

Prepared By:

Name: _____

Address: _____

After Recording Return To:

Name: _____

Address: _____

Space above this line for recorder's use only

COLORADO GENERAL WARRANTY DEED

STATE OF COLORADO

_____ COUNTY

_____, whose street address is

for the consideration of _____ (\$ _____)

dollars, in hand paid, hereby sell(s) and convey(s) to _____,

whose street address is

the following real property in the County of _____ and State of Colorado, to wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

with all its appurtenances and warrant(s) the title to the same, subject to:

And said Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), and with their heirs and assigns, that Grantor(s) are lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all Liens and Encumbrances, except as herein set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said County; and that Grantor(s) will, and their heirs, executors, and administrators shall warrant and defend the same to said Grantee(s), and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Signed this _____ day of _____, 20_____.

Grantor's Signature

Grantor's Signature

Grantor's Name

Grantor's Name

Street Address

Street Address

City, State & ZIP

City, State & ZIP

STATE OF _____
COUNTY OF _____

I, the undersigned, a _____ in and for said County, in said State, hereby certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this _____ (mm/dd/yyyy)

Officer

My Commission Expires: _____