AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Vista Business Center; Request for Release of Deed

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Attached please find the Request for Release of Deed of Trust and the Release of Reclamation Agreement for Vista Business Center.

Fiscal Impact: 0

Submitted by: Office of the County Attorney **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns, we do have $144,530.51 on deposit. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 11/16/2016

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 11/17/16

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 11/17/2016 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 11/18/2016

( ) Consent Agenda (●) Regular Agenda ( ) Worksession Time Allotted: 5

Agenda Date: 11/22/2016

Revised April 2015

REQUEST FOR FULL RELEASE OF DEED OF TRUST
BY HOLDER OF THE EVIDENCE OF DEBT WITH PRODUCTION OF EVIDENCE OF DEBT WITH PRODUCTION OF EVIDENCE OF DEBT
PURSUANT TO §38-39-102(1)(a) AND (5)

Date:	November 22, 2016
Original Grantor:	Link, L.L.C., a Colorado limited liability company
Current Address of Original Grantor:	1641 County Road 771, Ohio City, CO 81237
Original Beneficiary:	Board of County Commissioners of the County of Gunnison, Colorado
Date of Deed of Trust:	April 26, 2016
Date of Recording of Deed of Trust:	May 3, 2016
Recording Information:	Gunnison County, CO, Reception No: 639201

TO THE PUBLIC TRUSTEE OF GUNNISON COUNTY:

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust and the purpose of the Deed of Trust have been fully satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO
200 E. Virginia
Gunnison, Colorado 81230

By: _____
Paula Swenson, Chairperson

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Request for Release was acknowledged before me on this ____ day of November, 2016 by Paula Swenson, Chairperson of the Board of County Commissioners of the County of Gunnison, Colorado, Original Beneficiary.

Witness my hand and seal.
My commission expires: _____.

_____
Notary Public

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor named above, Link, L.L.C., a Colorado limited liability company, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of Gunnison County, State of Colorado, to be held in trust to secure the payment of indebtedness referred to therein; and

WHEREAS, the indebtedness secured by the Deed of Trust and the purpose of the Deed of Trust have been fully satisfied according to the written request of the current holder of the evidence of debt;

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 of Gunnison County, State of Colorado, do hereby fully and absolutely release, cancel and forever discharge the above described Deed of Trust, together with all privileges and appurtenances thereto belonging.

PUBLIC TRUSTEE
OF GUNNISON COUNTY, COLORADO

_____ DATE: _____

RELEASE OF RECLAMATION AGREEMENT

WHEREAS, a Reclamation Agreement was entered into on February 2, 2016, among the Board of County Commissioners of the County of Gunnison, Colorado, W.K. Edwards and Link LLC, a Colorado limited liability company for reclamation improvements on the real property located in the NW1/4SW1/4 and the SW1/4NW1/4, Section 3, Township 49 North, Range 1 East, N.M.P.M., as identified on the plat titled "Plat of Vista Business Park Being Located in the NW1/4SW1/4 and the SW1/4NW1/4, Section 3, Township 49 North, Range 1 East, New Mexico Principal Meridian Gunnison County, Colorado", prepared by NCW & Associates, Inc., dated March 8, 2016 and recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado on April 22, 2016, bearing Reception No: 639021; and

WHEREAS, the Reclamation Agreement was recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado on February 2, 2016, bearing Reception No: 637805; and

WHEREAS, the conditions of the Reclamation Agreement have been met; and

WHEREAS, all funds that had been retained for security pursuant to the Reclamation Agreement have been fully released; and

NOW THEREFORE, the Board of County Commissioners of the County of Gunnison, Colorado shall and hereby does fully release the Reclamation Agreement recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado on February 2, 2016, bearing Reception No: 637805.

APPROVED this 22nd day of November, 2016.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Paula Swenson, Chairperson

ATTEST:

By: _____
Deputy County Clerk