
THE SPACE ABOVE IS RESERVED FOR THE COUNTY RECORDER'S OFFICE

PREPARED BY

Name _____

Address _____

County _____ State _____ Zip _____

SEND TAX NOTICE TO

Name _____

Address _____

County _____ State _____ Zip _____

AFTER RECORDING RETURN TO

Name _____

Address _____

County _____ State _____ Zip _____

STATE OF COLORADO

COUNTY

DATE PREPARED

COLORADO GENERAL WARRANTY DEED

This general warranty deed, which is entered into and made effective on this __ day of _____ 20__
(effective date) between _____ (name of grantor) a _____ (marital
status or type of organization), residing or situated at _____ (full address)

known hereinafter as the "Grantor" and _____ (name of grantee) a
_____ (marital status or type of organization) residing or situated at
_____ (full address) known hereinafter as the "Grantee."

WITNESSETH that for and in consideration of the sum of _____ (\$_____), and or other
good and valuable consideration, paid in hand by the Grantee to the Grantor, the receipt whereof is
hereby acknowledged, the Grantor does hereby grants, bargain, sell, alien, remise, release, convey and
confirm unto the Grantee the rights, title, interest, or claim, if any, in or to the following real property
located at _____ county, in the state of Colorado with a full description as
_____ (Legal
description of property).

The property will be held in ownership as _____ (type of ownership such as Sole ownership, Joint
tenancy, Tenancy in common, Tenancy by the entirety).

EXCEPTIONS

TO HAVE AND TO HOLD unto Grantee, it's agents, successors, and assigns forever.

The Grantor warrants that the aforementioned property is lawfully seized in fee simple. Grantor has the
legal right to convey the property and that the property is free from encumbrances except what has be
set forth herein and except for taxes for this year and subsequent years. The heirs and executors of the
grantor hereby warrant and bind themselves to defend property unto grantee and its heirs, successors,
and assigns against all claims against title to the property or any part thereof.

The Undersigned Grantor(s) declares that documentary transfer tax is _____ (\$_____)

- ☐ Computed on full value of property conveyed
- ☐ Computed on full value of items or encumbrances remaining at the time of sale
- ☐ Unicorporated area city of _____

SIGNATURE AND ACKNOWLEDGEMENT

_____ Signature of Grantor	_____ Date	_____ Name of Grantor
_____ Signature of Grantor (indicate if spouse)	_____ Date	_____ Name of Grantor

_____	_____	_____
Signature of Grantee	Date	Name of Grantee
_____	_____	_____
Signature of Grantee (indicate if spouse)	Date	Name of Grantee

We, serving as witnesses, each declare that the Grantor(s) and Grantee(s) signed and executed this instrument in our presence. The Grantee(s) and Grantor(s) signed it in their right state of mind, to our knowledge is eighteen years of age or older, and willingly signed without undue pressure, influence, or duress. We each sign this quitclaim deed as witnesses at the request of the Grantor(s) while the Grantor(s) is present.

_____	_____
Witness's Signature	Witness's Name

Address

_____	_____
Witness's Signature	Witness's Name

Address

RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, _____, of _____, _____, _____, spouse of _____, do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Spouse's signature

Notary Acknowledgement

State of _____

County of _____

On _____, 20____ before me, _____ (name and title of officer), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed within the instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Print Name _____