

WARRANTY DEED

This Warranty Deed made this 21st day of February, 2025 by and between **Jeannie Brom Messick, Grantor**, who is the owner of a parcel of land located at 2991 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2708501, 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. 2943-174-04-016

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 21st day of February, 2025

Jeannie Brom Messick
Jeannie Brom Messick

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 21st day of February, 2025, by Jeannie Brom Messick.

Witness my hand and official seal.

My Commission Expires: May 14, 2027

[Signature]
Notary Public



EXHIBIT A

LEGAL DESCRIPTION

2943-174-04-016

RIGHT-OF-WAY PARCEL NO. RW-25

A parcel of land being a portion of the tract of land as described in Reception Number 2708501 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) 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 E 1/4 corner of said Section 17, and assuming the north line of said NE1/4 SE1/4 bears N.89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N.89°59'22"W. a distance of 610.00 feet; thence S.00°01'23"W. a distance of 30.00 feet to the northwest corner of said entire tract and the Point of Beginning.

Thence along the north line of said entire tract, S.89°59'22"E. a distance of 19.47 feet; thence S.45°00'00" W. a distance 27.54 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°01'23"W. a distance of 19.48 feet to the Point of Beginning.

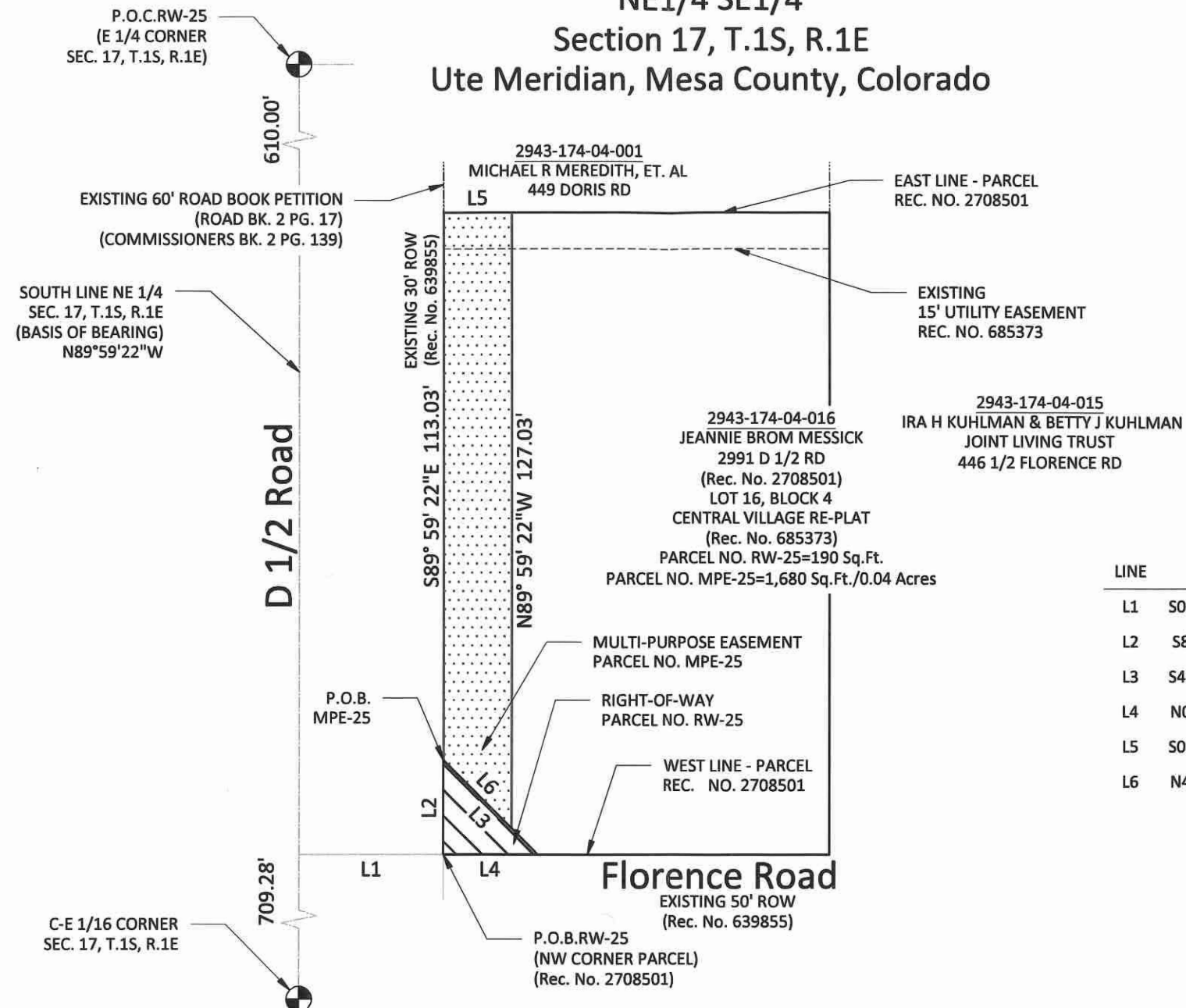
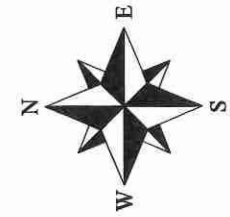
Said Parcel of Land CONTAINING 190 Square Feet or 0.004 Acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-174-04-016
 Located in a part of the
 NE1/4 SE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

