

MFS85PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (PARTIAL RELEASE OF DEED OF TRUST)**

PURPOSE:

NAME OF PROPERTY OWNER OR GRANTOR: MESA FEDERAL SAVINGS AND LOAN ASSOCIATION  
OF GRAND JUNCTION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): PATTERSON ROAD EAST  
OF 12<sup>TH</sup> STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1397950  
RECORDER'S STAMP  
1397950  
AUG 19 1985 E. SAWYER, CLK & REC MESA CTY.  
BOOK 1551 PAGE 550

KNOW ALL MEN BY THESE PRESENTS, That, Whereas,  
Glen R. Green and Aileen Green, husband and wife  
of Grand Junction by Their Deed of Trust  
dated the 31st day of March, 1976,  
and duly recorded in the office of the County Clerk and Recorder  
of the said County of Mesa, in the  
State of Colorado, on the 7th day of April, 1976,  
in Book 1064 at Page 129 (film No. ....),  
reception No. 1105273)\* conveyed to the Public Trustee  
in said Mesa County, certain property in said  
Deed of Trust described in trust to secure to the order of  
MESA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GRAND JUNCTION  
the payment of the indebtedness mentioned therein.

~~AND WHEREAS, said indebtedness has been partially paid and the purposes of said trust have been partially satisfied~~

NOW, THEREFORE, at the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of ~~Five~~ Dollars to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said Mesa County, do hereby remise, release and quit-claim unto the present owner or owners of the property hereinafter described and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which, I, as such Public Trustee have in and to that part and portion of the property, set forth and described in the aforesaid Deed of Trust, described as follows, to wit:

Seven

See attached for legal description

situate, lying and being in the said County of Mesa and State of Colorado.

TO HAVE AND TO HOLD the same, together with all and singular the privileges and appurtenances thereto belonging forever. And further, that, as to the above described property, the said Trust Deed is to be considered as fully and absolutely released, cancelled and forever discharged.

Witness my hand and seal this 19th day of August

*Gena M. Harrison*  
As the Public Trustee in said County of Mesa (SEAL)

STATE OF COLORADO,  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 19th August, 1985, by Gena M. Harrison as the Public Trustee in the said County of Mesa, Colorado.

My commission expires July 21, 1986

Witness my hand and Official seal.

*Enola J. Miller*  
Notary Public  
STATE OF COLORADO  
1985

To the Public Trustee in said County of Mesa

Please execute this release, ~~the indebtedness secured by the above mentioned Deed of Trust having been partially paid and satisfied~~ MESA FEDERAL SAVINGS AND LOAN ASSOCIATION OF COLORADO

*Lory L. O'Neil*  
The legal holder of the indebtedness secured by said Deed of Trust.  
Senior Vice President

\*In counties where book and page numbers have been abolished.

PARCEL 1: R/W 101 Description

**BOOK 1551 PAGE 551**

A parcel of land for Road and Utility right of way purposes being a portion of the SW 1/4 SW 1/4 SW 1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa; State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Survey Marker #60 set for the SW corner of said Section 1, and considering the southerly boundary line of said Section 1 to bear East, with all bearings herein being relative between said found Mesa County Survey Marker #60 and found Mesa County Survey Marker #715 set for the SE corner of the SW 1/4 SW 1/4 of said Section 1, as the basis of bearings: Thence along the southerly boundary line of said Section 1 East, 256.40 feet; Thence North, 30 feet to the True Point of Beginning, said point being the southwest corner of a tract of land owned by the undersigned as described in Book 1525, Page 729, and recorded in the office of the Mesa County Clerk and Recorder; Thence along the westerly boundary line of said tract of land North, 20 feet; Thence East, 5 feet; Thence South, 9.5 feet; Thence East 203 feet, to the easterly boundary line of said tract of land; Thence along the easterly boundary line of said tract of land South, 10.5 feet to the southerly boundary line of said tract of land; Thence along the southerly boundary line of said tract of land West, 208 feet to the True Point of Beginning.

The above described parcel of land contains 2332 sq. ft., more or less.

PARCEL 2: PE 201 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW 1/4 SW 1/4 SW 1/4 of the said Section 1, lying adjacent to the north side of F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #60 as described in Road right of way description above; Thence along the southerly boundary line of said Section 1 East, 261.40 feet; Thence North, 40.5 feet, to the True Point of Beginning; Thence North 3 feet; Thence East 203 feet to the easterly boundary line of a tract of land owned by the undersigned as described in Book 1525, Page 729 and recorded in the office of the Mesa County Clerk and Recorder; Thence along the easterly boundary line of said tract of land South, 3 feet; Thence along a line which abuts and lies adjacent to the north of the above Road right of way description West, 203 feet to the True Point of Beginning.

The above described permanent easement contains 609 sq. ft., more or less.

Release from Security 8-16-85