
space above this line for Recorder's use

Recording requested by

After recording mail statements to

Colorado Beneficiary Deed

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE
DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

_____ (as Grantor), designates
_____ (as Grantee-Beneficiary), whose address is

(note to Assessor and Treasurer: this address is for identification purposes only, all notices and tax statements should be sent to Grantor)

Grantor transfer, sells, and conveys on Grantor's death to the Grantee-Beneficiary, the following real property located in the County of _____, State of Colorado:

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

Known and numbered as: _____

Optional: If Grantee-Beneficiary fails to survive Grantor, Grantor designates:

_____ with the address

as successor Grantee-Beneficiary.



CONVENIENCE DEED — NO DOCUMENTARY FEE REQUIRED

This Beneficiary Deed is revocable. It does not transfer any ownership until the Grantor's death. It revokes all prior Beneficiary Deeds by this Grantor for this real property even if this Beneficiary Deed fails to convey all of the Grantor's interest in this real property.

WARNING: EXECUTION OF THIS BENEFICIARY DEED MAY DISQUALIFY THE GRANTOR FROM BEING DETERMINED ELIGIBLE FOR, OR FROM RECEIVING MEDICAID UNDER TITLE 25.5, COLORADO REVISED STATUTES.

WARNING: EXECUTION OF THIS BENEFICIARY DEED MAY NOT AVOID PROBATE.

Signature _____

Date _____

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 _____, 20____, before me, _____ (insert name and title of the officer), personally appeared _____ (seller's name) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within the Transfer on Death Deed and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public: _____
Print Name: _____
My Commission Expires: _____, 20____

(seal)

EXHIBIT A
Legal Description