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370-FO4815-23

MERS MIN # 100063200041916923

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

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

May 15 2025

REYES ENRIQUEZ, A SINGLE MAN, AND MARRISSA ENRIQUEZ, A SINGLE WOMAN
2972 D 1/2 ROAD, GRAND JUNCTION, CO 81504
MANN MORTGAGE, LLC
SEPTEMBER 3, 2024
SEPTEMBER 6, 2024
Reception #: 3103545

Check here if current address is unknown

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 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 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:

- 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 with this request for release of Deed of Trust.
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;
c. 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
d. 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

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lakeview Loan Servicing LLC, its successor and assigns

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 Priscilla Woods Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as Nominee for Lakeview Loan Servicing, LLC Its Successors and Assigns 601 Riverside Avenue, Bldg. 5, 5th Floor, Jacksonville, FL 32204

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)

N/A

Signature

State of Florida, County of Duval

The foregoing Request for Release was acknowledged before me on May 15, 2025 (Date)

by* Priscilla Woods Assistant Secretary

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

Witness my hand and official seal

David E. Norris Notary Public

October 3, 2026

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.)

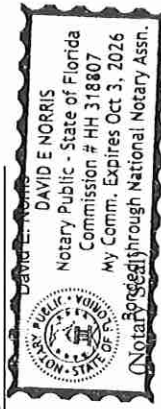


EXHIBIT A

LEGAL DESCRIPTION
2943-171-00-260
RIGHT-OF-WAY PARCEL NO. RW-16

A parcel of land being a portion of an entire tract of land as described in Reception Number 3103544 and corrected by that AFFIDAVIT recorded in Reception Number 3106776, 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-E 1/16 corner of said Section 17, and assuming the South line of said SW1/4 NE1/4 bears N 89°58'57" W with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, N 89°58'57" W a distance of 30.00 feet; thence N 00°07'52" W a distance of 30.00 feet to southeast corner of said entire tract and the Point of Beginning.

Thence along the south line of said entire tract, N 89°58'57" W a distance of 176.80 feet to the southwest corner of said entire tract; thence along the west line N 00°06'16" W a distance of 10.00 feet; thence S 89°58'57" E a distance of 176.79 feet to a point on the east line of said entire tract; thence along the east line of said entire tract, S 00°07'52" E a distance of 10.00 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 1,768 Square Feet or 0.04 Acres, more or less, as described.

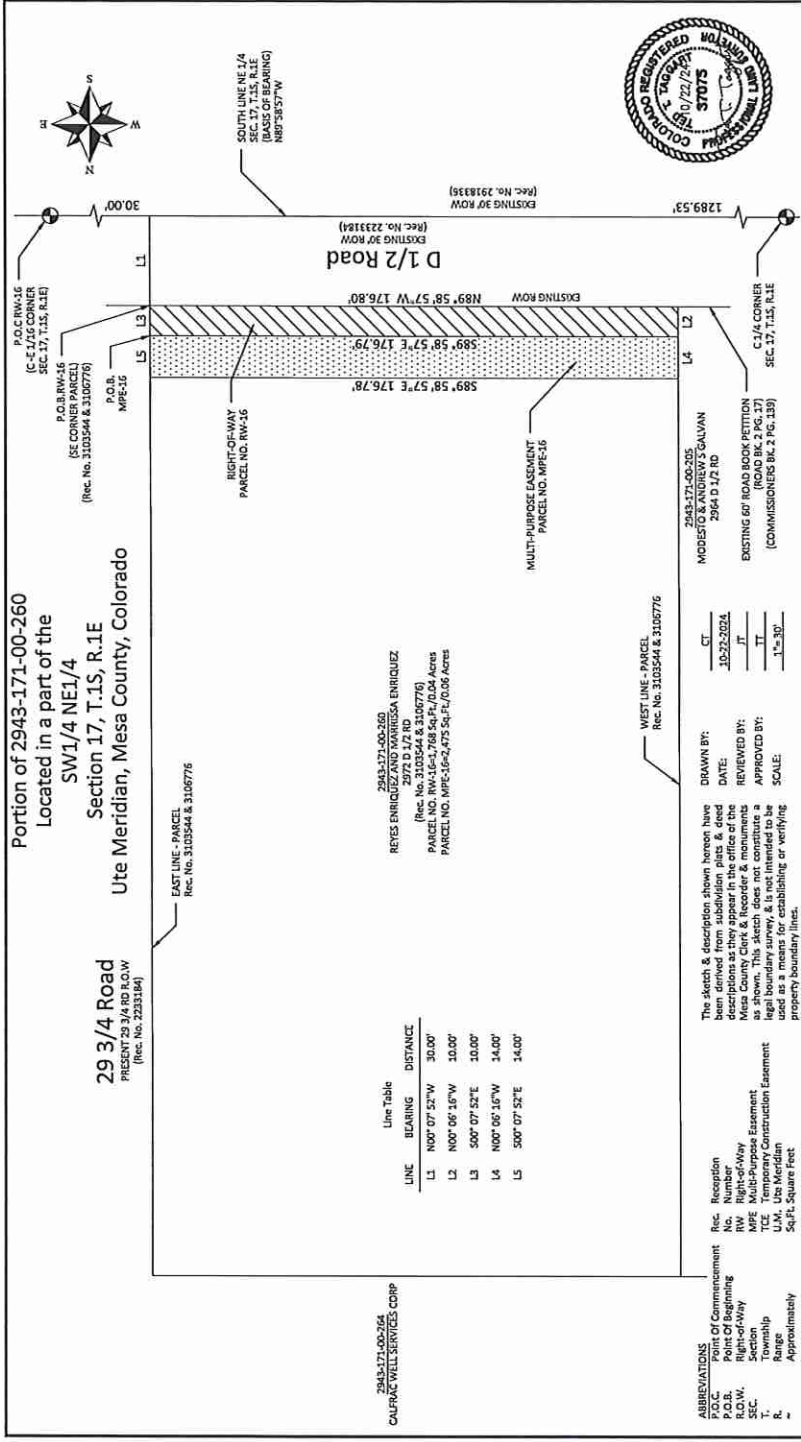
Authored by: Ted T Taggart, PLS #37075
288 Vista Valley Dr
Fruita, CO 81521



