

PUC85PAT

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): 15TH STREET AT
PATTERSON ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RECORDER'S STAMP

BOOK 1551 PAGE 949

1398224 01:17 PM
AUG 21, 1985 E. SAWYER, CLK & REC MESA CTY, CO

KNOW ALL MEN BY THESE PRESENTS, That, Whereas,
Robert W. Puck, Jr. and Marcia Ann Puck, Husband and Wife
of Grand Junction by their Deed of Trust
dated the 23rd day of July, 19 76,
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 23rd day of July, 1976,
in Book 1075 at Page 362 ~~(of this book)~~,
reception No. 1113109) * 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~~ Seven
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:

See legal description attached

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 appur-
tenances 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 21st day of August, 19 85
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 21st day of
August, 19 85, by Gena M. Harrison
as the Public Trustee in the said
County of Mesa, Colorado.

My commission expires August 12, 1987

Witness my hand and Official seal.

Charlene Kypke
Notary Public.

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

Larry L. Alstatt
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.

Nothing being paid against Principal of the Note.

PARCEL 1: R/W 102 Description

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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, 568.28 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 1152, Page 30, and recorded in the office of the Mesa County Clerk and Recorder; Thence along the westerly boundary of said tract of land North, 10.5 feet; Thence East, 75 feet to the easterly boundary of said tract of land; Thence along the easterly boundary of said tract of land South, 10.5 feet to the southerly boundary of said tract of land; Thence along the southerly boundary of said tract of land West, 75 feet to the True Point of Beginning.

The above described parcel of land contains 788 sq. ft., more or less.

PARCEL 2: PE 202 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 Section 1 East, 568.28 feet; Thence North, 40.5 feet to the True Point of Beginning; Thence along the westerly boundary of a tract of land owned by the undersigned as described in Book 1152, Page 30 and recorded in the office of the Mesa County Clerk and Recorder North, 3 feet; Thence East, 75 feet to the easterly boundary of said tract of land; Thence along the easterly boundary of said tract of land South, 3 feet; Thence along a line which abuts and lies adjacent to the north of the above described Road right of way description West, 75 feet to the True Point of Beginning.

The above described permanent easement contains 225 sq. ft., more or less.

Release from Security 8-21-85