



WARRANTY DEED

This Warranty Deed made this 20 day of January, 2026 by and between **Michael P. Coryell and Rebecca A. Coryell, Grantor(s)**, who are the owners of a parcel of land located at 2948 B 1/2 Road, Grand Junction, CO 81503 as recorded at Reception No. 2701139, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

See **Exhibit "A", Exhibit "B", & Exhibit "C"** attached hereto and incorporated herein by reference for the legal descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-291-00-039

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that Grantors will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 20 day of January, 2026.

Michael P. Coryell
Michael A. Coryell
Rebecca A. Coryell
Rebecca A. Coryell

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 20 day of January, 2026 by Michael A. Coryell & Rebecca A. Coryell.

My commission expires 12-31-2027.
Witness my hand and official seal.

JUSTINA LOUISE BUTTERLY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194048154
MY COMMISSION EXPIRES DECEMBER 31, 2027

[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-291-00-039

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

A parcel of land located in the southeast quarter of the southwest quarter of the northeast quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said parcel being part of an entire tract described in Reception No. 2701139, and being more particularly described as follows:

COMMENCING at the East 1/16th corner of said Section 29, and assuming the South line of said southwest quarter of the northeast quarter bears South 89°51'48" West;

THENCE South 89°51'48" West 165.00 feet to the southeast corner of said entire tract and the POINT OF BEGINNING.

THENCE along the South line of said entire tract, South 89°51'48" West 120.17 feet to the southwest corner of said tract;

THENCE along the West line of said entire tract, North 00°08'12" West 11.04 feet to a point in the North Edge of the open, used, and historic Right-of-Way of B ½ Road;

THENCE along said North edge of B ½ Road, North 89°59'29" East 120.18 feet to a point in the east line of said entire tract;

THENCE along said East line, South 00°06'32" East 10.77 feet to the POINT OF BEGINNING.

The above described area contains 0.03 (1,310 sq. ft.) more or less.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

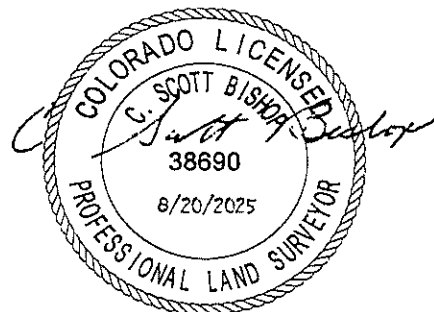


EXHIBIT B

LEGAL DESCRIPTION

2943-291-00-039

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

A parcel of land located in the southeast quarter of the southwest quarter of the northeast quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said parcel being part of an entire tract described in Reception No. 2701139, and being more particularly described as follows:

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THENCE North 00°06'32" West 10.77 feet to a point in the North edge of the open, used, and historic Right-of-Way of B ½ Road and the POINT OF BEGINNING.

THENCE along said North edge, South 89°59'29" West 120.18 feet to a point in the West line of said entire tract;

THENCE along said West line, North 00°08'12" West 28.96 feet;

THENCE North 89°51'48" East 120.19 feet to a point in the East line of said entire tract;

THENCE along said East line, South 00°06'32" East 29.23 feet to the POINT OF BEGINNING.

