

**REQUEST FOR PARTIAL RELEASE OF DEED OF TRUST AND PARTIAL RELEASE  
(WITHOUT PRODUCTION OF THE EVIDENCE OF DEBT PURSUANT TO §38-39-102(3), C.R.S.)**

	Original Grantor (Borrower)
	Original Beneficiary (Lender)
	Date of Deed of Trust
	Recording Date of Deed of Trust
	County of Recording
	Reception No./Film No./Book and Page Nos. of Deed of Trust

TO THE PUBLIC TRUSTEE OF \_\_\_\_\_ COUNTY (The county in which the subject property is located)

PLEASE EXECUTE THIS PARTIAL RELEASE OF THE ABOVE-REFERENCED DEED OF TRUST (“Deed of Trust”), as the indebtedness secured by the Deed of Trust has been partially paid and/or the purpose of the Deed of Trust has been partially satisfied. In support of this Request, the Undersigned submits the following Affidavit and Indemnity Agreement.

The Undersigned, upon oath, hereby affirms and agrees as follows:

1. That the Undersigned is an officer of \_\_\_\_\_ (“Company”) and is duly authorized to execute and deliver this Affidavit and Indemnity Agreement; and
2. That the Company is a title insurance company duly licensed and qualified in Colorado, pursuant to Article 11 of Title 10 of the Colorado Revised Statutes, and is not a title insurance agent; and
3. That the Company has caused the indebtedness secured by the Deed of Trust to be partially satisfied to the extent required by the holder of the indebtedness; and
4. That the Company hereby agrees to indemnify the Public Trustee pursuant to § 38-39-102 (3) (c) from and against any and all damages, costs and liabilities of every kind and nature, including attorneys’ fees, asserted or incurred as a result of issuing a partial release of the Deed of Trust at this time, without presentation of the original evidence of debt.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name and Title

State of Colorado, County of \_\_\_\_\_ County  
The foregoing Request for Partial Release, Affidavit and Indemnity Agreement was acknowledged before me on \_\_\_\_\_  
(date)  
by \_\_\_\_\_

\_\_\_\_\_ Date Commission Expires \_\_\_\_\_  
Notary Public

**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 above-referenced County, 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 partially paid and/or the purpose of the Deed of Trust has been partially satisfied as set forth in the foregoing written request.

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 above-referenced County, do hereby remise, release and quitclaim unto the present owner or owners of the real property hereinafter described, 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: \_\_\_\_\_ 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.

\_\_\_\_\_  
Public Trustee  
by \_\_\_\_\_  
Deputy Public Trustee

State of Colorado, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_  
(date) by \_\_\_\_\_  
as the \_\_\_\_\_ Public Trustee of \_\_\_\_\_ County,  
Colorado.

Witness My Hand and Seal  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_ Date Commission Expires \_\_\_\_\_

When recorded return to: