

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

WARRANTY DEED

1846318 05/15/98 0344PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$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 2nd day of July, 1997.

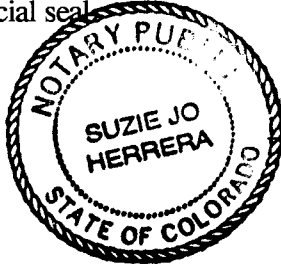
Dale G. Cole
Dale G. Cole

Kimberly J. Cole
Kimberly J. Cole

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of July, 1997, by Dale G. Cole and Kimberly J. Cole.

My commission expires 10/17/98.
Witness my hand and official seal.

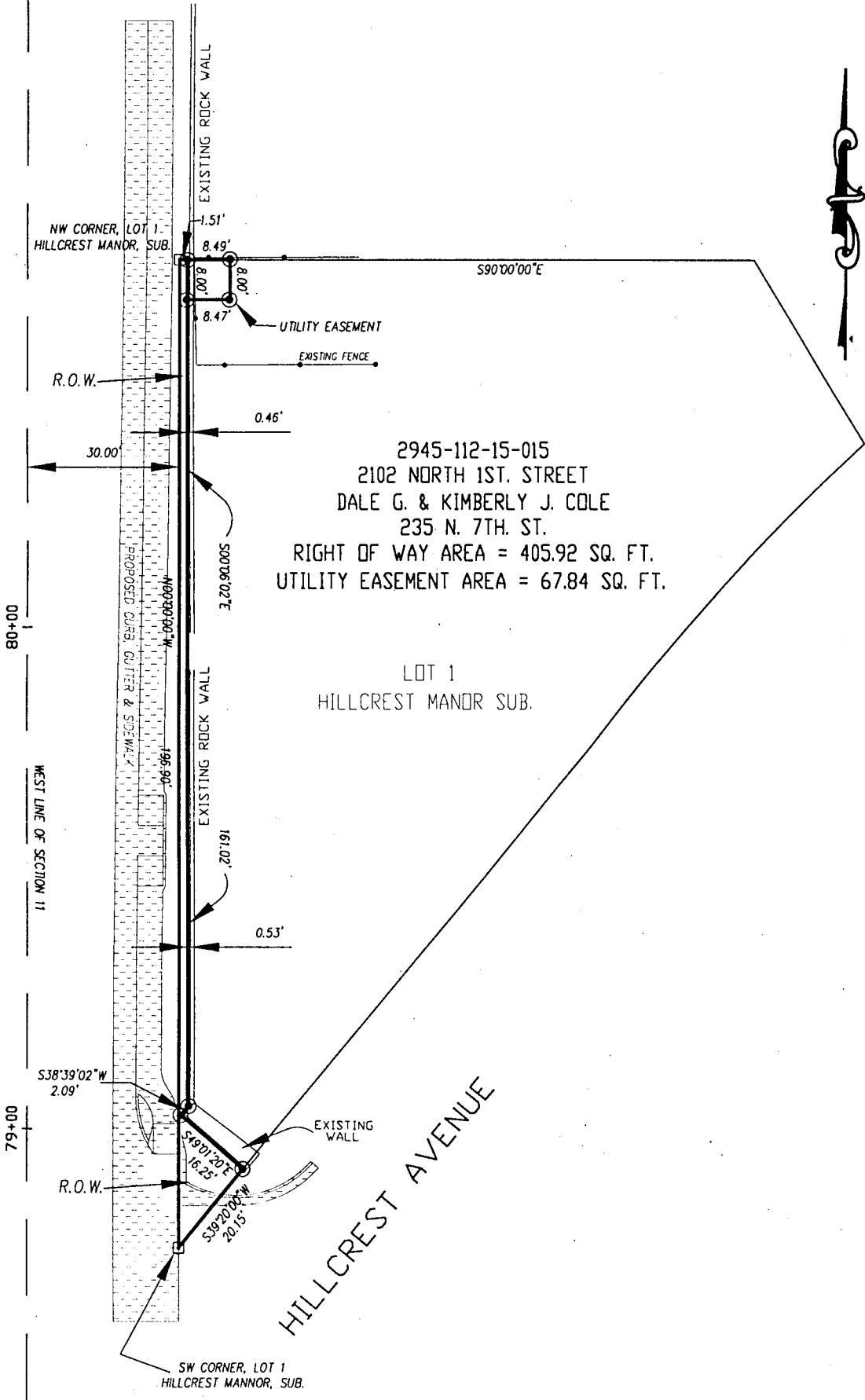


Suzie Jo Herrera
Notary Public

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

EXHIBIT "A"

