

WARRANTY DEED

This Warranty Deed made this 12 day of December, 2024 by and between **Martin Caballero-Reyes & Maria Caballero, Grantor**, who are the owners of a parcel of land located at 2960 D 1/2 Road, Grand Junction, CO 81505 as recorded at Reception No. 3058825, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

See **Exhibit "A" and Exhibit "B"** attached hereto and incorporated herein by reference for the legal descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-171-00-236

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

Executed and delivered this 12 day of December, 2024.

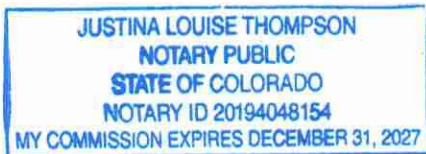
By: Martin Caballero-Reyes
Martin Caballero-Reyes

By: Maria Caballero
Maria Caballero

State of COLORADO)
)ss
County of MESA)

The foregoing instrument was acknowledged before me this 12 day of December, 2024 by Martin Caballero-Reyes & Maria Caballero.

My commission expires 12-31-2027.
Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-236

RIGHT-OF-WAY PARCEL NO. RW-13

A parcel of land being a portion of the tract of land as described in Reception Number 2860847 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°58'57"E. a distance of 379.87 feet; thence N.00°10'52"W. 30.00 feet to the southwest corner of said entire tract and the Point of Beginning;

Thence along the west line of said entire tract, N.00°10'52"W. 10.00 feet; thence S.89°58'57"E. a distance of 251.84 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'52"E. a distance of 10.00 feet to the southeast corner of said entire tract; thence along the south line of said entire tract, N.89°58'57"W. a distance of 251.84 feet to the Point of Beginning.

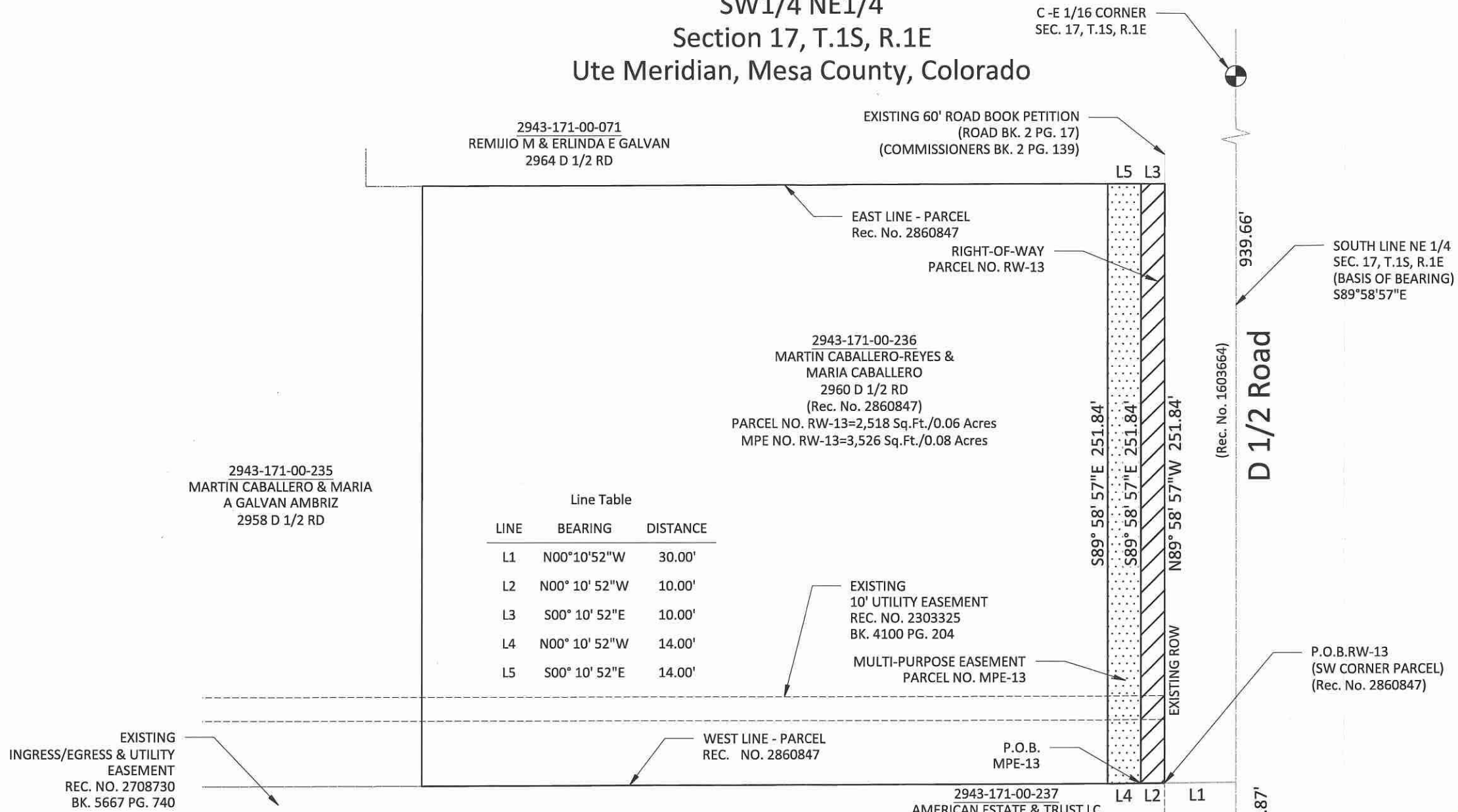
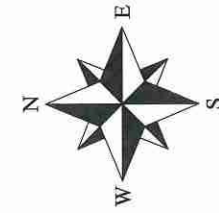
Said parcel of land CONTAINING 2,518 square feet or 0.06 acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-171-00-236
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



