

TRA02D5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: RICHARD TRAVER AND  
MARIANNE TRAVER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):  
2967 D ½ ROAD - PARCEL #-2943-174-00-200

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street, Grand Junction, CO 81501

2048399 04/01/02 0430PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00

**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.)**

\_\_\_\_\_ Date **BOOK 3050 PAGE 619**  
Richard Traver, *Joint Tenant* and Marianne Traver, *Joint Tenant* Original Grantor (Borrower)  
Grand Valley National Bank Original Beneficiary (Lender)  
\_\_\_\_\_ July 10, 2000 Date of Deed of Trust  
\_\_\_\_\_ July 19, 2000 Recording Date of Deed of Trust  
\_\_\_\_\_ Mesa County of Recording  
\_\_\_\_\_ of Recorded Deed of Trust  
1957844 Book-2730 Page-710  
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 of 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.

Grand Valley National Bank  
Current Owner and Holder of the Indebtedness Secured by Deed of Trust (Lender)

\_\_\_\_\_  
Name and Title of Agent or Officer of Current Owner and Holder  
925 North 7<sup>th</sup> Street, Grand Junction, CO 81501  
Address of Current Owner and Holder

Stanley C. Hubben \_\_\_\_\_  
Signature Signature

State of Colorado, County of Mesa

The foregoing Request for Partial Release was acknowledged before me on  
1-24-02 (date) by\*  
Stanley C. Hubben, Vice President  
of Grand Valley National Bank

Witness my hand and official seal  
Cynthia L. Hotter  
Notary Public



1-12-06 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 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 Exhibit "A" attached hereto and incorporated herein by reference**

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 April 1, 2002



Lena M. Harrison  
Public Trustee

## EXHIBIT "A" TO PARTIAL RELEASE

Legal Description

COMMENCING at the Southeast Corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  ("NW $\frac{1}{4}$  SE $\frac{1}{4}$ ") of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17 to bear N 89°35'03" W with all bearings contained herein being relative thereto; thence N 89°35'03" W along the South line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17 a distance of 330.78 feet to the Southeast Corner of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  ("W $\frac{1}{2}$  E $\frac{1}{2}$ ") of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17, said point being the TRUE POINT OF BEGINNING;

Thence N 89°35'03" W along the South line of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 17 a distance of 496.19 feet to the Southwest Corner of the East  $\frac{1}{4}$  of the West  $\frac{1}{2}$  ("E $\frac{1}{4}$  W $\frac{1}{2}$ ") of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17;

Thence N 00°00'20" W along the West line of the E $\frac{1}{4}$  W $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17 a distance of 44.00 feet;

Thence leaving the West line of the E $\frac{1}{4}$  W $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17, S 89°35'03" E a distance of 496.19 feet to a point on the East line of the W $\frac{1}{2}$  E $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17;

Thence S 00°00'20" E along the East line of the W $\frac{1}{2}$  E $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17 a distance of 44.00 feet to the Point of Beginning,

containing 21,832.36 square feet (0.501 acres), more or less, as described.