING	DISTANCE
L1	S00° 08' 17\"E	15.49'
L2	N00° 08' 17\"W	15.91'
L3	S00° 08' 17\"E	14.51'
L4	N00° 08' 17\"W	14.09'
L5	S00° 08' 17\"E	14.00'
L6	N00° 08' 17\"W	14.00'

2943-173-00-139
 MARK DANIEL GUSTAFSON
 2937 D 1/2 RD
 (Rec. No. 2895265)
 PARCEL NO. RW-06A=3,140 Sq.Ft./0.07 Acres
 PARCEL NO. RW-06B=2,860 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-06=2,800 Sq.Ft./0.06 Acres

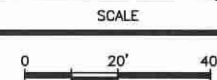
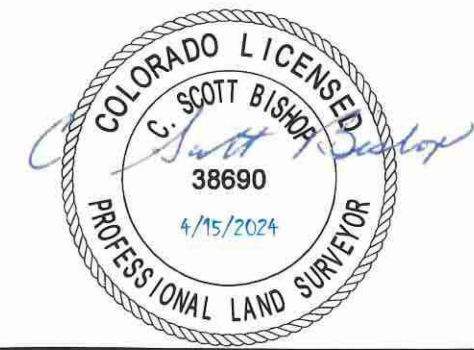
2943-173-00-103
 LARRY MICHAEL WATSON, JERRY DAN WATSON,
 DARIN JAY WATSON & SHANNA LEA WATSON
 2929 D 1/2 RD

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: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=40'



**ENGINEERING &
 TRANSPORTATION**
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 6

REQUEST FOR FULL / PARTIAL

30-F04823-23

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



1/6/2025

Date

Mark Daniel Gustafson

Original Grantor (Borrower)

2937 D 1/2 Road, Grand Junction, CO 81504-8610

Current Address of Original Grantor, Assuming Party, or Current Owner

Check here if current address is unknown

U.S. Bank National Association - Loan # 22200951127

Original Beneficiary (Lender)

September 13, 2019

Date of Deed of Trust

September 17, 2019

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

Reception # 2895266

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.)

See Attached Legal Descriptions, Exhibit A, Exhibit B, and Exhibit C.

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 the 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.

U.S. Bank National Association - Loan # 22200951127 - 2800 Tamarack Road, Owensboro, KY 42303

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

Or name and address of Title Insurance Company Authorized to Request the Release of a Deed of Trust

Misty Sandefur, Officer, U.S. Bank National Association - 2800 Tamarack Road, Owensboro, KY 42303

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

Signature *Misty Sandefur*

Signature **BECKY MAYFIELD**
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # *(Notary Seal)*
MY COMMISSION EXPIRES APRIL 29, 2027

State of Kentucky, County of Daviess

The foregoing Request for Release was acknowledged before me on

12-10-2024 (date)

by Misty Sandefur as officer

of U.S. Bank National Association

4-29-27 Date Commission Expires

Becky Mayfield
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 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 use only; use appropriate label)

(Public Trustee)



Public Trustee

Norma Krepps

Norma Krepps January 17, 2025

Deputy Public Trustee

(If applicable: Notary Seal)

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

Original Note and deed of Trust Returned to:

WHEN RECORDED RETURN TO: 6551 S. Revere Pkwy., Suite 210, Centennial, CO 80111

Prepared/Received by:

REQUEST FOR FULL / PARTIAL

30-F048v3-23

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



1/6/2025

_____	Date
Mark Daniel Gustafson	Original Grantor (Borrower)
2937 D 1/2 Road, Grand Junction, CO 81504-8610	Current Address of Original Grantor, Assuming Party, or Current Owner
<input type="checkbox"/> Check here if current address is unknown	
U.S. Bank National Association - Loan # 22200951127	Original Beneficiary (Lender)
September 13, 2019	Date of Deed of Trust
September 17, 2019	Date of Recording and/or Re-Recording of Deed of Trust
Reception # 2895266	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.)

