

This instrument was prepared by:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Once recorded, return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Space for Recorder's Use Only.

## Colorado General Warranty Deed

State of Colorado

County of \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

\_\_\_\_\_ US Dollars (\$ \_\_\_\_\_ ) in hand, paid to

\_\_\_\_\_ , \_\_\_\_\_

with an address of \_\_\_\_\_

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

\_\_\_\_\_ , \_\_\_\_\_

with an address of \_\_\_\_\_

(the "Grantee" or Grantees"), its successors and assigns the following-described real property

lying, being and situate in \_\_\_\_\_ County, Colorado, to wit:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number \_\_\_\_\_

The property identified herein  is **-OR-**  is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_



**SUBJECT TO:** easements, restrictions, reservations, and other agreements and matters of record, if any.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year \_\_\_\_\_ and thereafter.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this instrument as of the date hereinunder.

Grantor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Grantor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Colorado )

County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_ ,  
personally appeared \_\_\_\_\_ ,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/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 Colorado that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

(Seal)

## **EXHIBIT A**

Legal description of the real property being conveyed by this instrument.