

EXHIBIT A

LEGAL DESCRIPTION
2945-044-00-119
RIGHT-OF-WAY PARCEL NO. RW-17A

A parcel of land being a portion of the land as described in Reception Number 1419872 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 East 1/4 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears S00°02'40"W with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 175.00 feet to the Northeast Corner of said land described in Reception Number 1419872; thence N89°50'06"W along the North line of said parcel, a distance of 273.71 feet to the Point of Beginning;

thence S35°25'16"W, a distance of 34.34 feet; thence S34°48'45"W, a distance of 131.35 feet; thence S09°53'01"E, a distance of 24.28 feet to a point on the South line of said parcel; thence N89°50'06"W along said South line, a distance of 51.70 feet to the Southwest corner of said parcel; thence N00°02'40"E along the West line of said parcel, a distance of 160.00 feet to the Northwest corner of said parcel; thence S89°50'06"E along the North line of said parcel, a distance of 142.29 feet to the Point of Beginning.

Said Parcel of land CONTAINING 14,078 Square Feet or 0.32 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



N:\Lenders\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\B5ROW Acquisition\Parcel 17\CAD\Parcel 17C Acquisition Deca.dwg - PLOTTED 2022-01-13

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: NCW
DATE: 12-2021
REVIEWED BY: RBP
APPROVED BY: BH
SCALE:

Portion of 2945-044-00-119
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

CITY OF
Grand Junction
COLORADO

**PUBLIC WORKS
ENGINEERING DIVISION**

PROJECT NO. 207-F210306

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

March 31, 2023 Date
Leo Grip and Lorie Grip Original Grantor (Borrower)
845 25 Road, Grand Junction, CO 81506 Current Address of Original Grantor, Assuming
Party, or Current Owner
 Check here if current address is unknown
Qucken Loans, LLC n/a Rocket Mortgage, LLC, a Michigan limited liability company Original Beneficiary (Lender)
July 22, 2020 Date of Deed of Trust
July 27, 2020 Date of Recording and/or Re-Recording of Deed of Trust
Mesa County Rept. No. 2934715 Recording Information

County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.
TO THE PUBLIC TRUSTEE OF Mesa COUNTY
(The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as:
SEE ATTACHED EXHIBITS

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)(1), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. E-FILE ONLY

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

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

Kassandra Aldrich, Perpet Mortgage LLC / MERS, 1050 Woodward Ave, Detroit, MI 48226

Kassandra Aldrich, Assistant Secretary of MERS

Signature _____ Signature _____

State of Michigan, County of Wayne
The foregoing Request for Release was acknowledged before me on 5/11/2023 (Date)

by Kassandra Aldrich, Assoc of MERS / Rocket Mortgage (Notary Seal)

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

Witness my hand and official seal _____
Notary Public

07-11-2028
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 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 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)

(If applicable, Notary Seal)



Public Trustee _____
Deputy Public Trustee Janice Campbell 6/2/23

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

March 31, 2023 Date
Leo Grap and Lorie Grap Original Grantor (Borrower)
645 25 Road, Grand Junction, CO 81505 Current Address of Original Grantor, Assuming Party, or Current Owner
 Check here if current address is unknown
Quicken Loans, LLC n/a Rocket Mortgage, LLC, a Michigan limited liability company Original Beneficiary (Lender)
July 22, 2020 Date of Deed of Trust
July 27, 2020 Date of Recording and/or Re-Recording of Deed of Trust
Mesa County Rept. No. 2934715 Recording Information

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

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

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as:
SEE ATTACHED EXHIBITS

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)(1), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. E-FILE ONLY

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

Kassandra Ardich, Assistant Secretary of MERS

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

[Signature]

Signature

Signature

State of Michigan, County of Wayne
The foregoing Request for Release was acknowledged before me on 5/11/2023 (Date)

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

(Notary Seal)

Witness my hand and official seal

[Signature]
Notary Public

07-11-2028
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 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)

