

EXHIBIT A

LEGAL DESCRIPTION

2943-174-01-013

RIGHT-OF-WAY PARCEL NO. RW-27

A parcel of land being a portion of the tract of land as described in Reception Number 1931661 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 N89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N89°59'22"W. a distance of 295.00 feet; thence S00°01'23"W. a distance of 30.00 feet to the northwest corner of entire tract and the Point of Beginning.

Thence along the north line of said entire tract, S89°59'22"E. a distance of 25.00 feet; thence S50°00'29"W a distance 32.64 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N00°01'23"E. a distance of 20.98 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 262 Square Feet or 0.006 Acres, more or less, as described.

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



EXHIBIT B

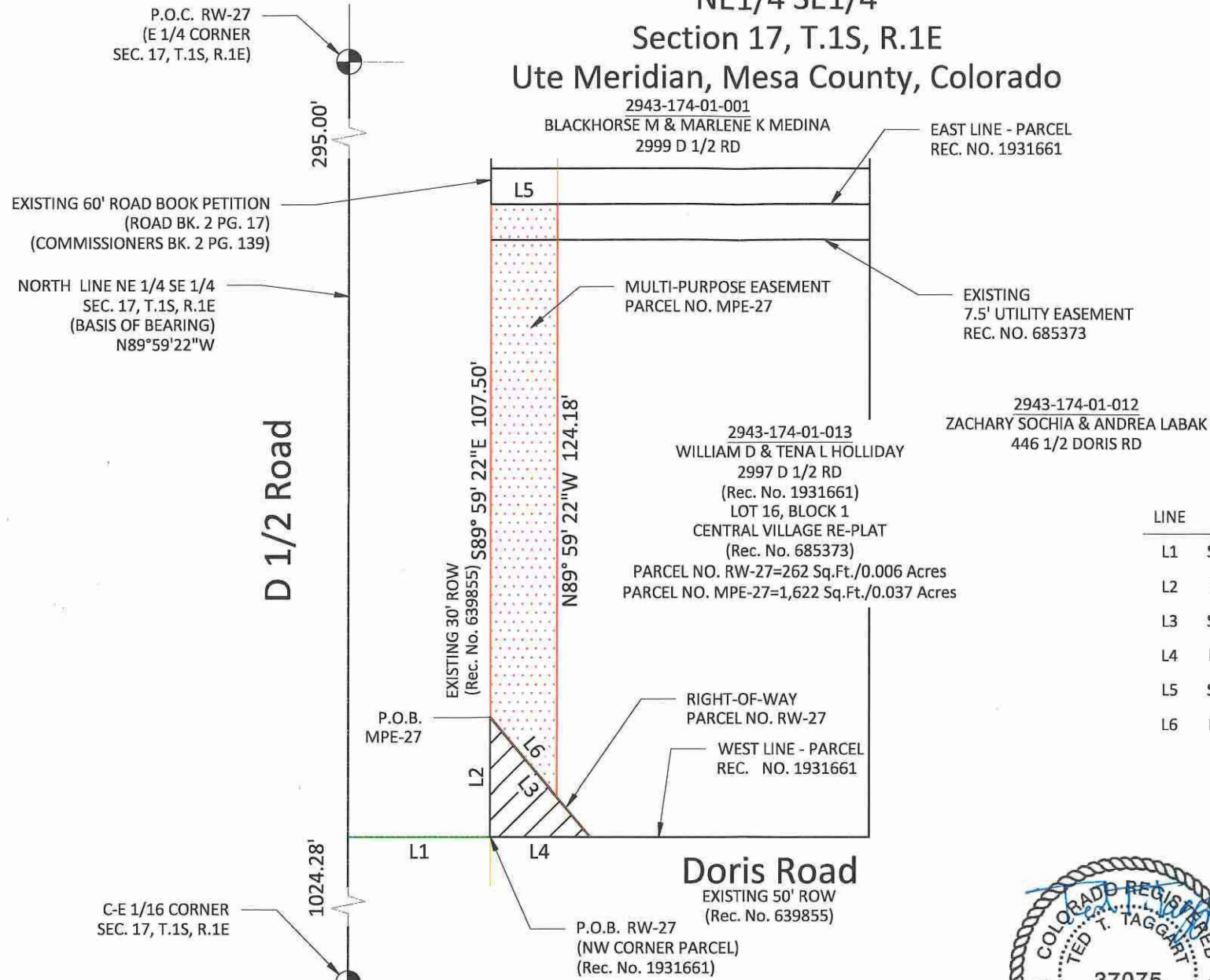
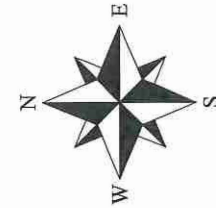
Portion of 2943-174-01-013

Located in a part of the

NE1/4 SE1/4

Section 17, T.1S, R.1E

Ute Meridian, Mesa County, Colorado

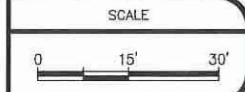


ABBREVIATIONS

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: RLA
DATE: 06-28-24
REVIEWED BY: BTL
APPROVED BY: CSB
SCALE: 1"=30'



ENGINEERING & TRANSPORTATION
PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
EXHIBIT PARCEL 27

This original document has been electronically recorded with the Clerk and Recorders Office By: Fidelity National Title Company

370-F15115-23



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

March 31, 2025 Date
William D Holliday AND Tena L Holliday Original Grantor (Borrower)
2997 D 1/2 Road, Grand Junction, CO 81504 Current Address of Original Grantor, Assuming Party, or Current Owner
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR UNIFIRST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Original Beneficiary (Lender)
October 21, 2015 Date of Deed of Trust
October 27, 2015 Date of Recording and/or Re-Recording of Deed of Trust
Reception # 2741550 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 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 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. [X] 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.

Unifirst Mortgage Corporation, 610 Rood Avenue, Grand Junction, CO 81501

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

NewRez LLC DBA Shellpoint Mortgage Servicing, as servicer, 75 Beattie Place, Suite 600, Greenville, SC 29601

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

Signature [Handwritten Signature]
State of SC County of Greenville
The foregoing Request for Release was acknowledged before me on 3/31/2025 (date)
by Angie Kay Chapman, VP
AUG 10 2030 Commission Expires

Signature [Handwritten Signature]
JENNIFER SMITH
Notary Public, State of South Carolina
My Commission Expires 08/10/2030
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

2943-174-01-013

RIGHT-OF-WAY PARCEL NO. RW-27

A parcel of land being a portion of the tract of land as described in Reception Number 1931661 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 N89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N89°59'22"W. a distance of 295.00 feet; thence S00°01'23"W. a distance of 30.00 feet to the northwest corner of entire tract and the Point of Beginning.

Thence along the north line of said entire tract, S89°59'22"E. a distance of 25.00 feet; thence S50°00'29"W a distance 32.64 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N00°01'23"E. a distance of 20.98 feet to the Point of Beginning.

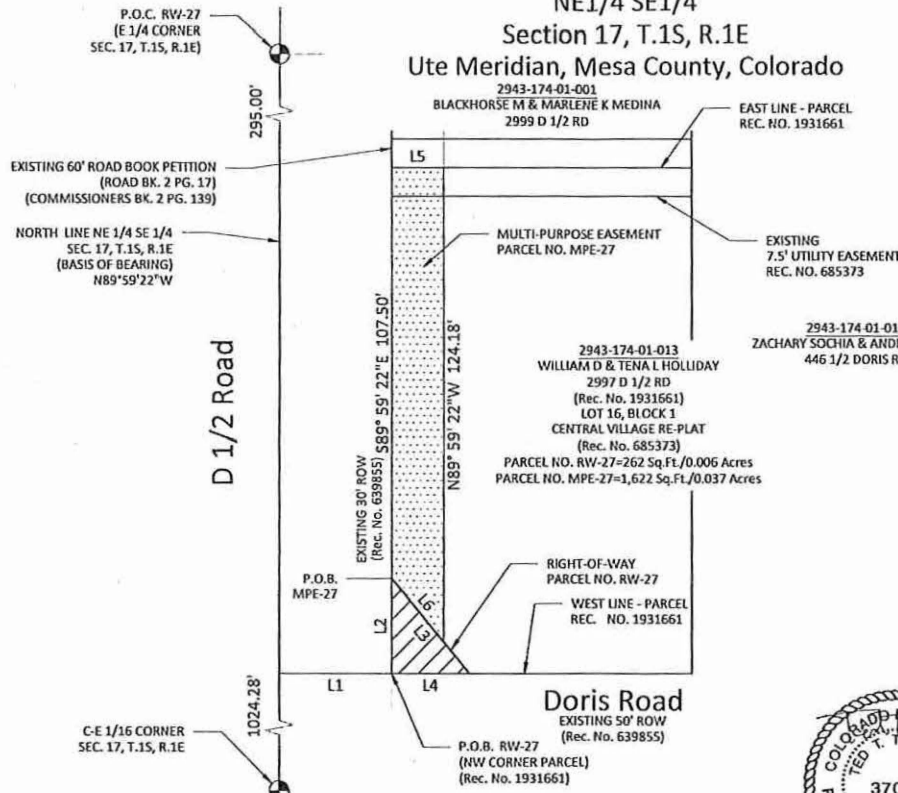
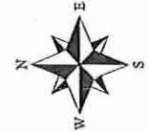
Said Parcel of Land CONTAINING 262 Square Feet or 0.006 Acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-174-01-013
 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	25.00'
L3	S50° 00' 29" W	32.64'
L4	N00° 01' 23" E	20.98'
L5	S00° 01' 23" W	14.00'
L6	N50° 00' 29" E	21.78'

2943-174-01-013
 WILLIAM D & TENA L HOLLIDAY
 2997 D 1/2 RD
 (Rec. No. 1931661)
 LOT 16, BLOCK 1
 CENTRAL VILLAGE RE-PLAT
 (Rec. No. 685373)
 PARCEL NO. RW-27=262 Sq.Ft./0.006 Acres
 PARCEL NO. MPE-27=1,622 Sq.Ft./0.037 Acres

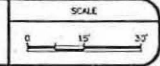
2943-174-01-012
 ZACHARY SOCHIA & ANDREA LABAK
 446 1/2 DORIS RD

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: RIA
 DATE: 06-28-24
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



CITY OF
Junction
 COLORADO

ENGINEERING &
 TRANSPORTATION
 PROJECT NO. P210306

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 27

EXHIBIT B

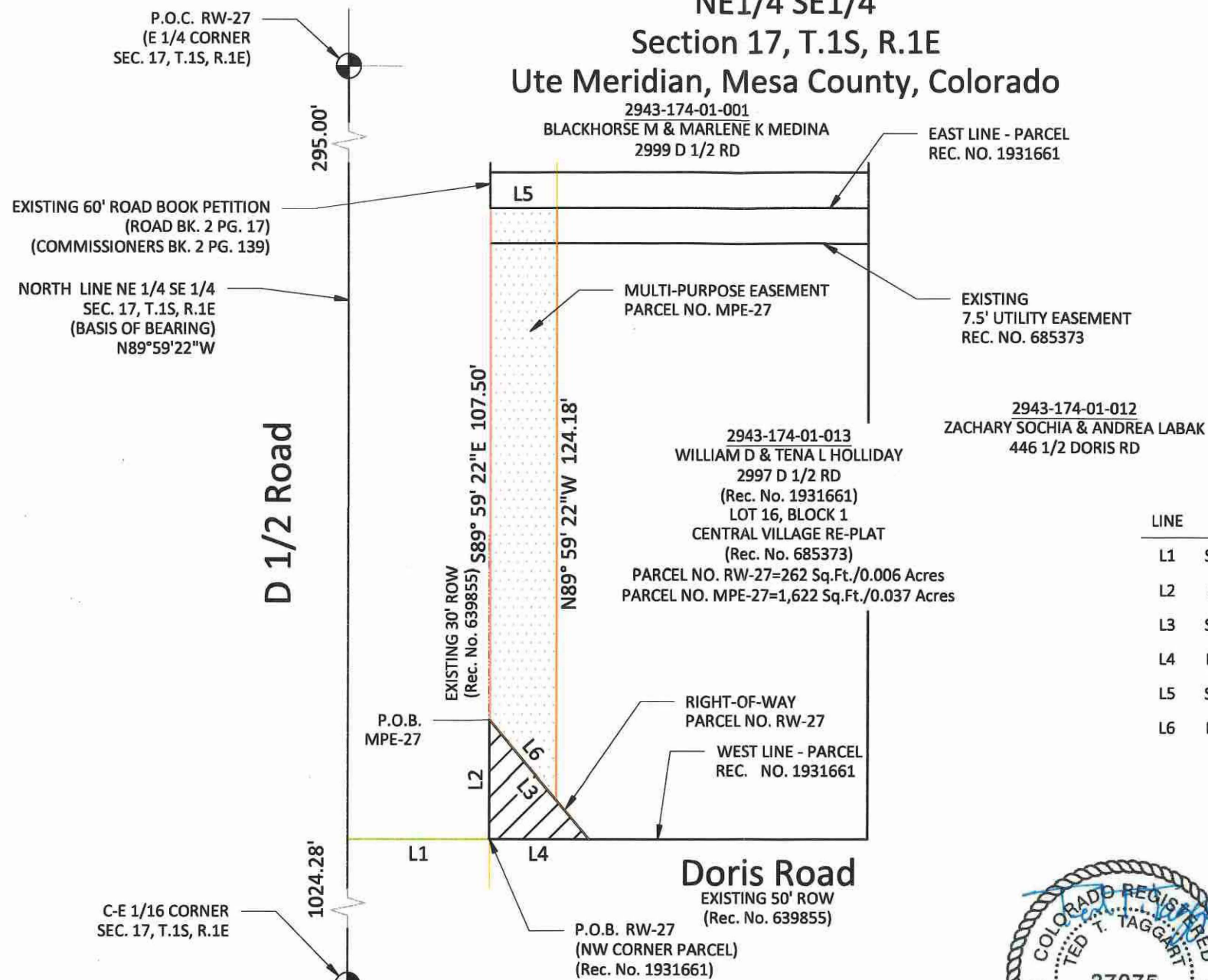
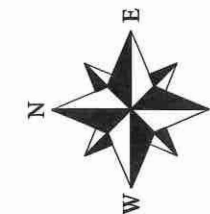
Portion of 2943-174-01-013

Located in a part of the

NE1/4 SE1/4

Section 17, T.1S, R.1E

Ute Meridian, Mesa County, Colorado



Line Table

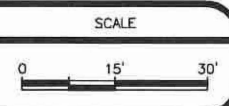
LINE	BEARING	DISTANCE
L1	S00° 01' 23"W	30.00'
L2	S89° 59' 22"E	25.00'
L3	S50° 00' 29"W	32.64'
L4	N00° 01' 23"E	20.98'
L5	S00° 01' 23"W	14.00'
L6	N50° 00' 29"E	21.78'

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: RLA
 DATE: 06-28-24
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 27

REQUEST FOR FULL / PARTIAL 370-F15115-23
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



March 31, 2025 Date
William D Holliday AND Tena L Holliday Original Grantor (Borrower)
2997 D 1/2 Road, Grand Junction, CO 81504 Current Address of Original Grantor,
 Check here if current address is unknown Assuming Party, or Current Owner
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS
 NOMINEE FOR UNIFIRST MORTGAGE CORPORATION, ITS SUCCESSORS AND
 ASSIGNS Original Beneficiary (Lender)
October 21, 2015 Date of Deed of Trust
October 27, 2015 Date of Recording and/or
 Re-Recording of Deed of Trust
Reception # 2741550 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 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 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.

Unifirst Mortgage Corporation, 610 Rood Avenue, Grand Junction, CO 81501
 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
New Rez LLC DBA Shellpoint Mortgage Servicing, as servicer, 75 Beattie Place, Suite 600, Greenville, SC 29601
 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 SC County of Greenville
 The foregoing Request for Release was acknowledged before me on
3/31/2025 (date)
 by Angie Gay Chapman, VP
 of [Signature]
AUG 10 2030 Commission Expires

Signature [Signature]
JENNIFER SMITH
 Notary Public, State of South Carolina
 My Commission Expires 09/10/2030
 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 heroby 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
Cynthia Martinez
 Deputy Public Trustee
 Cynthia Theresa Martinez May 01 2025

(if applicable, Name and Address of Person Creating New Legal Description as Required by § 38-35-105.5, 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: