

WARRANTY DEED

This Warranty Deed made this 22nd day of February, 2024 by and between **James E. Sanville and Virginia Rusy, Grantor**, who is the owner of a parcel of land located at 625 25 Road, Grand Junction, CO 81505 as recorded at Reception No. 2985710, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these present does 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 parcels of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-23A – Containing 829 square feet (0.02 acres) and more particularly described on **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.

RW-23B – Containing 5,162 square feet (0.12 acres) and more particularly described on **Exhibit "C"** and **Exhibit "D"** 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 Parcels being a part of Mesa County Assessor Parcel No. 2945-044-00-043

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 covenants 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 22nd day of February, 2024.

Grantor: James E. Sanville and Virginia Rusy

By: 

James E. Sanville

By: 

Virginia Rusy

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of February, 2024 by James E. Sanville and Virginia Rusy.

My commission expires 9-13-2025.
Witness my hand and official seal.


Notary Public

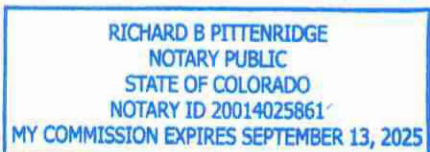


Exhibit A

LEGAL DESCRIPTION

2945-044-00-043

RIGHT-OF-WAY PARCEL NO. RW-23A

A parcel of land being a portion of the land as described in Reception Number 2985710 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N65°42'38"W, a distance of 42.56 feet to the Point of Beginning;

thence N00°02'40"E, a distance of 72.43 feet, to the northerly line of said property; thence along said northerly line, N89°51'50"E, a distance of 12.00 feet, to the easterly line of said NE1/4 SE1/4; thence along said easterly line, S00°02'40"W, a distance of 65.73 feet; thence leaving said easterly line, S60°43'51"W, a distance of 13.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 829 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\22-05 F5 Rd City GAD\Parcel 23 Acquisition Desc.dwg - PLOTTED 2022-12-05

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.

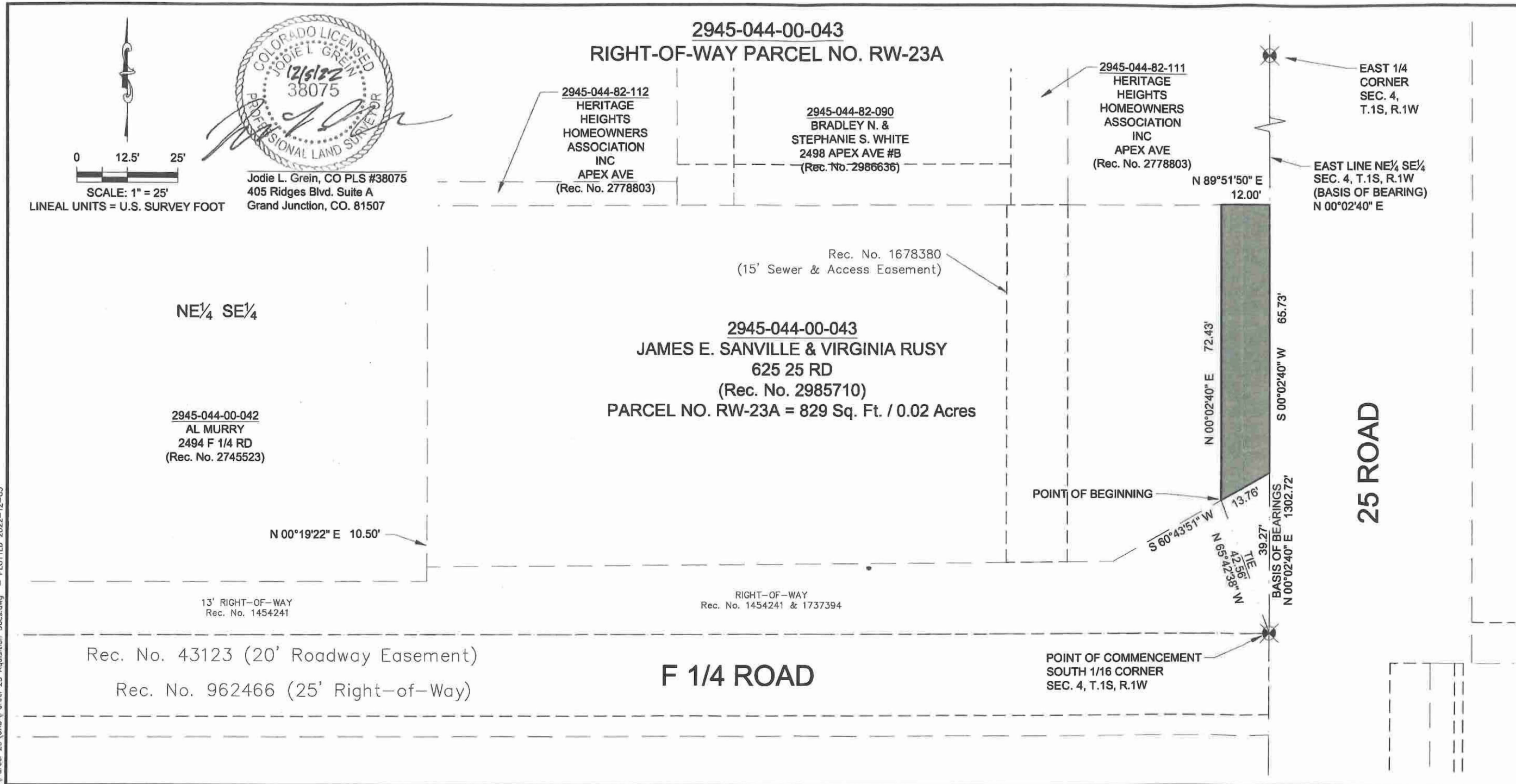
DRAWN BY: CLB
 DATE: 12-2022
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-044-00-043
 Located in a part of the NE¹/₄ SE¹/₄
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

Exhibit B



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507



SCALE: 1" = 25'
LINEAL UNITS = U.S. SURVEY FOOT

C:\Projects\2426 F3 Rd City G\Parcel 23\CAD\Parcel 23 Aquilino Docs.dwg - PLOTTED 2022-12-05

ABBREVIATIONS		
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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

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Portion of 2945-044-00-043
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

Exhibit C

LEGAL DESCRIPTION

2945-044-00-043

RIGHT-OF-WAY PARCEL NO. RW-23B

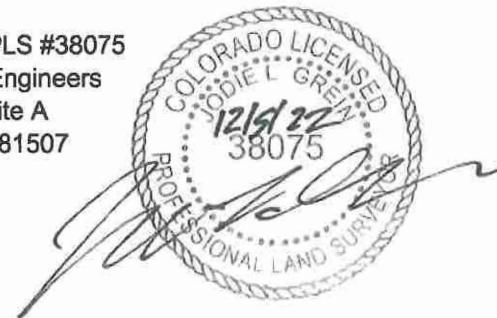
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Said Parcel of land CONTAINING 5,162 Square Feet or 0.12 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\22425 F5 Rd City GA\Parcel 23\CAD\Parcel 23 Acquisition Decadeg - PLOTTED 2022-12-05

ABBREVIATIONS

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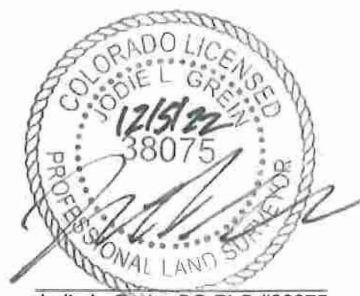
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 Section 4, T.1S, R.1W
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 Mesa County, Colorado



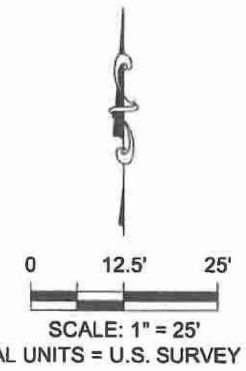
PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306

Exhibit D

2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23B



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507



2945-044-82-112
HERITAGE HEIGHTS HOMEOWNERS ASSOCIATION INC
APEX AVE
(Rec. No. 2778803)

2945-044-82-090
BRADLEY N. & STEPHANIE S. WHITE
2498 APEX AVE #B
(Rec. No. 2986636)

2945-044-82-111
HERITAGE HEIGHTS HOMEOWNERS ASSOCIATION INC
APEX AVE
(Rec. No. 2778803)
N 89°51'50" E 42.50'

EAST 1/4 CORNER SEC. 4, T.1S, R.1W

EAST LINE NE 1/4 SE 1/4 SEC. 4, T.1S, R.1W (BASIS OF BEARING) N 00°02'40" E

Rec. No. 1678380
(15' Sewer & Access Easement)

2945-044-00-043
JAMES E. SANVILLE & VIRGINIA RUSY
625 25 RD
(Rec. No. 2985710)
PARCEL NO. RW-23B = 5,162 Sq. Ft. / 0.12Acres

NE 1/4 SE 1/4

2945-044-00-042
AL MURRY
2494 F 1/4 RD
(Rec. No. 2745523)

RAD=23.00'
Δ=89°49'10"
AL=36.06'
CHB =N 44°57'15" E
CHL =32.48'

N 00°02'40" E 10.50'

N 89°51'50" E 130.57'

S 89°29'29" W 169.20'

N 00°02'40" E 55.07'

S 00°02'40" W 72.43'

12.00'

PROPOSED RIGHT-OF-WAY RW-23A

S 00°02'40" W 65.74'

25 ROAD

13' RIGHT-OF-WAY
Rec. No. 1454241

RIGHT-OF-WAY
Rec. No. 1454241 & 1737394

POINT OF BEGINNING

N 65°42'38" W 42.56'
TIE
S 60°43'51" W 13.76'

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER SEC. 4, T.1S, R.1W

Rec. No. 43123 (20' Roadway Easement)

Rec. No. 962466 (25' Right-of-Way)

F 1/4 ROAD

ABBREVIATIONS

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Portion of 2945-044-00-043
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

COUNTY Mesa

REC. NO. 3113218

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
Original Grantor (Borrower)
Current Address of Original Grantor, Assuming 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

James E. Sanville and Virginia Rusy

625 25 Road, Grand Junction, CO 81505

Check here if current address is unknown

Mortgage Electronic Registration Systems, Inc. as nominee for Academy Mortgage Corporation

June 9, 2021

June 15, 2021

Reception # 2985711

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 Description

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.

Colorado Housing and Finance Authority 1981 Blake Street, CO 80202

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

Name: Dolores Higgins Title: Manager, Servicing & Post Closing CHFA 1981 Blake Street, CO 80202
Name, Title and Address of Officer, Agent or Attorney of Holder of the Evidence of Debt Secured by Deed of Trust (Lender)

Signature [Signature]

Signature [Signature]
ALEGANDRO CASILLAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044034855
MY COMMISSION EXPIRES DECEMBER 9, 2028
Notary Public Witness my hand and official seal

State of Colorado, County of Denver
The foregoing Request for Release was acknowledged before me on December 17th 2024 (date)
by Dolores Higgins as Manager, Servicing & Post Closing
Of Colorado Housing and Finance Authority
Dec. 9, 2028 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 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:
Prepared/Received by:

LEGAL DESCRIPTION
2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23A

A parcel of land being a portion of the land as described in Reception Number 2985710 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

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Authorized by: Jodie L. Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\24205_F.S. Rd. City_CAD\Parcel 23_Acquisition Docs.dwg - PLOTTED 2022-12-05

ABBREVIATIONS

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P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
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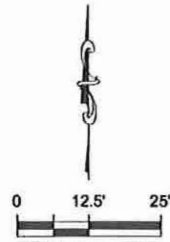
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 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306



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2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23A

2945-044-82-112
HERITAGE
HEIGHTS
HOMEOWNERS
ASSOCIATION
INC
APEX AVE
(Rec. No. 2778803)

2945-044-82-090
BRADLEY N. &
STEPHANIE S. WHITE
2498 APEX AVE #B
(Rec. No. 2986636)

2945-044-82-111
HERITAGE
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APEX AVE
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EAST 1/4
CORNER
SEC. 4,
T.1S, R.1W

EAST LINE NE¹/₄ SE¹/₄
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
N 00°02'40" E

Rec. No. 1678380
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2945-044-00-043
JAMES E. SANVILLE & VIRGINIA RUSY
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NE¹/₄ SE¹/₄

2945-044-00-042
AL MURRY
2494 F 1/4 RD
(Rec. No. 2745523)

N 00°19'22" E 10.50'

13' RIGHT-OF-WAY
Rec. No. 1454241

RIGHT-OF-WAY
Rec. No. 1454241 & 1737394

Rec. No. 43123 (20' Roadway Easement)

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F 1/4 ROAD

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SEC. 4, T.1S, R.1W

N 89°51'50" E
12.00'

N 00°02'40" E 72.43'

65.73'

S 00°02'40" W

13.76'
S 60°43'51" W
N 86°24'38" W
39.27'
42.95'
TILE

BASIS OF BEARINGS
N 00°02'40" E 1302.72'

