

QUIT CLAIM DEED

CWOA, Inc., a Colorado corporation, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto **The City of Grand Junction, a Colorado home rule municipality**, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantor in and to the following described real property in the County of Mesa, State Colorado, to wit:

That part of the SW¼ SW¼ NE¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian lying East of the County Road and South and West of the right-of-way of the Denver and Rio Grande Railroad, County of Mesa, State of Colorado

Tax Parcel Number: 2945-151-00-943 (formerly 2945-151-00-072)
Property Address: 720 West Grand Avenue, Grand Junction, Colorado 81505

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 10 day of March, 2005.

CWOA, Inc., a Colorado corporation

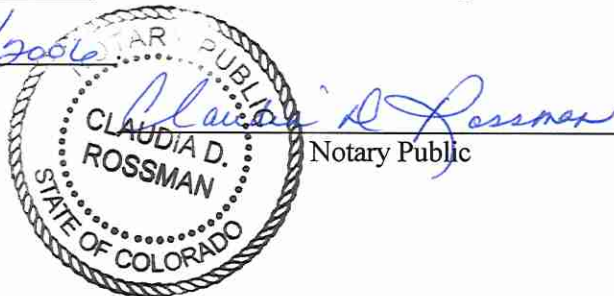
By [Signature]
Mark L. Gamble
Title: President

Acknowledgment for Corporation

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble, President of CWOA, Inc., a Colorado corporation.

My commission expires: 10/17/2006
Witness my hand and official seal.



WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Patty Valde
P.O. Box 480306
Denver, CO 80248-0306

Riverside Parkway Parcel C-6

WARRANTY BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS: That **CWOA, Inc, a Colorado corporation**, hereinafter "Seller", for and in consideration of the sum of ONE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED SEVENTY AND NO/100'S (\$114,770.00) lawful money of the United States of America, in hand paid by **The City of Grand Junction, a Colorado home rule municipality**, hereinafter "Purchaser", whether one or more, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and deliver unto Purchaser, the following described personal property now located at **720 West Grand Avenue in the City of Grand Junction, County of Mesa and State of Colorado**, to-wit:

One (1) double faced advertising sign together with all apparatus and devices appurtenant thereto, including but not limited to, foundations, anchors, bases, poles, panels and lighting fixtures

TO HAVE AND TO HOLD the same to the Purchaser, and its successors and assigns forever. And Seller covenants and agrees to and with the Purchaser, its successors and assigns, that Seller, is owner of the said property, goods and chattels and has good right and full authority to sell the same, and that Seller will warrant and defend the sale hereby made unto the Purchaser, its successors and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the Seller has hereunto set its hand and seal this 10 day of March, 2005.

CWOA, Inc., a Colorado corporation

By: [Signature]

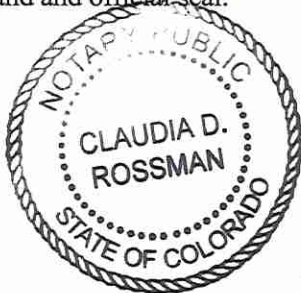
Title: President

Acknowledgment for Corporation

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of March 2005, by Mark L. Gamble, President of CWOA, Inc., a Colorado corporation.

My commission expires: 10/17/06
Witness my hand and official seal.



[Signature]
Notary Public

WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Patty Valdez
P.O. Box 480306
Denver, CO 80248-0306

Riverside Parkway Parcel C-6

*Grantee address:
250 N. 5th St.
Grand Jct, CO 81501*

2244831 BK 3960 PG 711-712
03/23/2005 12:06 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00

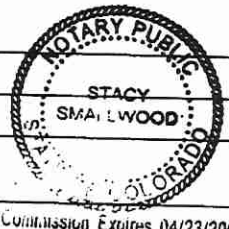
REQUEST FOR PARTIAL RELEASE OF DEED OF TRUST AND PARTIAL RELEASE

(WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO §38-39-102(3.5), C.R.S.)
MARCH 8, 2005
Date
Mark L. Gamble Enterprises Inc and
Original Grantor (Borrower)
LOGANJACY LLC, A Colorado Limited Liability Company
Alpine Bank
Original Beneficiary (Lender)
February 18, 2004
Date of Deed of Trust
March 1, 2004
Recording Date of Deed of Trust
Mesa County
County of Recording of
Book 3597 at Page 246 2179257
Recorded Deed of Trust
Reception No. and/or Film No. and/or Book/Page No.

TO THE PUBLIC TRUSTEE OF MESA County
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.

Alpine Bank
Current Owner and Holder of the Indebtedness Secured by Deed of Trust (Lender)
Aaron Miller, Vice President
Name and Title of Agent or Officer of Current Owner and Holder
225 W. 5th St. Rifle, CO 81651
Address of Current Owner and Holder



Signature

Signature
Commission Expires 04/23/2008

State of Colorado, County of Mesa

Witness my hand and official seal

The foregoing Request for Partial Release was acknowledged before me on 3-8-05 (date) by* Aaron Miller, Vice President.
4-23-06 Date Commission Expires

Notary Public
[Signature]

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 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 Exhibits

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 _____ (date) by _____ as the Public Trustee of _____ County, Colorado.
Mission Expires _____
As Per C.R.S. 38-35-106(3). The signature of the Public Trustee or Deputy Public Trustee does not require a notary on this document.

[Signature]
Public Trustee
By [Signature]
Deputy Public Trustee
Witness my hand and official seal
Notary Public



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 Note and Deed of Trust Returned to:
Received by _____



Riverside Parkway Parcel C-6

Exhibit "A"

That part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 1 South, Range 1 West of the Ute Meridian lying East of the County Road and South and West of the right-of-way of the Denver and Rio Grande Railroad, County of Mesa, State of Colorado

Known by Street and Number as: 720 W. Grand Avenue, Grand Junction, CO 81505

Known by Mesa County Tax Schedule Number: 2945-151-00-943 (formerly 2945-151-00-072)