See Attached Legal Descriptions, Exhibit A, Exhibit B, and Exhibit C.

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 the 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.

U.S. Bank National Association - Loan # 22200951127 - 2800 Tamarack Road, Owensboro, KY 42303

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

Or name and address of Title Insurance Company Authorized to Request the Release of a Deed of Trust

Misty Sandefur, Officer, U.S. Bank National Association - 2800 Tamarack Road, Owensboro, KY 42303

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

Signature Misty Sandefur

Signature BECKY MAYFIELD
 NOTARY PUBLIC
 STATE AT LARGE
 KENTUCKY
 COMMISSION # Notary Seal
 MY COMMISSION EXPIRES APRIL 29, 2027

State of Kentucky, County of Daviess
The foregoing Request for Release was acknowledged before me on 12-10-2024 (date)

by Misty Sandefur as officer
of U.S. Bank National Association
4-8-27 Date Commission Expires

Becky Mayfield
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 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 use only; use appropriate label) (Public Trustee's Seal)

Public Trustee _____

Deputy Public Trustee _____

(If applicable: Notary Seal)

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

Original Note and deed of Trust Returned to:
WHEN RECORDED RETURN TO: 6551 S. Revere Pkwy., Suite 210, Centennial, CO 80111
Prepared/Received by:

EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-139

RIGHT-OF-WAY PARCEL NO. RW-06A

A parcel of land being a portion of an entire tract of land described in Reception Number 2895265 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 330.38 feet to the northwest corner of said entire tract and the Point of Beginning.

Thence along the north line of said entire tract, N.89°59'39"E. a distance of 200.00 feet to the northeast corner of said entire tract; thence along the east line of said entire tract, S.00°08'17"E. a distance of 15.49 feet to a point in the south edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said south edge, S.89°52'29"W. a distance of 200.00 feet to a point in the west line of said tract; thence along the west line of said entire tract, N.00°08'17" W. a distance of 15.91 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,140 square feet or 0.07 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

LEGAL DESCRIPTION

2943-173-00-139

RIGHT-OF-WAY PARCEL NO. RW-06B

A parcel of land being a portion of an entire tract of land as described in Reception Number 2895265 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 330.38 feet to the northwest corner of said entire tract; thence along the west line of said entire tract, S.00°08'17"E. a distance of 15.91 feet to south edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence along said south edge, N.89°52'29"E. a distance of 200.00 feet to a point in the east line of said entire tract; thence along said east line, S.00°08'17"E. a distance of 14.51 feet; thence S.89°59'39"W. a distance of 200.00 feet to a point in the west line of a said entire tract; thence along said west line, N.00°08'17"W. a distance of 14.09 feet to the POINT OF BEGINNING.

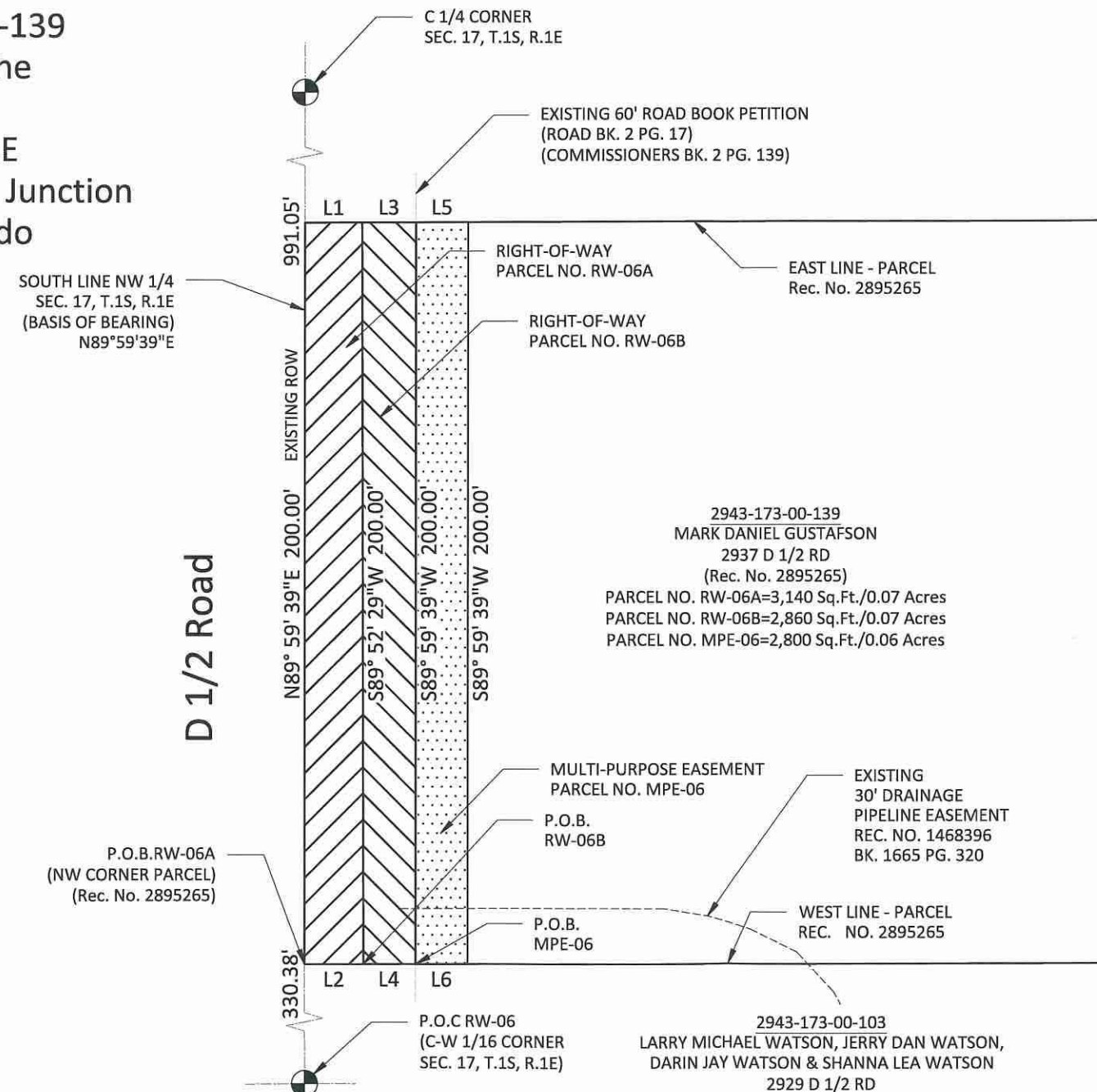
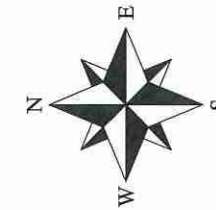
Said parcel of land CONTAINING 2,860 square feet or 0.07 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT C

Portion of 2943-173-00-139
 Located in a part of the
 NE 1/4 SW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-173-00-222
 PAUL P BIBEAU
 2941 D 1/2 RD

2943-173-00-139
 MARK DANIEL GUSTAFSON
 2937 D 1/2 RD
 (Rec. No. 2895265)
 PARCEL NO. RW-06A=3,140 Sq.Ft./0.07 Acres
 PARCEL NO. RW-06B=2,860 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-06=2,800 Sq.Ft./0.06 Acres

2943-173-00-103
 LARRY MICHAEL WATSON, JERRY DAN WATSON,
 DARIN JAY WATSON & SHANNA LEA WATSON
 2929 D 1/2 RD

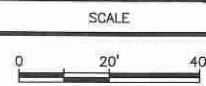
Line Table		
LINE	BEARING	DISTANCE
L1	S00° 08' 17"E	15.49'
L2	N00° 08' 17"W	15.91'
L3	S00° 08' 17"E	14.51'
L4	N00° 08' 17"W	14.09'
L5	S00° 08' 17"E	14.00'
L6	N00° 08' 17"W	14.00'

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: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=40'



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 6