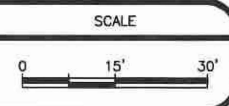
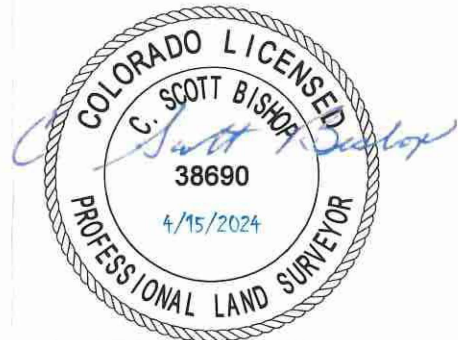
LINE	BEARING	DISTANCE
L1	S00° 01' 23"W	30.00'
L2	S89° 59' 22"E	19.47'
L3	S45° 00' 00"W	27.54'
L4	N00° 01' 23"E	19.48'
L5	S00° 01' 23"W	14.00'
L6	N45° 00' 00"E	19.80'

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"=30'



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 25

CORRECTION WARRANTY DEED

This Correction Warranty Deed made this 14th day of April, 2025 by and between **Jeannie Brom Messick, Grantor**, whose address is 2991 D 1/2 Road, Grand Junction, CO 81504, to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501.

The Grantor conveyed to the Grantee the property described below, which is located in Mesa County, Colorado, by Warranty Deed dated February 21, 2025, which was recorded in the records of the Mesa County Clerk and Recorder on February 24, 2025, with Reception No. 3118046 (the "Original Deed").

The Grantor and the Grantee have since discovered that the written legal description of the property which was included in Exhibit A was not included with the Original Deed. Grantor and Grantee agree, as evidenced by their signatures below, that Exhibit A, the written legal description was intended to be included along with the graphic illustration included in Exhibit B. Grantor and Grantee desire to correct the error by Grantor's execution and delivery of this Correction Warranty Deed. Grantor intends the conveyance and correction made by the execution and delivery of this Correction Warranty Deed to be retroactive to and effective as of February 21, 2025, which is the date of the execution and delivery of the Original Deed which is hereby replaced with this Correction Warranty Deed.

The Grantor, for the consideration recited in the Original Deed of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, hereby grants and regrants, conveys and reconveys, sells and resells and confirms to the Grantee, its successors and assigns forever all right, title and interest in fee simple the following described parcels 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 description and graphic illustration of the parcel of land that is the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-174-04-016 located at 2991 D 1/2 Road, Grand Junction, CO 81504.

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 Grantor hereby covenanting that Grantor 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 10 day of April, 2025.

GRANTOR:

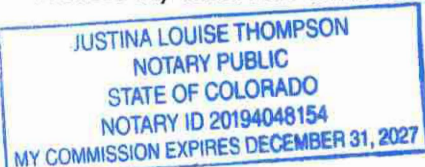
Jeannie Brom Messick
Jeannie Brom Messick

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of April, 2025 by Jeannie Brom Messick.