2943-171-00-071
 REMIJIO M & ERLINDA E GALVAN
 2964 D 1/2 RD

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

2943-171-00-236
 MARTIN CABALLERO-REYES &
 MARIA CABALLERO
 2960 D 1/2 RD
 (Rec. No. 2860847)
 PARCEL NO. RW-13=2,518 Sq.Ft./0.06 Acres
 MPE NO. RW-13=3,526 Sq.Ft./0.08 Acres

2943-171-00-235
 MARTIN CABALLERO & MARIA
 A GALVAN AMBRIZ
 2958 D 1/2 RD

Line Table

LINE	BEARING	DISTANCE
L1	N00°10'52"W	30.00'
L2	N00° 10' 52"W	10.00'
L3	S00° 10' 52"E	10.00'
L4	N00° 10' 52"W	14.00'
L5	S00° 10' 52"E	14.00'

EXISTING
 10' UTILITY EASEMENT
 REC. NO. 2303325
 BK. 4100 PG. 204

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-13

EXISTING
 INGRESS/EGRESS & UTILITY
 EASEMENT
 REC. NO. 2708730
 BK. 5667 PG. 740

WEST LINE - PARCEL
 REC. NO. 2860847

P.O.B.
 MPE-13

2943-171-00-237
 AMERICAN ESTATE & TRUST LC
 FBO JOHN A NELSON IRA
 2956 D 1/2 RD

P.O.C RW-13
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

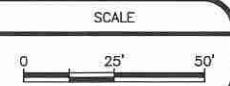
ABBREVIATIONS

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:
 DATE:
 REVIEWED BY:
 APPROVED BY:
 SCALE:

SMB
 04-11-2024
 BTL
 CSB
 1"=50'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 13

Original Note and Deed of Trust Returned to:
When recorded return to:
Prepared/Received by:



370-F04872-23

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

<u>JUL 10 2025</u>	Date
MARTIN CABALLERO-REYES	Original Grantor (Borrower)
2960 D 1/2 ROAD, GRAND JUNCTION, CO 81504	Current Address of Original Grantor, Assuming Party, or Current Owner
<input type="checkbox"/> Check here if current address is unknown	Original Beneficiary (Lender)
Angel Oak Mortgage Solutions LLC	Date of Deed of Trust
August 12, 2022	Date of Recording and/or Re-Recording of Deed of Trust
August 17, 2022	Recording Information
Reception #: 3041176	

County Rcpt. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.
TO THE PUBLIC TRUSTEE OF MESA COUNTY

(The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust 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 EXHIBIT A AND 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 as 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:

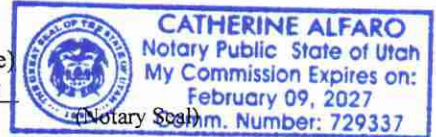
- The purpose of the Deed of Trust has been fully or partially satisfied.
- The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
- It is one of the following entities (check applicable box):
 - The holder of the original evidence of debt that 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;
 - A title insurance company licensed 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; or
 - A holder, as specified in § 38-39-102 (3)(d)(I), 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 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. **E-FILE ONLY**

