

WARRANTY DEED

This Warranty Deed made this 30th day of January, 20 24 by and between **Charles R. Peacock & Florence E. Peacock, Grantor**, who is the owner of a parcel of land located at 655 25 Road, Grand Junction, CO 81505 as recorded at Reception No.2451020, 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 parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

RW-41A – Containing 1,966 square feet (0.05 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-41B – Containing 1,225 square feet (0.03 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 Parcel being a part of Mesa County Assessor Parcel No. 2945-041-00-143

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 30th day of January, 20 24.

By: [Signature]
Charles R. Peacock

By: [Signature]
Florence E. Peacock

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 30th day of January, 20 24 by Charles R. Peacock & Florence E. Peacock.

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

[Signature]
Notary Public

RICHARD B PITTENRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014025861
MY COMMISSION EXPIRES SEPTEMBER 13, 2025

Exhibit A

LEGAL DESCRIPTION

2945-041-00-143

RIGHT-OF-WAY PARCEL NO. RW-41A

A Parcel of land being a portion of land described in Reception Number 2451020 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) 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 Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 396.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2451020; thence S89°58'39"W along the South line of said Parcel, a distance of 11.91 feet to the Point of Beginning; thence continuing along said South line S89°58'39"W, a distance of 20.47 feet; thence the following two (2) courses, 1) Northeasterly along the arc of a 470.00 foot radius curve concave northwesterly, a distance of 47.05 feet thru a central angle of 05°44'11" whose chord bears N02°54'50"E, a distance of 47.04 feet, 2) N00°03'04"E a distance of 58.09 feet to a point on the North line of said Parcel of land as described in Reception Number 2451020; thence S89°56'52"E along said North line, a distance of 18.62 feet to the Northwest Corner of Right of Way Parcel RW-41B; thence S00°03'04"W along the West line of said Parcel a distance of 105.04 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,966 Square Feet or 0.05 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
244 North 7th Street
Grand Junction, CO 81501
970-256-4003



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	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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.

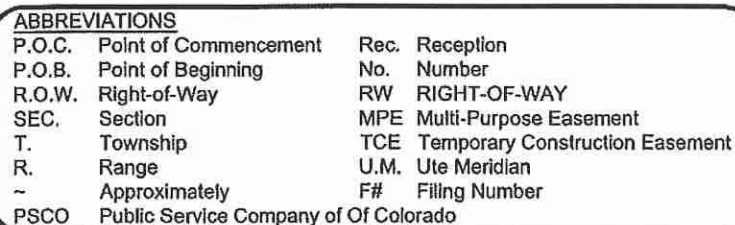
DRAWN BY: MJH
DATE: 6-27-2023
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-00-143
Located in a part of the SE1/4 NE1/4
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

\\Publicworks-wfs\vol_pw\Data\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\85ROW Aqisition\Parcel 41\CAD\Parcel 41 Aqulation Docs.dwg - PLOTTED 2023-06-29



DRAWN BY:	MJH
DATE:	6-27-2023
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

Exhibit C

LEGAL DESCRIPTION

2945-041-00-143

RIGHT-OF-WAY PARCEL NO. RW-41B

A Parcel of land being a portion of land described in Reception Number 2451020 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) 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 Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 396.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2451020 also being the Point of Beginning; thence S89°58'39"W along the South line of said Parcel, a distance of 11.91 feet to the West edge of the open, used and historic Right-of-Way for 25 road; thence along said west edge N00°03'04"E a distance of 105.03 feet; thence S89°56'52"E a distance of 11.42 feet to the Northeast Corner of said Parcel of land as described in Reception Number 2451020; thence along the East line of said Parcel S00°03'04"W a distance of 105.03 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,225 Square Feet or 0.03 Acres, more or less, as described.

Authorized by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
244 North 7th Street
Grand Junction, CO 81501
970-256-4003



ABBREVIATIONS

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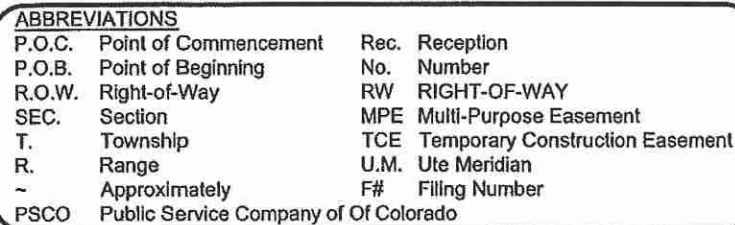
DRAWN BY: MJH
DATE: 6-27-2023
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-00-143
Located in a part of the SE¼ NE¼
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

\\Publicworks-wfs\vol_pw\Data\Landbro\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\85ROW Acquisition\Parcel 41\CAD\Parcel 41 Acquisition Docs.dwg -- PLOTTED 2023-06-29



DRAWN BY:	MJH
DATE:	6-27-2023
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

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

7/31/2024

Date

Charles R. Peacock and Florence E. Peacock

Original Grantor (Borrower)

655 25 Road, Grand Junction, CO 81505Current Address of Original Grantor,
Assuming Party, or Current Owner☐ Check here if current address is unknown
Fairway Independent Mortgage Corporation assigned to
Lakeview Loan Servicing, LLC - Loan # 0044746410
MERS/MIN# 1003924 1120439601 7

Original Beneficiary (Lender)

July 10, 2019

Date of Deed of Trust

July 16, 2019Date of Recording and/or
Re-Recording of Deed of TrustReception # 2887492

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-MERS. 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 Lakeview Loan Servicing LLC. Its Successors and Assigns

601 Riverside Avenue, Building 5, 3rd Floor, Jacksonville, FL 32204

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

Signature Priscilla Woods Assistant Secretary

State of Florida County of Duval

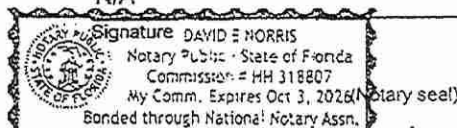
The foregoing Request for Release was acknowledged before me on
April 26, 2024 (date)

by Priscilla Woods as Assistant Secretary

of Mortgage Electronic Registration Systems, Inc. as Nominee for

October 3, 2026 Date Commission Expires Lakeview Loan Servicing, LLC.
Its Successors and Assigns

N/A



David E. Norris
Notary Public

Witness my hand and official seal
David E. Norris

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

RIGHT-OF-WAY PARCEL NO. RW-41A

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TRACT II:

RIGHT-OF-WAY PARCEL NO. RW-41B

A Parcel of land being a portion of land described in Reception Number 2451020 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) 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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County of Mesa,
State of Colorado