Witness my hand and official seal.

[Signature]
Notary Public



City of Grand Junction

By: [Signature]
Michael Bennett, City Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of April,
2025 by Michael Bennett, City Manager for the City of Grand Junction.

Witness my hand and official seal.

[Signature]
Notary Public

KRYSTLE KOEHLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244001487
MY COMMISSION EXPIRES JANUARY 11, 2028

EXHIBIT A

LEGAL DESCRIPTION

2943-174-04-016

RIGHT-OF-WAY PARCEL NO. RW-25

A parcel of land being a portion of the tract of land as described in Reception Number 2708501 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) 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 E 1/4 corner of said Section 17, and assuming the north line of said NE1/4 SE1/4 bears N.89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N.89°59'22"W. a distance of 610.00 feet; thence S.00°01'23"W. a distance of 30.00 feet to the northwest corner of said entire tract and the Point of Beginning.

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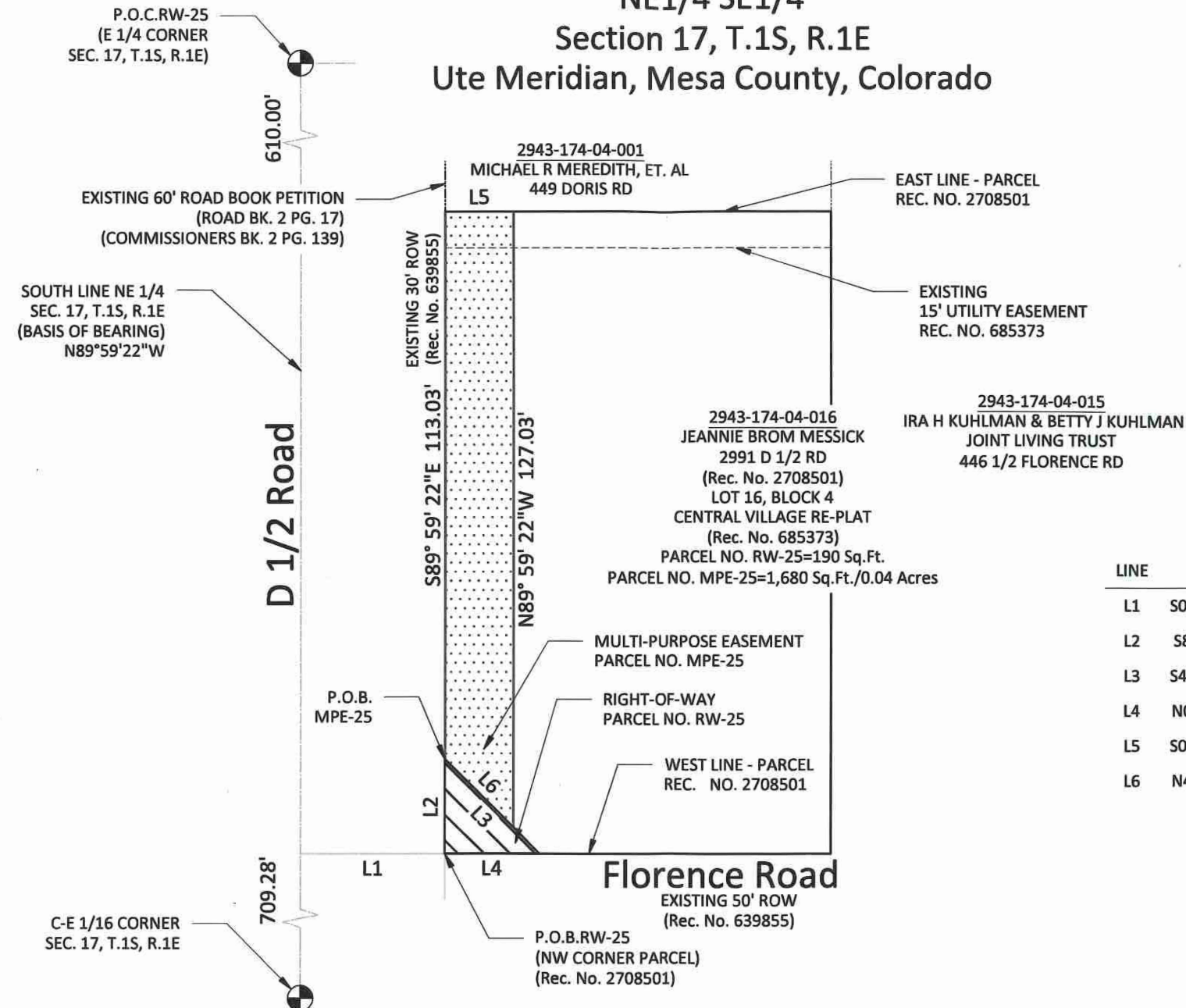
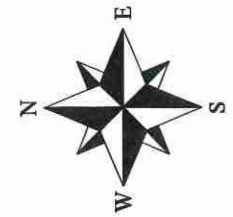
Said Parcel of Land CONTAINING 190 Square Feet or 0.004 Acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-174-04-016
 Located in a part of the
 NE1/4 SE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