Select Portfolio Servicing Inc., as attorney in fact for Citibank, N.A., not in its individual capacity but solely as Owner Trustee of Barclays Mortgage Loan Trust 2023-NQM1 whose address is c/o Select Portfolio Servicing, Inc., 3217 S Decker Lake Dr Salt Lake City UT 84119

Name and address of the 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
Bryce Braegger Document Control Officer 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Gina Tolman Document Control Officer

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)
Bryce Braegger Signature Gina Tolman Signature 3217 S. Decker Lake Dr. Salt Lake City, UT 84119

State of Utah, County of saltlake
The foregoing Request for Release was acknowledged before me on July 10, 2025 (Date)
by* Bryce Braegger & Gina Tolman Document Control Officer
*If applicable, insert title of officer and name of current holder



Witness my hand and official seal Catherine Alfaro Notary Public 2/09/2027 Date Commission Expires

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 in the Deed of Trust; 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 belonging to the real property.

(Public Trustee use only; use appropriate label)

(Public Trustee's seal)

Public Trustee

(If applicable: Notary Seal)

Deputy Public Trustee

(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:
Prepared/Received by:



370-F04872-23

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

JUL 10 2025 Date
MARTIN CABALLERO-REYES Original Grantor (Borrower)
2960 D 1/2 ROAD, GRAND JUNCTION, CO 81504 Current Address of Original Grantor, Assuming Party, or Current Owner
 Check here if current address is unknown Original Beneficiary (Lender)
Angel Oak Mortgage Solutions LLC Date of Deed of Trust
August 12, 2022 Date of Recording and/or Re-Recording of Deed of Trust
August 17, 2022 Recording Information
Reception #: 3041176

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 in the Deed of Trust 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 EXHIBIT A AND 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 as 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:

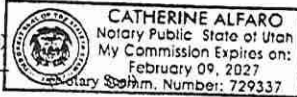
- The purpose of the Deed of Trust has been fully or partially satisfied.
- The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
- It is one of the following entities (check applicable box):
 - The holder of the original evidence of debt that 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;
 - A title insurance company licensed 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; or
 - A holder, as specified in § 38-39-102 (3)(d)(1), 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 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. E-FILE ONLY

Best Practices Servicing, Inc. is an attorney at law for Colorado, N.A., not in its individual capacity but solely as Deed of Trustee of Borrower Mortgage Loan Trust 2023-NOM1 unless otherwise stated. Best Practices Servicing, Inc. 3217 S Decker Lake Dr Salt Lake City UT 84119

Name and address of the 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 or a Deed of Trust
Bryce Braegger Document Control Officer 3217 S. Decker Lake Dr, Salt Lake City, UT 84119 Gina Tolman Document Control Officer

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)
Bryce Braegger Signature Gina Tolman Signature 3217 S. Decker Lake Dr, Salt Lake City, UT 84119

State of Utah, County of saltlake
The foregoing Request for Release was acknowledged before me on July 10, 2025 (Date)
by* Bryce Braegger + Gina Tolman Document Control Officer



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

Witness my hand and official seal
Notary Public [Signature] Date Commission Expires 2/09/2027

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 in the Deed of Trust; 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 belonging to the real property.

(Public Trustee use only, use appropriate label)



Public Trustee
[Signature]
Deputy Public Trustee
Arne Hoffman July 17 2025

(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.)

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-236

RIGHT-OF-WAY PARCEL NO. RW-13

A parcel of land being a portion of the tract of land as described in Reception Number 2860847 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°58'57"E. a distance of 379.87 feet; thence N.00°10'52"W. 30.00 feet to the southwest corner of said entire tract and the Point of Beginning;

Thence along the west line of said entire tract, N.00°10'52"W. 10.00 feet; thence S.89°58'57"E. a distance of 251.84 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'52"E. a distance of 10.00 feet to the southeast corner of said entire tract; thence along the south line of said entire tract, N.89°58'57"W. a distance of 251.84 feet to the Point of Beginning.

