



For non-qualified holders, if the original promissory note has been lost, a **Lost Instrument Bond** must be finished to execute a Release of Deed

A **Lost Instrument Bond** C.R.S. 38-39-102(3) is a Corporate Surety Bond issued by a company authorized to issue such bonds in the State of Colorado. Please contact your insurance company or complete additional research for further assistance with this matter.

Failure to provide any of the following may result in rejection of the bond and request for release.

- The original bond should include:
 - The holder of the evidence of debt (lender) listed as principal
 - The public trustee of Garfield County is listed as obligee (the property must be in Garfield County)
 - The grantor (beneficiary) name that matches the original parties to the Deed of Trust
 - An effective date of the bond
 - A valid through or expiration date for that bond that is good for at least six (6) years from the effective date C.R.S. 38-39-102(3)(b)(I)
 - A value equal to 1.5 times the original principal amount of the evidence of debt stated in the Deed of Trust
 - The Recording Date and Reception Number from the Deed of Trust
 - Original signature of the principal
 - Original signature of the Attorney-in-Fact (for the Insurance Company)
 - Corporate Seal
- Additional Documents to be provided with the bond:
 - An original notarized Power of Attorney (POA) for the insurance company (signed by all appropriate parties)
 - All other documents as noted on the Release of Deed Documentation Checklist, including a completed Release of Deed of Trust Form Without Evidence of Debt (check box 'B')
<https://www.garfield-county.com/public-trustee/releases/>
- Check payable to **Garfield County Public Trustee**
 - Includes Release Fees and Recording Fees for the Release of Deed form, the Lost Instrument Bond, and the POA
 - ▶ Release fee: \$15
 - ▶ Recording fee (first page): \$13
 - ▶ Recording fee for additional pages: \$5 each