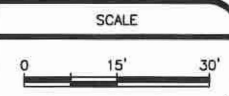
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L4	N00° 01' 23"E	19.48'
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ABBREVIATIONS

P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
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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"=30'



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 25

REQUEST FOR FULL / PARTIAL

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

December 17, 2024

Date

Jeannie Brom Messick

Original Grantor (Borrower)

2991 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

Western Rockies Federal Credit Union

Original Beneficiary (Lender)

November 20, 2014

Date of Deed of Trust

December 2, 2014

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

Reception # 2708502

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.

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.

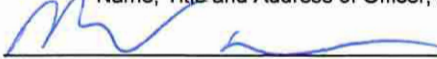
Western Rockies Federal Credit Union d/b/a Canvas Credit Union 9990 Park Meadows Dr., Lone Tree, CO 80124

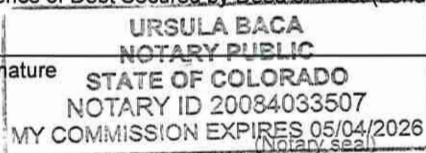
Name and Address of Current Owner and Holder of the Evidence of Debt Secured by Deed of Trust (Lender)

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

Michael Nelson, Director of PSA Canvas Credit Union, 9990 Park Meadows Dr., Lone Tree, CO 80124

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


Signature


Signature
URSULA BACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033507
MY COMMISSION EXPIRES 05/04/2026
(Notary seal)

State of Colorado, County of Douglas


The foregoing Request for Release was acknowledged before me on

December 17, 2024 (date)

by Michael Nelson as Director of PSA

of Canvas Credit Union

5/4/2026 Date Commission Expires


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

2943-174-04-016

RIGHT-OF-WAY PARCEL NO. RW-25

A parcel of land being a portion of the tract of land as described in Reception Number 2708501 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) 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:

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Thence along the north line of said entire tract, S.89°59'22"E. a distance of 19.47 feet; thence S.45°00'00" W. a distance 27.54 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°01'23"W. a distance of 19.48 feet to the Point of Beginning.