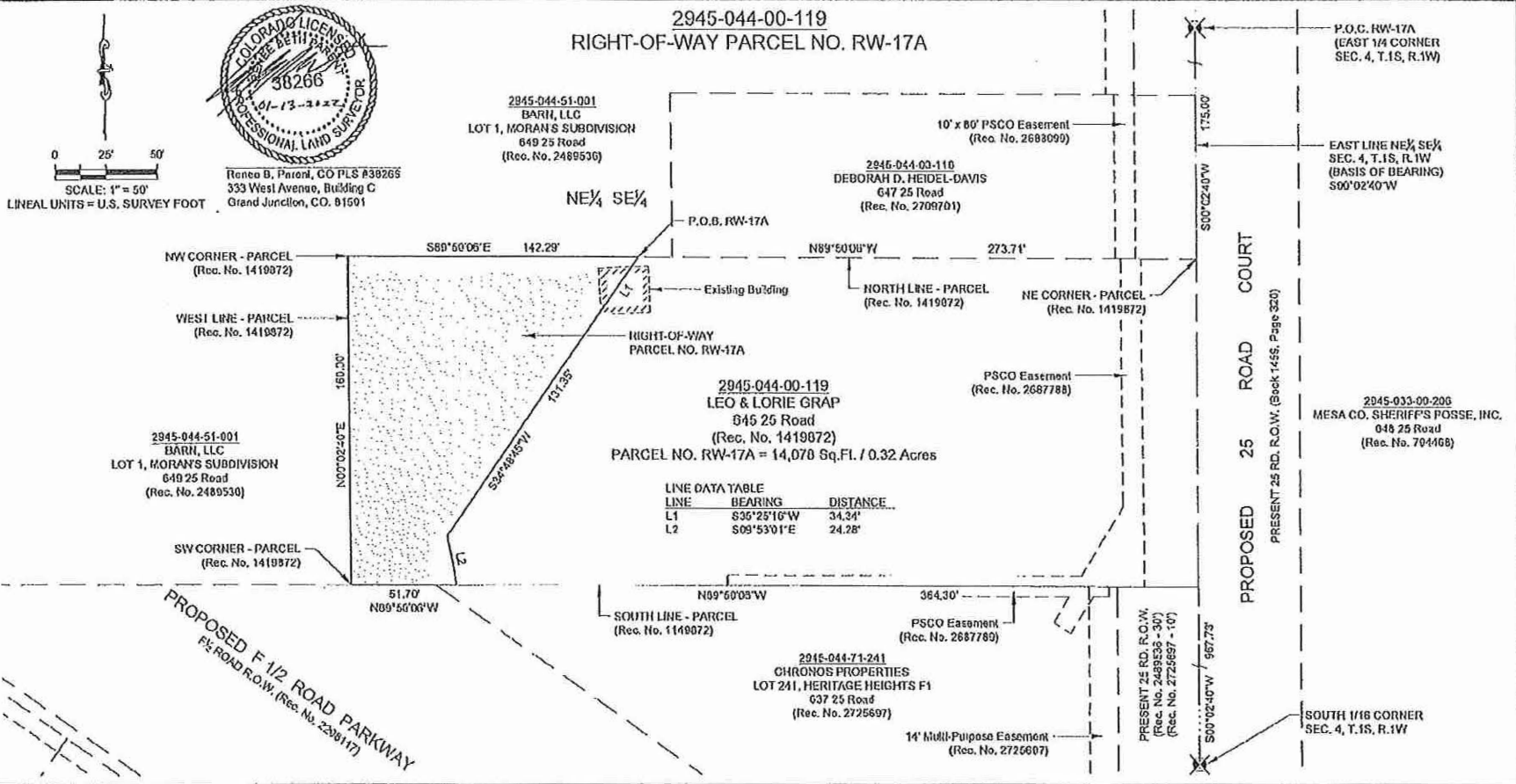
(Public Trustee's seal)

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.)



