

Deed of Trust Returned to:

WHEN RECORDED RETURN TO:

Prepared/Received by:

REQUEST FOR FULL ____ / PARTIAL ____ RELEASE OF DEED OF TRUST AND RELEASE BY OWNER OF INDEBTEDNESS WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1)(a) AND (3.5), COLORADO REVISED STATUTES

 _____ Date
 _____ Original Grantor (Borrower)

 _____ Date of Deed of Trust
 _____ Date of Recording and/or
 _____ Re-Recording of Deed of Trust
 _____ Recording Information

 _____ County Rept. No and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

TO THE PUBLIC TRUSTEE OF _____ COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release or in the event of a partial release, only that portion of the real property described as: **IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE**

Pursuant to § 38-39-102 (3.5), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the owner of the evidence of debt secured by the Deed of Trust described above, in lieu of the production or exhibition of the original evidence of debt with the Request for Release, certifies as follows:

1. The purpose of the Deed of Trust has been fully or 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), Colorado Revised Statutes, 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 Release.**
4. It is one of the entities described in § 38-39-102 (3.5)(b), Colorado Revised Statutes.

 Name and address of current owner and holder of the indebtedness secured by Deed of Trust (Lender)

 Name, Title and address of officer, agent or attorney of current owner and holder

 Signature

 Signature

 State of _____ County of _____
 The forgoing Request for Release was acknowledged before
 me on _____ (date) by*

 _____ Date Commission Expires
 *If applicable, insert title of officer and name of correct owner and holder

 Notary Public

 Witness my hand and official seal

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the 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 indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the current owner and holder of the 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 named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances thereto belonging.

 Public Trustee

 Deputy Public Trustee

(Public Trustee use only: use appropriate label

(PT seal)

(If applicable: Notary seal)

(If applicable, Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S)

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.