

<b>Prepared By and After Recording Return to:</b>	-----Above This Line Reserved For Official Use Only-----
<b>Send Tax Statements to Grantee (Name and Address):</b>	

**WARRANTY DEED**

[Husband and Wife to Trust]

THIS DEED Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, of the said County of \_\_\_\_\_ and State of \_\_\_\_\_, grantor, and \_\_\_\_\_ whose legal address is \_\_\_\_\_ of the said County of \_\_\_\_\_ and State of \_\_\_\_\_, \_\_\_\_\_, as Trustee under the provisions of a Trust Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and known as Trust Number \_\_\_\_\_ and establishing the Trust known as the \_\_\_\_\_ Trust, grantee:

**WITNESS**, that the grantor, for and in consideration of the sum of \_\_\_\_\_ DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, grantee's successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of \_\_\_\_\_ and State of Colorado described as follows:

\_\_\_\_\_ also known by street and number as: \_\_\_\_\_

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee, his/her successors and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, grantee's successors and assigns, that at the time of ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

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

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

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

Witness my hand and official seal.

\_\_\_\_\_  
Signature/Title of Officer

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

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

Witness my hand and official seal.

\_\_\_\_\_  
Signature/Title of Officer

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name