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	KW	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: HCW
 DATE: 01-13-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 50'

Portion of 2945-044-00-119
 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

N:\Projects\25 ROAD PARKWAY (RD) 24-25 RD\Survey\Subdivision\Parcel 1712501\Road 1712501\Road 1712501.dwg - PLOT 01 2022-01-13

LEGAL DESCRIPTION
 2945-044-00-119
 RIGHT-OF-WAY PARCEL NO. RW-17B

A parcel of land being a portion of the land as described in Reception Number 1419872 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 East 1/4 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears S00°02'40"W with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 175.00 feet to the Northeast corner of said land described in Reception Number 1419872; thence N89°50'06"W along the North line of said parcel, a distance of 11.36 feet to the Northwest Corner of Right of Way Parcel RW-17C being the Point of Beginning;

thence continuing N89°50'06"W along said North line, a distance of 10.84 feet; thence S00°02'40"W a distance of 160.00 feet to a point on the South line of said parcel; thence S89°50'06"E along the South line of said parcel, a distance of 10.82 feet to the Southeast Corner of said RW-17C; thence N00°01'06"W along the west line of said RW-17C, a distance of 160.00 feet to said North Line and the Point of Beginning.

Said Parcel of land CONTAINING 1,716 Square Feet or 0.04 Acres, more or less, as described.

Authorized by: Renea B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



K:\Projects\2945-044-00-119\2945-044-00-119.dwg (Plot 24) 10/25/2022 10:50:00 AM 10/25/2022 10:50:00 AM 10/25/2022 10:50:00 AM

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

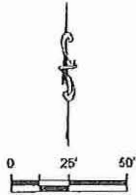
The sketch & description shown herein have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or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

DRAWN BY: NCW
 DATE: 04-10-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-044-00-119
 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

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306



SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT



Renee D. Parent, CO PLS #30709
333 West Avenue, Building C
Grand Junction, CO, 81501

2945-044-00-119
RIGHT-OF-WAY PARCEL NO. RW-17C

2945-044-51-001
BARN, LLC
LOT 1, MORAN'S SUBDIVISION
649 25 Road
(Rec. No. 2409536)

10' x 50' PSCO Easement
(Rec. No. 2688090)
2945-044-00-118
DEBORAH D. HEIDEL-DAVIS
647 25 Road
(Rec. No. 2709701)

P.O.B. RW-17C
(NE CORNER - PARCEL
(Rec. No. 1419072)

P.O.C. RW-17C
(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)
S00°02'40"W

NE 1/4 SE 1/4

NORTH LINE - PARCEL
(Rec. No. 1419872)

PSCO Easement
(Rec. No. 2687788)

EX. EDGE OF PAVEMENT

2945-044-51-001
BARN, LLC
LOT 1, MORAN'S SUBDIVISION
649 25 Road
(Rec. No. 2409536)

2945-044-00-119
LEO & LORIE GRAP
645 25 Road
(Rec. No. 1419872)
PARCEL NO. RW-17C = 1803 Sq.Ft. / 0.04 Acres

RIGHT-OF-WAY
PARCEL NO. RW-17C

2945-033-00-206
MESA CO. SHERIFF'S POSSE, INC.
648 25 Road
(Rec. No. 794466)

LINE	BEARING	DISTANCE
L1	N89°50'06"W	11.10'
L2	S89°50'06"E	11.36'

NORTH LINE - LOT 241, HERITAGE HEIGHTS F1
(Rec. No. 2725697)

PSCO Easement
(Rec. No. 2687780)

2945-044-71-241
CHRONOS PROPERTIES
LOT 241, HERITAGE HEIGHTS F1
637 26 Road
(Rec. No. 2725697)

14' Multi-Purpose Easement
(Rec. No. 2725697)

PRESENT 25 RD. R.O.W.
(Rec. No. 2439535 - 30')
PRESENT 25 RD. R.O.W.
(Rec. No. 2725697 - 10')

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

PROPOSED F 1/2 ROAD PARKWAY
F 1/2 ROAD R.O.W. (Rec. No. 2239117)

PROPOSED 25 ROAD
PRESENT 25 RD. R.O.W. (Book 1459, Page 320)

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.D.	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 herein 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: ICW
DATE: 01-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-044-00-119
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-F210300