

GEH85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: ROAD RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: GRACE E. HUPERT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): PARTIAL RELEASE OF
DEET OF TRUST AND EASEMENT ON F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

KNOW ALL MEN BY THESE PRESENTS, That, Whereas,

ROGER L. HUSTON of GRAND JUNCTION by A Deed of Trust dated the 21ST day of AUGUST, 19 81, 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 21ST day of AUGUST, 19 81, in Book 1329 at Page 638 (film No. 1390225) * 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 GRACE E. HUPERT the payment of the indebtedness mentioned therein.

RECORDER'S STAMP
BOOK 1551 PAGE 951
1390225 AUG 21, 1985 01:17 PM E. SAWYER, CLK&REC MESA CTY, CO

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 SAID 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 EXHIBIT "A" ATTACHED

A PORTION FOR ROAD RIGHT OF WAY

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.

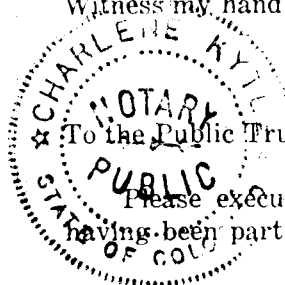
Witness my hand and seal this 21st day of August, 1985. Gena M. Harrison (SEAL) As the Public Trustee in said County of Mesa

STATE OF COLORADO, } ss. County of Mesa

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 Kelle 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.

Grace E. Hupert The legal holder of the indebtedness secured by said Deed of Trust.

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

R/W 127 Description

A parcel of land for Road and utility right of way purposes being a portion of the NW quarter of the E1/4NW1/4NE1/4 of Section 12, 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:

The North 44.5 feet of a tract of land owned by the undersigned as described in Book 1329, page 637, Parcel 1, and recorded in the office of the Mesa County Clerk and Recorder.

The above described parcel of land contains 3572 sq. ft., more or less, of which 2408 sq. ft., more or less, is right of way for the present P Road.

PE 230 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW quarter of the E1/4NW1/4NE1/4 of said Section 12, more particularly described as follows:

Commencing at the NW corner of the E1/4NW1/4NE1/4 of said Section 12, and considering the Northerly boundary line of said Section 12 to bear East with all bearings being herein relative between said found corner and found Mesa County Brass Cap #279 set for the NE corner of the NW1/4NE1/4 of said Section 12, as the basis of bearings;

Thence along the Northerly boundary line of said Section 12 East, 179.0 feet to the Northwest corner of a tract of land owned by the undersigned as described in Book 1329, page 637 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Westerly boundary line of said tract of land South, 44.5 feet to the True Point of Beginning;

Thence along a line which abuts and lies adjacent to the South of the above right of way description East, 80.25 feet to the intersection of the Easterly boundary line of said tract of land;

Thence along the Easterly boundary line of said tract of land South, 17.5 feet;

Thence N 60°00' W , 24.0 feet;

Thence West, 59.47 feet to the intersection of the Westerly boundary line of said tract of land;

Thence along the Westerly boundary line of said tract of land North,

5.5 feet to the True Point of Beginning.

The above described Permanent Easement contains 566 sq. ft., more or less

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RAW 128 Description

A parcel of land for Road and utility right of way purposes being a portion of the E1/4NW1/4NE1/4 of Section 12, 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:

The North 44.5 feet of the following described tract of land owned by the undersigned as described in Book 1329, page 637, Parcel 2, and recorded in the office of the Mesa County Clerk and Recorder, to wit:

Beginning at the Northwest corner of the E1/4NW1/4NE1/4 of said Section 12;

Thence South 315.0 feet;

Thence N 55°55' E, 205.3 feet;

Thence North 200.0 feet;

Thence Thence West 170.0 feet to the True Point of Beginning.

The above described parcel of land contains 7565 sq. ft., more or less, of which 5100 sq. ft., more or less, is right of way for the present F Road.

PE 231 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the E1/4NW1/4NE1/4 of said Section 12, lying adjacent to the South side of F Road, more particularly described as follows:

The South 5.5 feet of the North 50.0 of the above said tract of land, which abuts and lies adjacent to the South of the above described right of way description, owned by the undersigned as described in Book 1329, page 637, Parcel 2, and recorded in the above said office.

The above described Permanent Easement contains 935 sq. ft., more or less.

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