DKC97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DALE G. COLE AND KIMBERLY J. COLE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2102 NORTH 1ST STREET, PARCEL NO. 2945-112-15-015, RIGHT OF WAY, NORTH FIRST STREET, ORCHARD AVE TO PATTERSON AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

PAGE DOCUMENT

Book2440 PAGE785

WARRANTY DEED

1846318 05/15/98 0344PM Monika Todd Clk&Red Mesa County Co RecFee \$15.00 SurChg \$1.00 Documentary Fee \$Exempt

Dale G. Cole and Kimberly J. Cole, Grantors, for and in consideration of the sum of One Thousand Two Hundred Seventeen and 76/100 Dollars (\$1,217.76), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southernmost Corner of Lot 1 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 5 at Page 20 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'00" W along the West boundary line of said Lot 1 a distance of 196.90 feet to the Northwest Corner of said Lot 1;

thence S 90°00'00" E along the North boundary line of said Lot 1 a distance of 1.51 feet;

thence leaving said North boundary line, S 00°06'02" E a distance of 169.02 feet;

thence S 38°39'02" W a distance of 2.09 feet;

thence S 49°01'20" E a distance of 16.25 feet to a point on the Easterly boundary line of said Lot 1; thence S 39°20'00" W along the Easterly boundary line of said Lot 1 a distance of 20.15 feet to the Point of Beginning, containing 405.92 square feet as described herein and as depicted on **Exhibit** "A" attached hereto and incorporated herein by reference.

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 they 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 $\frac{2}{2}$ day of $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$, 1997.

Dale G. Cole

Climberly Cole

Kimberly J. Cole

BOOK2440 PAGE786

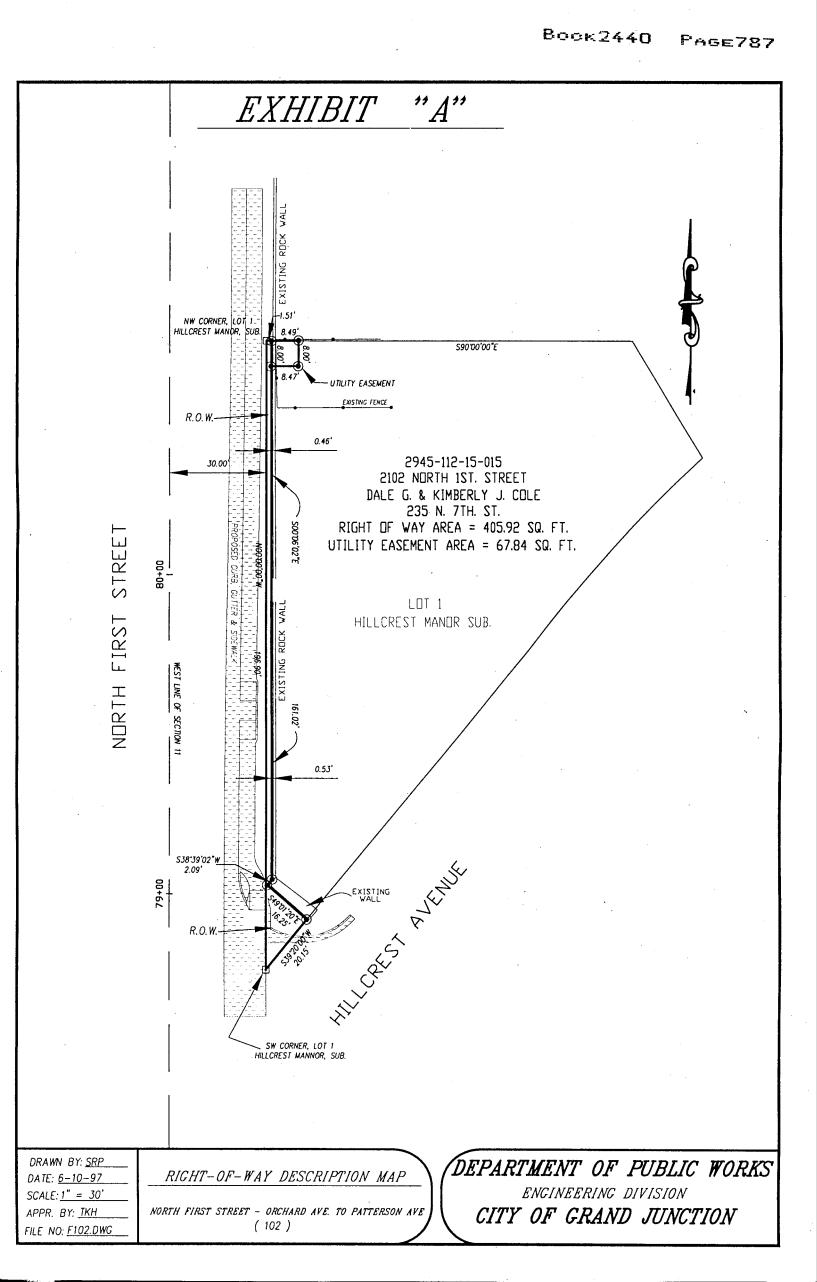
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State of Colorado)
	JSS.
County of Mesa)
The foregoing i	instrument was acknowledged before me this $2^{\cancel{M}}$ day of $-\int u u$,
1997, by Dale G. Cole	