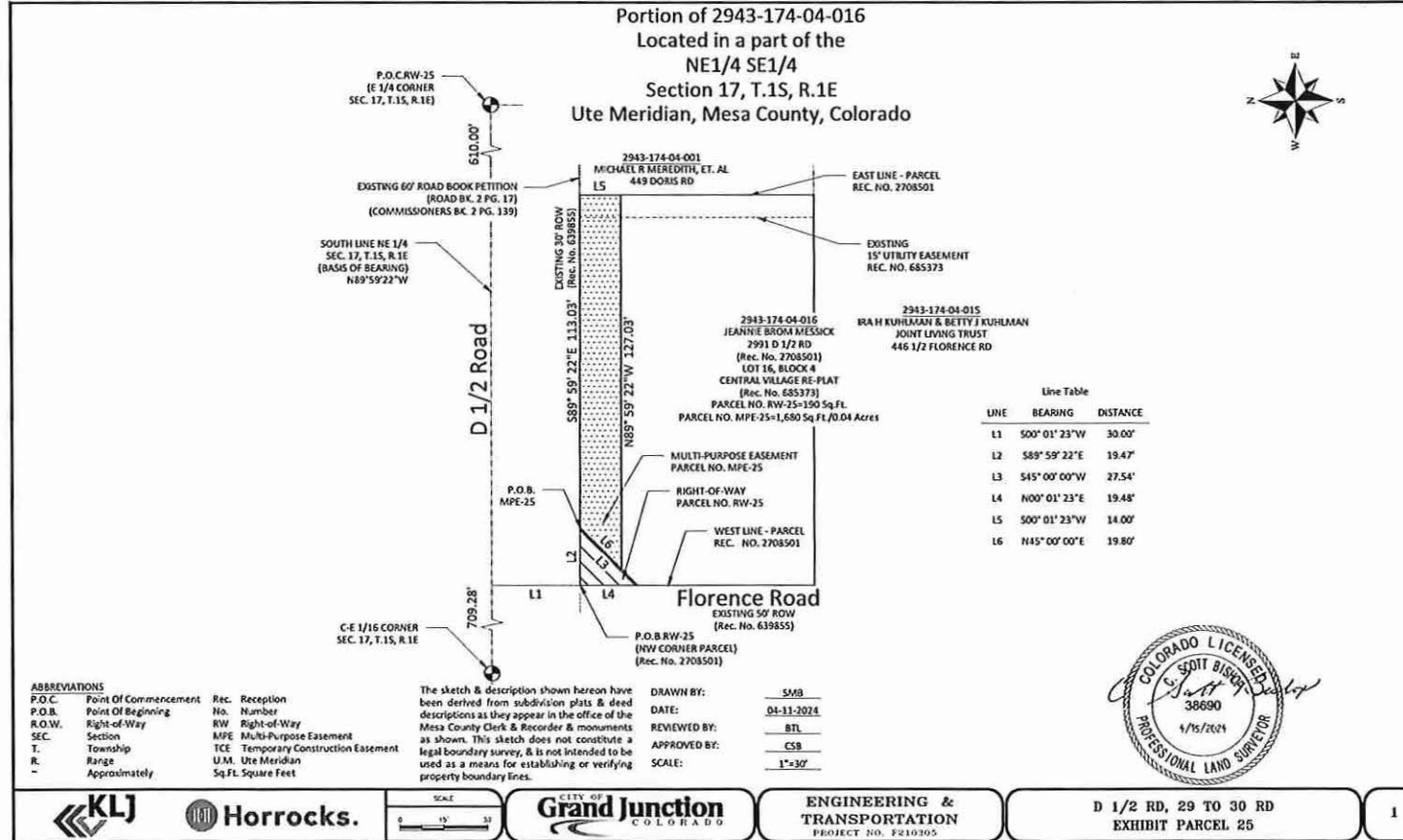
Said Parcel of Land CONTAINING 190 Square Feet or 0.004 Acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-174-04-016
 Located in a part of the
 NE1/4 SE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

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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"=30'



REQUEST FOR FULL / PARTIAL
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

December 17, 2024 Date
Jeannie Brom Messick Original Grantor (Borrower)
2991 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
Western Rockies Federal Credit Union Original Beneficiary (Lender)
November 20, 2014 Date of Deed of Trust
December 2, 2014 Date of Recording and/or Re-Recording of Deed of Trust
Reception # 2708502 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.

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.

Western Rockies Federal Credit Union d/b/a Canvas Credit Union 9990 Park Meadows Dr., Lone Tree, CO 80124
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
Michael Nelson, Director of PSA Canvas Credit Union, 9990 Park Meadows Dr., Lone Tree, CO 80124

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

[Signature]
Signature

State of Colorado, County of Douglas
The foregoing Request for Release was acknowledged before me on December 17, 2024 (date)
by Michael Nelson as Director of PSA
of Canvas Credit Union
5/4/2026 Date Commission Expires

[Signature]
Signature
URSULA BACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033507
MY COMMISSION EXPIRES 05/04/2026
(Notary Seal)


[Signature]
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
[Signature]
Deputy Public Trustee
Denise Kampf February 25, 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.)

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