25 ROAD

C:\Projects\22026 F.5 Rd City c:\Parcel 23\CAD\Parcel 23 Acquisition Docs.dwg - PLOTTED 2022-12-05

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Mesa County, Colorado



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

LEGAL DESCRIPTION
2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23B

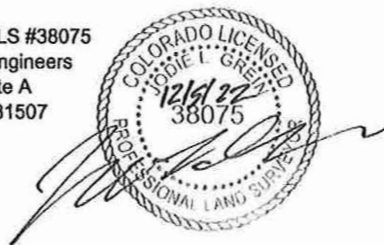
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R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

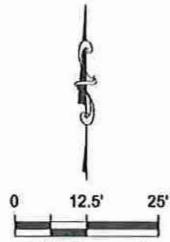
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DRAWN BY:	CLB
DATE:	07-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

Portion of 2945-044-00-043
 Located in a part of the NE¼ SE¼
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306



SCALE: 1" = 25'
LINEAL UNITS = U.S. SURVEY FOOT



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507

2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23B

NE 1/4 SE 1/4

2945-044-00-042
AL MURRY
2494 F 1/4 RD
(Rec. No. 2745523)

2945-044-00-043
JAMES E. SANVILLE & VIRGINIA RUSY
625 25 RD
(Rec. No. 2985710)
PARCEL NO. RW-23B = 5,162 Sq. Ft. /
0.12 Acres

2945-044-82-112
HERITAGE
HEIGHTS
HOMEOWNERS
ASSOCIATION
INC
APEX AVE
(Rec. No. 2778803)

2945-044-82-090
BRADLEY N. &
STEPHANIE S. WHITE
2498 APEX AVE #B
(Rec. No. 2986636)

2945-044-82-111
HERITAGE
HEIGHTS
HOMEOWNERS
ASSOCIATION
INC
APEX AVE
(Rec. No. 2778803)
N 89°51'50" E
42.50'

EAST 1/4
CORNER
SEC. 4,
T.1S, R.1W

EAST LINE NE 1/4 SE 1/4
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
N 00°02'40" E

Rec. No. 1678380
(15' Sewer & Access Easement)

RAD=23.00'
Δ=89°49'10"
AL=36.06'
CHB=N 44°57'15" E
CHL=32.48'

N 00°02'40" E 10.50'

N 89°51'50" E 130.57'

S 89°29'29" W 169.20'

RIGHT-OF-WAY
Rec. No. 1454241 & 1737394

13' RIGHT-OF-WAY
Rec. No. 1454241

Rec. No. 43123 (20' Roadway Easement)

Rec. No. 962466 (25' Right-of-Way)

F 1/4 ROAD

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SEC. 4, T.1S, R.1W

N 00°02'40" E 55.07'

S 00°02'40" W 72.43'

PROPOSED RIGHT-OF-WAY
RW-23A

S 00°02'40" W 65.74'

BASIS OF BEARINGS
N 00°02'40" E 1302.72'

25 ROAD

C:\Projects\22426 F.5 Rd City.dwg\Parcel 23\CAD\Parcel 23 Acqulition Docs.dwg - PLOTTED 2022-12-05

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

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DRAWN BY:	CLB
DATE:	07-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 25'

Portion of 2945-044-00-043
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

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

<u>December 17, 2024</u>	Date
<u>James E. Sanville and Virginia Rusv</u>	Original Grantor (Borrower)
<u>625 25 Road, Grand Junction, CO 81505</u> <input type="checkbox"/> Check here if current address is unknown	Current Address of Original Grantor, Assuming Party, or Current Owner
<u>Mortgage Electronic Registration Systems, Inc. as nominee for Academy Mortgage Corporation</u>	Original Beneficiary (Lender)
<u>June 9, 2021</u>	Date of Deed of Trust
<u>June 15, 2021</u>	Date of Recording and/or Re-Recording of Deed of Trust
<u>Reception # 2985711</u>	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 Description

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.