•_____

My commission expires	10/17/98.		
Witness my hand and offi	icial seal	_	
	SUZIE JO HERRERA V/FE OF COLOR	Suije Notary P	Hanava

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.





Almar Professional Land Services, Inc.

P.O. Box 177 • Molina, CO 81646 • (303) 310-8731

Fax (970) 245-6383 • 24 hour paging - Pager (303) 310-8731

Marty Miller **Certified Professional Landman (CPL)** Certified Environment Inspector (CEI) Home (970) 487-3585

June 7, 1999

Peggy Holguin CITY OF GRAND JUNCTION 250 North 5th Street Grand Junction, CO 81501

Re.: Partial Releases of Deeds of Trust Cole, Dale G. and Kimberly J.. 2102 North First Street

Dear Peg,

Attached you will find the original recorded Partial Release of Deed of Trust for the above mentioned property. This completes this file for the Partial Release.

If you have any questions, please feel free to call me.

Sincerely,

ALMAR PROFESSIONAL LAND SERVICES, INC.

Maity helles

Marty Miller, CPL President

Attach. Book 2590, Page 432



Date Date Date		
ADJULEL AJ, 1936 Date Dale C, Cole and Kimberly J. Cole Original Grantor (Borrower) Commerce Security Bank Original Beneficiary (Lender) August R, 1995 Date of Deed of Trust August R, 1995 Date of Deed of Trust Mesa County of Recording TO THE PUBLIC TRUSTEE OF County of Recorded Deed of Trust conveys the said proper Mesa County of Recorded Deed of Trust converses the said proper TO THE PUBLIC TRUSTEE OF County (The Public Trustee to whom the above Deed of Trust converses the said proper Mesa County of Recorded Trust converses the said proper To THE PUBLIC TRUSTEE OF County of Recorded Trust converses the said proper Mesa County of the Public Trustee to whom the above Deed of Trust converses the said of Trust converses the said proper The original evidence of dot Trust the approprint system. The original evidence of the trust of the public Trustee to whom the above does of the count of the action of the public Trustee takes account which who approprint and the public Trustee takes account which who does account which approprint and resource and the public Trustee takes account which approprint and the public Trustee takes account which approprint and the public Trustee takes account and which approprint and the public Trustee takes account the public trustee takes account and which approprint and the public Trustee takes account and which appropris and the public Trustee takesacount appropr		SUANT TO §38-39-102(3.5), C.R.S.)
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August: 1, 1995 Date of Deed of Trust August: 2, 1995 Recording Date of Deed of Trust 1225682 Bonk 2163, Page 44 Recording Date of Deed of Trust County of Recording 1225682 Bonk 2163, Page 44 BALES EXECUTE AND RECORD A PARTIAL RELEASE OF THE ABOVE-DESCHIBED DEED OF TRUST pursuant 823-910233, C.R.S. The legal description of the real property to be relaxed is as if off in the Partial Release of Deed of Trust, the undersigned, as the owner of the evidence of diff. 93-91023, C.R.S. The legal description of the real property to the real in out the production or exhibition of the original evidence of dest agree, that is obligated to indemnify the Public Trustee pursuant to §38-39-102(3,5)(a), C.R.S. any and all damages, costs, liabilitied and production of the vidence of dest agree, that is obligated to indemnify the Public Trustee pursuant to §38-39-102(3,5)(a), C.R.S. Temple-Inflam Mort Hark Second for the vidence of the vidence of the page 10 for the indented the notification of the action of the Public Trustee taken according with high request for Partial Release. 1 this one of the ender of the page 40 for the indented the notification of the action of the Public Trustee taken according with high request description of the indented the page 40 for at indented the notification of the action of the Public Trustee taken according with high request description of the indented the page 40 for at indented the indented the indented the indented the action of the Public Trustee taken according with high request description of the indented the indented the indented the indented the indented the indented	Dale G. Cole and Kimberly J. Cole	- Original Grantor (Borrower)