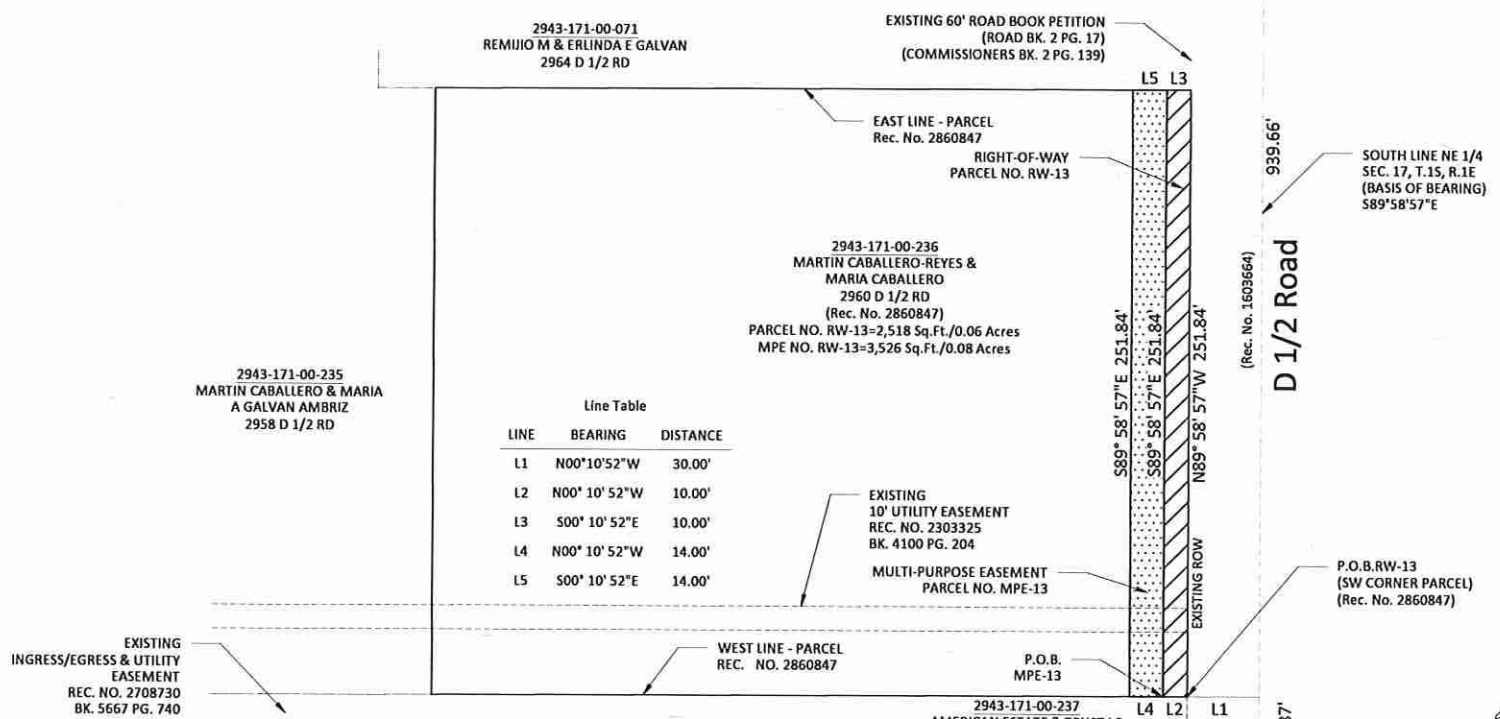
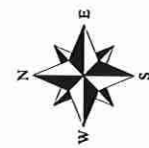
Said parcel of land CONTAINING 2,518 square feet or 0.06 acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-171-00-236
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

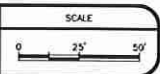
LINE	BEARING	DISTANCE
L1	N00°10'52"W	30.00'
L2	N00°10'52"W	10.00'
L3	S00°10'52"E	10.00'
L4	N00°10'52"W	14.00'
L5	S00°10'52"E	14.00'

- ABBREVIATIONS**
- P.O.C. Point Of Commencement
 - P.O.B. Point Of Beginning
 - R.O.W. Right-of-Way
 - SEC. Section
 - T. Township
 - R. Range
 - ~ Approximately
 - Rec. Reception
 - No. Number
 - RW Right-of-Way
 - MPE Multi-Purpose Easement
 - TCE Temporary Construction Easement
 - U.M. Ute Meridian
 - 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"=50'

2943-171-00-237
 AMERICAN ESTATE & TRUST LC
 FBO JOHN A NELSON IRA
 2956 D 1/2 RD
 P.O.C. RW-13
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210905

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 13