Colorado Housing and Finance Authority 1981 Blake Street, CO 80202

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

Name: Dolores Higgins Title: Manager CHFA 1981 Blake Street, CO 80202
Name, Title and Address of Officer, Agent or Attorney of Holder of the Evidence of Debt Secured by Deed of Trust (Lender)

Signature [Signature]

Signature ALEJANDRO CASILLAS
NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20014034255
 MY COMMISSION EXPIRES DECEMBER 9, 2026

State of Colorado, County of Denver
 The foregoing Request for Release was acknowledged before me on
December 17th 2024 (date)
 by Dolores Higgins as Manager, Servicing & Post
Of Colorado Housing and Finance Authority
Dec. 9, 2028 Date Commission Expires

[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 December 26, 2024
 (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:
Prepared/Received by:

REQUEST FOR FULL / PARTIAL

COUNTY Mesa

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 RECORDED #3113219

December 17, 2004

Date

James E. Sanville and Virginia Rusy

Original Grantor (Borrower)

625 25 Road, Grand Junction, CO 81505

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

Check here if current address is unknown

Colorado Housing and Finance Authority

Original Beneficiary (Lender)

June 9, 2021

Date of Deed of Trust

June 15, 2021

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

Reception # 2985712

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. "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-6377. 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 Description

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.

Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

Mortgage Electronic Registration Systems, Inc. as Nominee for Colorado Housing and Finance Authority, Its Successors and Assigns

Colorado Housing and Finance Authority

1981 Blake St, Denver, CO 80202

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

Delores Higgins Manager, Security Services Division, 1981 Blake St, Denver, CO 80202

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

[Signature]
Signature

[Signature] Signature
ALEGANDRO CASILLAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20044034855
MY COMMISSION EXPIRES **DECEMBER 9, 2028**

State of Colorado, County of Denver

The foregoing Request for Release was acknowledged before me on

December 17th 2024 (date)

by Delores Higgins as Manager, Security Services - Post Claim

of Colorado Housing and Finance Authority
Dec. 9, 2028 Date Commission Expires

[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'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:

Prepared/Received by:

LEGAL DESCRIPTION
2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23A

A parcel of land being a portion of the land as described in Reception Number 2985710 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N65°42'38"W, a distance of 42.56 feet to the Point of Beginning;

thence N00°02'40"E, a distance of 72.43 feet, to the northerly line of said property; thence along said northerly line, N89°51'50"E, a distance of 12.00 feet, to the easterly line of said NE1/4 SE1/4; thence along said easterly line, S00°02'40"W, a distance of 65.73 feet; thence leaving said easterly line, S60°43'51"W, a distance of 13.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 829 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\22426 E.S Rd City CA\Parcel 23\CAD\Parcel 23 Acquisition Doc.dwg - PLOTTED 2022-12-05

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

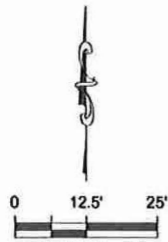
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DRAWN BY: CLB
 DATE: 12-2022
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-044-00-043
 Located in a part of the NE¼ SE¼
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306



SCALE: 1" = 25'
LINEAL UNITS = U.S. SURVEY FOOT



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507

2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23A

2945-044-82-112
HERITAGE
HEIGHTS
HOMEOWNERS
ASSOCIATION
INC
APEX AVE
(Rec. No. 2778803)

2945-044-82-090
BRADLEY N. &
STEPHANIE S. WHITE
2498 APEX AVE #B
(Rec. No. 2986636)

2945-044-82-111
HERITAGE
HEIGHTS
HOMEOWNERS
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INC
APEX AVE
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EAST 1/4
CORNER
SEC. 4,
T.1S, R.1W

EAST LINE NE 1/4 SE 1/4
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
N 00°02'40" E

Rec. No. 1678380
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2945-044-00-043
JAMES E. SANVILLE & VIRGINIA RUSY
625 25 RD
(Rec. No. 2985710)
PARCEL NO. RW-23A = 829 Sq. Ft. / 0.02 Acres

NE 1/4 SE 1/4

2945-044-00-042
AL MURRY
2494 F 1/4 RD
(Rec. No. 2745523)

N 00°19'22" E 10.50'

13' RIGHT-OF-WAY
Rec. No. 1454241

RIGHT-OF-WAY
Rec. No. 1454241 & 1737394

Rec. No. 43123 (20' Roadway Easement)

Rec. No. 962466 (25' Right-of-Way)

F 1/4 ROAD

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SEC. 4, T.1S, R.1W

N 89°51'50" E
12.00'

N 00°02'40" E 72.43'

65.73'

S 00°02'40" W

N 00°02'40" E 1302.72'

25 ROAD

C:\Projects\24246 F.3 Rd City of Grand Junction\Parcel 23\AD\Parcel 23 Acq\Acq\Parcel 23 Acq\Parcel 23 Acq.dwg - PLOTTED 2022-12-05

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
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DRAWN BY:	CLB
DATE:	07-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 25'

Portion of 2945-044-00-043
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

LEGAL DESCRIPTION
2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23B

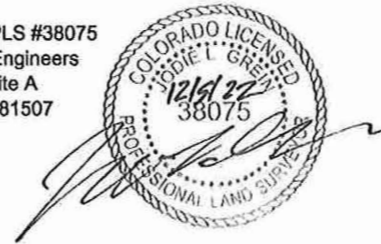
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Commencing at the South 1/16 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N65°42'38"W, a distance of 42.56 feet to the Point of Beginning;

thence S89°29'29"W, a distance of 169.20 feet; thence along the west line of said property, N00°02'40"E, a distance of 10.50 feet; thence N89°51'50"E, a distance of 130.57 feet; thence along a 23.00 foot radius curve to the left, for a distance of 36.06 feet, having a chord which bears N44°57'15"E, a distance of 32.48 feet, and a central angle of 89°49'10"; thence N00°02'40"E, a distance of 55.07 feet; thence N89°51'50"E, a distance of 42.50 feet; thence S00°02'40"W, a distance of 72.43 feet; thence S60°43'51"W, a distance of 30.75 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,162 Square Feet or 0.12 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\22428 F.S. Ra. City 65\Parcel 23\CAO\Parcel 23 Acquisition_Deeds.dwg - PLOTTED 2022-12-05

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
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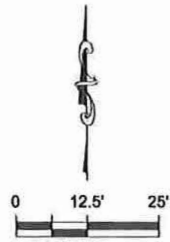
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DRAWN BY: CLB
 DATE: 07-2022
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-044-00-043
 Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306



SCALE: 1" = 25'
LINEAL UNITS = U.S. SURVEY FOOT



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd, Suite A
Grand Junction, CO. 81507

2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23B

2945-044-82-112
HERITAGE
HEIGHTS
HOMEOWNERS
ASSOCIATION
INC
APEX AVE
(Rec. No. 2778803)

2945-044-82-090
BRADLEY N. &
STEPHANIE S. WHITE
2498 APEX AVE #B
(Rec. No. 2986636)

2945-044-82-111
HERITAGE
HEIGHTS
HOMEOWNERS
ASSOCIATION
INC
APEX AVE
(Rec. No. 2778803)
N 89°51'50" E
42.50'

EAST 1/4
CORNER
SEC. 4,
T.1S, R.1W

EAST LINE NE¼ SE¼
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
N 00°02'40" E

Rec. No. 1678380
(15' Sewer & Access Easement)

2945-044-00-043
JAMES E. SANVILLE & VIRGINIA RUSY
625 25 RD
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PARCEL NO. RW-23B = 5,162 Sq. Ft. /
0.12Acres

RAD=23.00'
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AL=36.06'
CHB=N 44°57'15" E
CHL=32.48'

NE¼ SE¼

2945-044-00-042
AL MURRY
2494 F 1/4 RD
(Rec. No. 2745523)

N 00°02'40" E 10.50'

N 89°51'50" E 130.57'

S 89°29'29" W 169.20'

RIGHT-OF-WAY
Rec. No. 1454241 & 1737394

13' RIGHT-OF-WAY
Rec. No. 1454241

Rec. No. 43123 (20' Roadway Easement)

Rec. No. 962466 (25' Right-of-Way)

F 1/4 ROAD

N 00°02'40" E 55.07'

12.00'
72.43'
S 00°02'40" W
PROPOSED RIGHT-OF-WAY
RW-23A

65.74'

1302.72'
BASIS OF BEARINGS
N 00°02'40" E

25 ROAD

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SEC. 4, T.1S, R.1W

N 65°42'38" W 42.56'
TIE

39.27'

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:	CLB
DATE:	07-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 25'

Portion of 2945-044-00-043
Located in a part of the NE¼ SE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

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, 2004 Date

James E. Sanville and Virginia Rusy Original Grantor (Borrower)

625 25 Road, Grand Junction, CO 81505 Current Address of Original Grantor, Assuming Party, or Current Owner
 Check here if current address is unknown

Colorado Housing and Finance Authority Original Beneficiary (Lender)

June 9, 2021 Date of Deed of Trust

June 15, 2021 Date of Recording and/or Re-Recording of Deed of Trust

Reception # 2985712 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. "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-6377. 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 Description

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.

Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.