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Name and Take of Agene or Other of Current Owner and Hoder 1300 S Mopac Expressway, Austin, TX 78746-6 State of Current Owner and Hoder JOANNE CARDONA CALIFDRD (A Signature State of Expressively, County of LOS ANGECES The foregoing Request for Partial Release was acknowledged before me on Internet of Signature BARBARA PEREZ (date) by* Office of Units in State of County of Date Commission Expires Notary Pail Partial Release was acknowledged before me on BARBARA PEREZ (date) by* Office of Trust, County of Date Commission Expires Notary Pail Partial Release was acknowledged before me on BARBARA PEREZ (date) by* Office of the State of Colorado, Trust, County for referenced Grantor(s), by Deed of Trust, conveyed certain real property described in said Deed of Trust to 1 Public Truste of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness: NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged to the aloresaid Deed of Trust in that portion of the real property described as follows: See attached Exhibit "A" TO HAVE AND TO HOLD THE SAME, with all the privileges and appurtenances thereunto belonging forewer; and	PLEASE EXECUTE AND RECORD A PARTIAL RELEASE §38-39-102(3,5), C.R.S. The legal description of the real property to follows this Request. In support of this Request for Partial Release of secured by the above-described Deed of Trust or the agent or attorney of debt with this Request for Partial Release, certifies as follows: 1. The purpose of the Deed of Trust has been partially satisfied. 2. The original evidence of debt is not being exhibited or produce 3. The owner of the evidence of debt agrees that it is obligated to it any and all damages, costs, liabilities, and reasonable attorney accordance with this Request for Partial Release. 4. It is one of the entipes described in §38-79-102(3.5)(b), C.R.S. Temple-Inland Mortgage Corporation	COF THE ABOVE-DESCRIBED DEED OF TRUST pursuant to be released is set forth in the Partial Release of Deed of Trust that of Deed of Trust, the undersigned, as the owner of the evidence of deb of thereof, in lieu of the production or exhibition of the original evidence of therewith. Indemnify the Public Trustee pursuant to §38-39-102(3.5)(a), C.R.S. for or fees incurred as a result of the action of the Public Trustee taken in edness Secured by Deed of Trust (Lender)
1300 S Mopac Expressway, Austin, TX 78746-6 JOANNE CARDONA Address of Current Owner and Holder Joanne Carbona Joanne Carbona State of Schwards, County ofLOS ANGELES Signature Signature <td< td=""><td></td><td>IndyMac Mortgage Holdings, Inc</td></td<>		IndyMac Mortgage Holdings, Inc
Address of Current Owner and Holder JOANNE CARDONA Signature Signature State of Coherado, County of LOS ANGELES Notary Public - Colifornic Bruat The foregoing Request for Partial Release was acknowledged before me on BARBARA PEREZ (date) by* (date) by* "J/H/2002" Date Commission Expires PARTIAL RELEASE OF DEED OF TRUST WHEREAS, the above referenced Grantor(s), by Deed of Trust, conveyed certain real property described in said Deed of Trust to t Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the current owner and holder of the said indebtedness; NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged before means asigns of such owner or owners forever, all the right, title and interest which I had und other the statutory sum, receipt of which is hereby acknowledged before means asigns of such owner or owners forever, all the right, title and interest which I had under and by virtue of the adoresid Deed of Trust in that portion of the real property described as follows: see attached Exhibit "A" TO HAVE AND TO HOLD THE SAME, with all the privileges and appurtenances thereauto belonging forever; and further, that as the property described above, I do hereby fully and absolutely release, cancel and forever discharge said Deed of Trust. State of Colorado, County of MESA MESA May 25, 1999 (date) <td></td> <td></td>		
Signature Signature Signature Signature State of Evenande, County ofLOS_ANGELES		Owner and Holder JOANNE CARDONA
State of Concade, County of LOS ANGCUES	Signature	
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3/14/2002 Date Commission Expires DateConductor PARTIAL RELEASE OF DEED OF TRUST PARTIAL RELEASE OF DEED OF TRUST WHEREAS, the above referenced Grantor(s), by Deed of Trust, conveyed certain real property described in said Deed of Trust to t Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtednereferred to therein; and WHEREAS, the purpose of the Deed of Trust has been partially satisfied according to the written request of the current owner at holder of the said indebtedness; NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, as the Public Truste in the County first referenced above, do hereby remise, release and quitclaim unto the present owner or owners said real property, and unto the heirs, successors and assigns of such owner or owners forever, all the right, title and interest which I ha under and by virtue of the aforesaid Deed of Trust in that portion of the real property described as follows: see attached Exhibit "A" TO HAVE AND TO HOLD THE SAME, with all the privileges and appurtenances thereunto belonging forever; and further, that as the property described above, I do hereby fully and absolutely release, cancel and forever discharge said Deed of Trust. State of Colorado, County of <u>MESA</u> MESA The foregoing instrument was acknowledged before mean the state of the real property described above, I do hereby fully and absolutely release, cancel and forever discharge said Deed of Trust. May 25, 1999 (date) May 25, 1999		
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State of Colorado, County of	Public Trustee of the County referenced above, in the State of Colo referred to therein; and WHEREAS, the purpose of the Deed of Trust has been partiall holder of the said indebtedness; NOW THEREFORE, in consideration of the premises and the part I, as the Public Trustee in the County first referenced above, do herel said real property, and unto the heirs, successors and assigns of such under and by virtue of the aforesaid Deed of Trust in that portion of	brado, to be held in trust to secure the payment of the indebtedness ly satisfied according to the written request of the current owner and ayment of the statutory sum, receipt of which is hereby acknowledged, by remise, release and quitclaim unto the present owner or owners of owner or owners forever, all the right, title and interest which I have the real property described as follows:
State of Colorado, County of		
State of Colorado, County of		
State of Colorado, County of <u>Mesa</u> The foregoing instrument was acknowledged before mean <u>May 25, 1999</u> (date)	the property described above, I do hereby fully and absolutely release	e, cancel and forever discharge said Deed of Trust.
Gena M Harrison as the OUNTY, CO	State of Colorado, County of Mesa The foregoing instrument was acknowledged before mean May 25, 1999	SEAL 2 Public Trustee
Public Trustee of Witness my hand and afficiate at the	Gena M Harrison	That are your and the second s
the state of the s	Public Trustee of	Witness my hand and official seal
<u>Mesa</u> County, Colorado. <u>1/31/01</u> Date Commission Expires <u>Janet Weichhaar</u>	1/21/01	- Janet Weishaar
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.) *If applicable, insert title of agent or officer and name of current owner and holder.	Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R "If applicable, insert title of agent or officer and name of current owner and holder.	S.)
Original Deed of Trust Returned to:	Original Deed of Trust Returned to:	
Almar Professional Land Services, Inc., P. O. Box 177, Molina, CO 81646		P 0 Box 177 Moline CO 816/6

"Exhibit "A"

Attached hereto and made a part hereof that certain request for Partial Release of Deed of Trust and Partial Release, dated August 20, 1998

Beginning at the Southernmost Corner of Lot 1 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 5 at Page 20 in the office of the Mesa County Clerk and Recorder;

thence N oo°oo'oo" W along the West boundary line of said Lot 1 a distance of 196.90 feet to the Northwest Corner of said Lot 1;

thence S 90°00'00" E along the North boundary line of said Lot 1 a distance of 1.51 feet;

thence leaving said North boundary line, S 00°06'02" E a distance of 169.02 feet; thence S 38°39'02" W a distance of 2.09 feet;

thence S 49°01'20" E a distance of 16.25 feet to a point on the Easterly boundary line of said Lot 1;

thence S 39°20'00" W along the Easterly boundary line of said Lot 1 a distance of 20.15 feet to the Point of Beginning, containing 405.92 square feet as described herein.

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