

**REQUEST FOR RELEASE OF DEED OF TRUST AND 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
 Reception No. _____ Film No. _____ Book and Page Nos. _____

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

PLEASE EXECUTE THIS RELEASE OF THE ABOVE-REFERENCED DEED OF TRUST ("Deed of Trust"), as 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 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 satisfied in full; 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 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 _____
 The foregoing Request for Release, Affidavit and Indemnity Agreement was acknowledged before me on _____ (date)
 by _____

_____ Date Commission Expires _____

 Notary Public

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 fully or partially paid and/or the purpose of the Deed of Trust has been fully 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 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 the real estate described therein, to have and to hold the same, with all the privileges and appurtenances thereunto belonging forever and further I do hereby fully and absolutely release, cancel and forever discharge said Deed of Trust.

 Public Trustee
 by _____

State of Colorado, County of _____ Deputy Public Trustee

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: