**A close up of a sign

Description automatically generatedLost Instrument Bond Checklist**

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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 bond should include:
  + The holder of the evidence of debt (lender) listed as principal
  + The public trustee of Larimer County is listed as obligee (the property must be in Larimer 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
  + 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
  + Signature of the Principal
  + Signature of the Attorney-in-Fact (for the Insurance Company)
  + Corporate Seal
* Additional Documents to be provided with the bond:
  + A 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 Production of Evidence (check box ‘B’) http://www.e-ccta.org/Public\_Trustee/Public\_Trustee\_forms\_page.htm
* Check payable to **Larimer County Public Trustee**
  + Includes Release Fees and Recording Fees for the Release of Deed form, the Lost Instrument Bond, and the POA
    - Release fee: $30
    - Recording fee (first page): $13
    - Recording fee for additional pages: $5 each