NORTH FIRST STREET



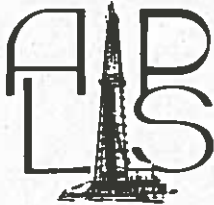
2945-112-15-015
 2102 NORTH 1ST. STREET
 DALE G. & KIMBERLY J. COLE
 235 N. 7TH. ST.
 RIGHT OF WAY AREA = 405.92 SQ. FT.
 UTILITY EASEMENT AREA = 67.84 SQ. FT.

LOT 1
 HILLCREST MANOR SUB.

DRAWN BY: SRP
 DATE: 6-10-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F102.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (102)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION



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.

Marty Miller, CPL
President

Attach. Book 2590, Page 432

2 PA ED 00 N7

1903753 05/25/99 1136AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

REQUEST FOR PARTIAL RELEASE OF DEED OF TRUST AND PARTIAL RELEASE
(WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO §38-39-102(3.5), C.R.S.)

August 20, 1998 Date

Book 2590 Page 432

Dale G. Cole and Kimberly J. Cole Original Grantor (Borrower)

Commerce Security Bank Original Beneficiary (Lender)

August 1, 1995 Date of Deed of Trust

August 8, 1995 Recording Date of Deed of Trust

Mesa County of Recording

1725682 Book 2163, Page 448 of Recorded Deed of Trust

Reception No. and/or Film No. and/or Book/Page No.

TO THE PUBLIC TRUSTEE OF

Mesa County (The Public Trustee to whom the above Deed of Trust conveys the said property.)

PLEASE EXECUTE AND RECORD A PARTIAL RELEASE OF THE ABOVE-DESCRIBED DEED OF TRUST pursuant to §38-39-102(3.5), C.R.S. The legal description of the real property to be released is set forth in the Partial Release of Deed of Trust that follows this Request. In support of this Request for Partial Release of Deed of Trust, the undersigned, as the owner of the evidence of debt secured by the above-described Deed of Trust or the agent or attorney thereof, in lieu of the production or exhibition of the original evidence 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 produced herewith.
3. The owner of the evidence of debt agrees that it is obligated to indemnify the Public Trustee pursuant to §38-39-102(3.5)(a), C.R.S. 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 Partial Release.
4. It is one of the entities described in §38-39-102(3.5)(b), C.R.S.

Temple-Inland Mortgage Corporation

Current Owner and Holder of the Indebtedness Secured by Deed of Trust (Lender)

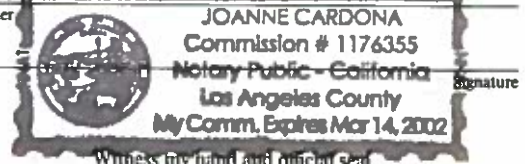
Barbara Perez, First Vice President

IndyMac Mortgage Holdings, Inc

Name and Title of Agent or Officer of Current Owner and Holder

1300 S. Mopac Expressway, Austin, TX 78746-6967

Address of Current Owner and Holder



CALIFORNIA State of Colorado, County of LOS ANGELES

Signature

The foregoing Request for Partial Release was acknowledged before me on

BARBARA PEREZ (date) by*

3/14/2002 Date Commission Expires

Joanne Cardona Notary Public

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 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 purpose of the Deed of Trust has been partially satisfied according to the written request 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, I, as the Public Trustee in the County first referenced above, do hereby remise, release and quitclaim unto the present owner or owners of said real property, and unto the heirs, successors and assigns of such owner or owners forever, all the right, title and interest which I have 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 to 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

The foregoing instrument was acknowledged before me on May 25, 1999 (date)

Gena M Harrison as the



Gena M. Harrison Public Trustee

Mesa County, Colorado.

1/31/01 Date Commission Expires

Witness my hand and official seal

Janet Weisshaar



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.

Original Deed of Trust Returned to:

Almar Professional Land Services, Inc., P. O. Box 177, Molina, CO 81646

Received by _____



"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;

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