The above described area contains 0.08 acre (3,497 sq. ft.) more or less

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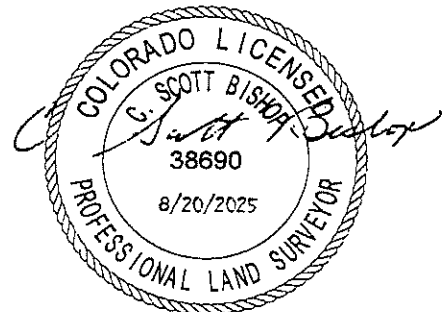
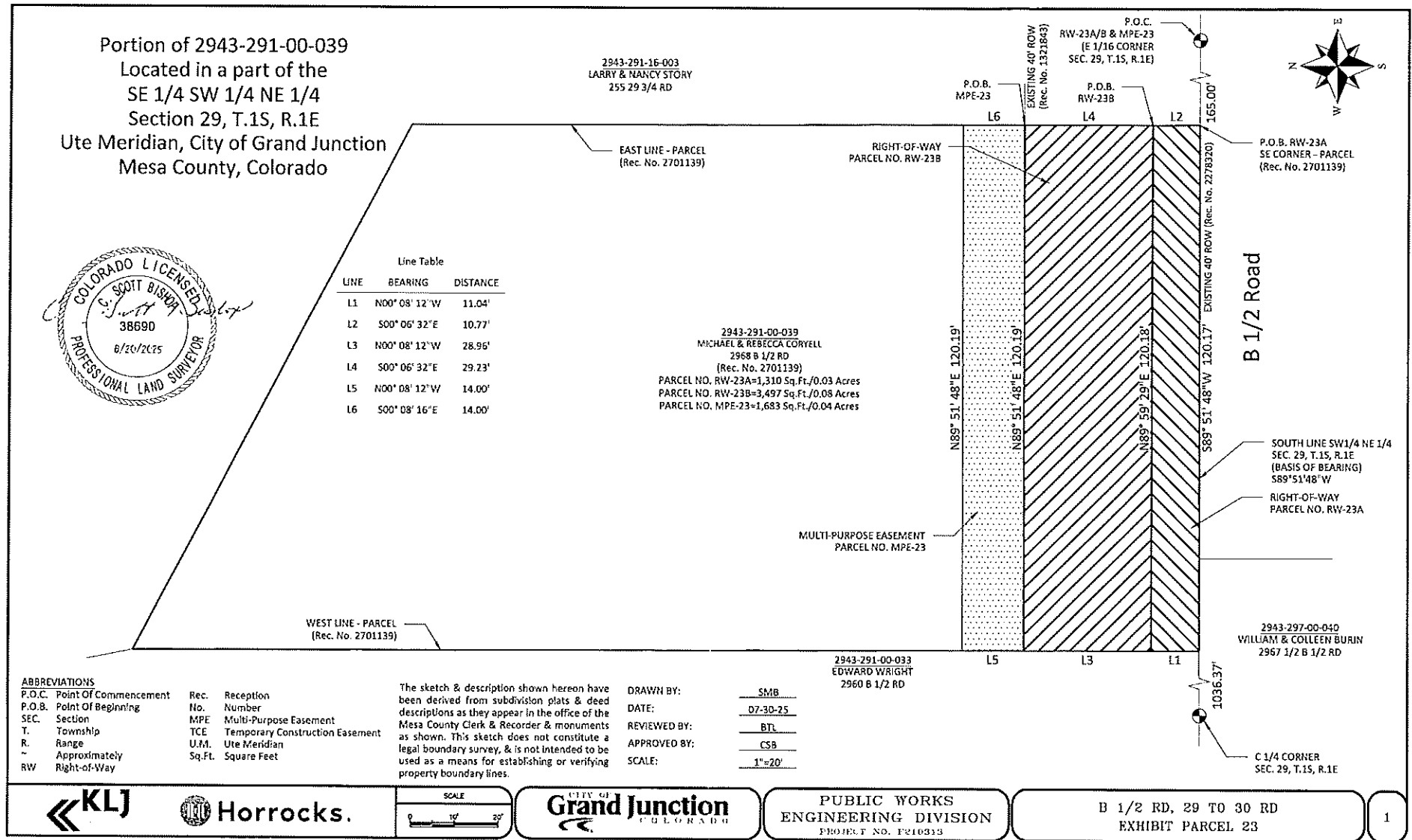


EXHIBIT C



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

July 20, 2016

Michael P. Coryell and Rebecca A. Coryell, as Joint Tenants

2965 B 1/2 ROAD, GRAND JUNCTION, CO 81503

United Wholesale Mortgage, LLC

March 9, 2026

March 18, 2026

Race# 3153235

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

☐ Check here if current address is unknown

County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

TO THE PUBLIC TRUSTEE OF MESA COUNTY

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:

(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)

EXHIBIT A, EXHIBIT B, & EXHIBIT C

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:

- The purpose of the Deed of Trust has been fully or partially satisfied.
- The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
- It is one of the following entities (check applicable box):
 - ☐ 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;
 - ☐ 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;
 - ☐ 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
 - ☒ A holder, as specified in § 38-39-102 (3)(d)(i), 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

Mortgage Electronic Registration Systems Inc., as nominee for United Wholesale Mortgage, LLC, ISAO, its successors and assigns

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

Seth Ruby, Vice President, 425 Phillips Blvd, Ewing, NJ 08618

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

Mortgage Electronic Registration Systems Inc., as nominee for United Wholesale Mortgage, LLC, ISAO

Signature

Signature

State of New Jersey, County of Mercer

The foregoing Request for Release was acknowledged before me on July 20, 2016 (date)

by Seth Ruby, Vice President

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

Witness my hand and official seal

Notary Public

Darlene C Adams

2/18/2031

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)

(If applicable: Notary Seal)



Public Trustee Samir Khilari

Public Trustee

Deputy Public Trustee

Samir Khilari August 11 2028

(If applicable, name and address of person creating new legal description as required by § 38-35-105.5, Colorado Revised Statutes.)

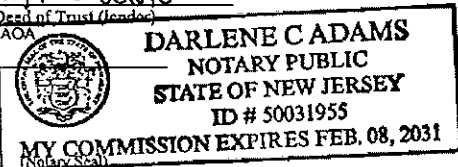


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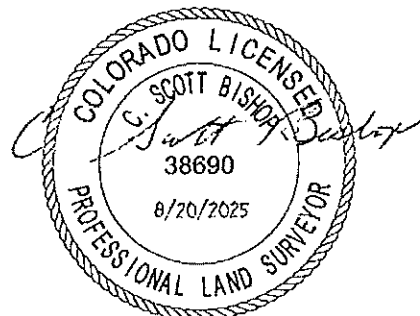


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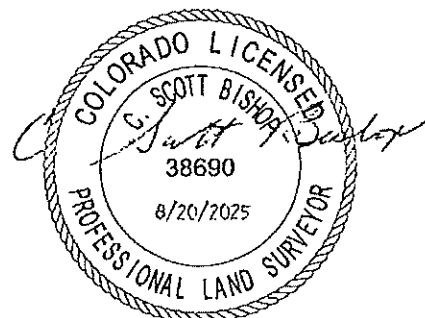


EXHIBIT C