EXHIBIT B

Portion of 2943-171-00-260
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado

29 3/4 Road
 (Rec. No. 2233184)



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°07'52"W | 30.00' |
| L2 | N00°06'15"W | 10.00' |
| L3 | S00°07'52"E | 10.00' |
| L4 | N00°00'15"W | 14.00' |
| L5 | S00°07'52"E | 14.00' |

2943-171-00-260
 REYES ENRIQUEZ AND MARILISSA ENRIQUEZ
 (Rec. No. 3103544 & 3106776)
 PARCEL NO. RW-16-4, 768 Sq. Ft./0.04 Acres
 PARCEL NO. MPE-16-2, 475 Sq. Ft./0.06 Acres

2943-171-00-264
 CAUFACWELL SERVICES CORP



2943-171-00-205
 MODESTO & ANDREW S. GALVAN
 2964 D 1/2 RD
 EXISTING 60' ROAD BOOK PETITION
 (COMMISSIONERS BK. 2 PG. 133)

2943-171-00-205
 WEST LINE - PARCEL
 Rec. No. 3103544 & 3106776

2943-171-00-205
 EAST LINE - PARCEL
 Rec. No. 3103544 & 3106776

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

DRAWN BY: CT
 DATES: 10-22-2024
 REVIEWED BY: JT
 APPROVED BY: JT
 SCALE: 1" = 30'

ABBREVIATIONS
 P.O.C. Point of Commencement
 P.L.O.W. Point of Beginning
 R.O.W. Right-of-Way
 SEC. Section
 T. Township
 R. Range
 A. Approximately



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. 2210300

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 18

RECEPTION#: 3130273, at 7/1/2025 2:42:32 PM, 1 of 3
Recording: \$43.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

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



370-FO4875-23

MERS MIN # 10096200041916923

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) (e) and (3), COLORADO REVISED STATUTES

May 15 2025
REVES ENRIQUEZ A SINGLE MAN, AND MARISSA ENRIQUEZ A SINGLE WOMAN

2972 D 1/2 ROAD, GRAND JUNCTION, CO 81504
MAYN MORTGAGE, LLC
SEPTEMBER 3, 2024
SEPTEMBER 3, 2024
Reception #: 3103545
County Rept. No. and/or Film No. and/or Book/Page No. and/or Terrans 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 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.)

Original Grantor (Borrower)
Party, or Current Owner
Original Beneficiary (Lender)
Date of Deed of Trust
Date of Recording and/or Re-Recording of Deed of Trust
Recording Information

Check here if current address is unknown
Date
Current Address of Original Grantor, Assuming Party, or Current Owner
Date of Recording and/or Re-Recording of Deed of Trust
Recording Information

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;
 - A holder, as specified in § 38-39-102 (3)(d)(D), 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**

Mortgage Electronic Registration Systems, Inc., as servicer, as nominee for Lakeview Loan Servicing LLC, its successor and assigns
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: Phyllis Woede Assistant Secretary of Mortgage Electronic Registration Systems, Inc., at Nominee for Lakeview Loan Servicing, LLC Its Successors and Assigns 601 Riverside Avenue, Bldg. 5, 7th Floor, Jacksonville, FL 32204

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)

N/A



Signature _____
State of Florida, County of Duval
The foregoing Request for Release was acknowledged before me on May 15, 2025 (Date)
by Phyllis Woede Assistant Secretary
*If applicable, insert title of officer and name of current holder

Witness my hand and official seal
David E. Norris
Notary Public
Debra E. Norris
Date Commission Expires October 3, 2026

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 signature)
Public Trustee J. Kempf
(If applicable, Notary Seal)
Deputy Public Trustee Denise Kempf July 01, 2025

(If applicable, name and address of person creating new legal description as required by § 38-35-106.5, Colorado Revised Statutes.)