

COLORADO

GRANT DEED

[TRUSTED TRUST]

SAMPLE

Control Number: CO-8-18



I. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain "form fields" created using Microsoft Word or Adobe Acrobat (.pdf format). "Form fields" facilitate completion of the forms using your computer. They do not limit your ability to print the form "in blank" and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for a button on the Forms toolbar that resembles a shaded letter "a". Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the link to display the information entered. In other cases, it will not. The form was created to be completed in a certain manner.

II. REAL PROPERTY TRANSFER TAX ASSISTANCE

The attached Real Property Transfer Tax Declaration may be completed and submitted at the time the deed is filed for recording.

III. DISCLAIMER

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GRANT DEED

[Trust to Trust]

THIS DEED made this _____ day of _____, 20____, between _____, as Trustee under the provisions of a Trust Agreement dated the _____ day of _____, 20____, known as the _____ Trust, Trust No. _____, whose legal address is _____ of the County of _____ and State of _____, Grantor, and _____, as Trustee under the provisions of a Trust Agreement dated the _____ day of _____, 20____, known as the _____ Trust, Trust No. _____, whose legal address is _____ of the County of _____ and State of _____, 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 hereby grant, sell and convey unto the Grantee, all the real property, together with improvements, if any, situate, lying and being in the said County of _____ and State of Colorado and as follows:

Legal Description:

with all _____ and _____ of the trust to said _____, subject to limitations and encumbrances of record and to the following:

list any exceptions:

Also known by street address number as: _____

IN WITNESS WHEREOF, the grantor, acting in his capacity as Trustee of the _____ Trust, has executed this deed on the date set forth above.

Prepared by and, after recording, return to:

Name of Trust
By: _____
Signature of Trustee

Print or Type Name

State of _____, County of _____

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

SAMPLE

REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration if the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available to the buyer. However, it is only available to the seller if the seller has provided the separate information derived from the Real Property Transfer Declaration is available to the assessor. Payment of any amount of such fee is subject to confidentiality requirements as provided by law. Refer to 39-5-102 and 39-14-102, C.R.S.

1. Address and/or legal description of the property. Please do not use P.O. box numbers.

2. Type of property purchased: Single Family Residential Townhome Condominium
 Multi-Family Commercial Industrial Agricultural Mixed Use Vacant Land
 Other _____

3. Date of closing
Month _____ Day _____ Year _____

Date of contract _____ than date of closing:
Month _____ Day _____ Year _____

4. Total sale price: Including all real and personal property.
\$ _____

5. Was any personal property included in the transaction? Personal property would include, but is not limited to, carpeting, draperies, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
 Yes No If yes, approximate value \$ _____ Describe _____

6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
 Yes No If yes, value \$ _____

If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
 Yes No If no, interest purchased _____ %

8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.

Yes No

9. Check any of the following that apply to the condition of the improvements at the time of purchase.

New Excellent Good Average Fair Poor Salvage.

If the property is financed, please complete the following.

10. Total amount financed. \$ _____

11. Type of financing: (Check all that apply)

- New
- Assumed
- Seller
- Third Party
- Combination; Explain: _____

12. Terms:

- Variable; Starting interest rate % _____
- Fixed; Interest rate % _____
- Length of time years _____
- Balloon payment Yes No. If yes, amount _____ date _____

13. Please explain any special terms, seller concessions, financing, or any other information that would help the assessor understand the terms of sale.

For properties other than residential single-family detached: split family detached, townhomes, apartments and condominiums, please complete questions 14-16. Otherwise, skip to #17 to complete.

14. Did the purchase price include a title or license fee? Yes No

If yes, amount _____

15. Did the purchase price include an installment land contract? Yes No

If yes, date of contract _____

16. If this was a voluntary sale, was an on-site inspection of the property conducted by the buyer prior to the closing?

Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed this _____ day of _____, 20_____.

Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number. Please designate buyer or seller.

Signature of Grantee (Buyer) or Grantor (Seller)

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

_____ (_____) _____

Address (mailing) Daytime Phone _____

City, State and Zip Code _____