

**QUITCLAIM DEED**

**THIS DEED** is dated \_\_\_\_\_, 20\_\_\_\_, and is made between \_\_\_\_\_,

(whether one, or more than one), the "Grantor," of the \* County of \_\_\_\_\_ and State of \_\_\_\_\_ and \_\_\_\_\_

the "Grantees," whose legal address is \_\_\_\_\_

of the \_\_\_\_\_ \* County of \_\_\_\_\_ and State of \_\_\_\_\_

**WITNESS**, that the Grantor, for and in consideration of the sum of \_\_\_\_\_ DOLLARS, (\$ \_\_\_\_\_), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantees and the Grantees' heirs and assigns, forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the \_\_\_\_\_ County of \_\_\_\_\_ and State of Colorado, described as follows:

also known by street address as: \_\_\_\_\_ and assessor's schedule or parcel number: \_\_\_\_\_

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantees' heirs and assigns, forever.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

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

\*Insert "City and" where applicable.

STATE OF COLORADO

County of

} ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)