Prepared By and After Recording Return to:	
	-
Send Tax Statements to Grantee (Name and Address):	
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WARRANTY DEED

[Individual to Husband and Wife]

THIS DEED Made this	_ day of,, between	
	_ of the County of and State of	
, grantor, and	and	
	, Husband and Wife, whose legal address is	
	of the said County of	and State
of, grantees:		

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 grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy with the right of survivorship, 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:

100	known	by street and number as:	
1150	KHOWH	by sheet 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 grantees, their heirs and assigns forever. And the grantor, for grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of ensealing and delivery of these presents,

grantor 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, his heirs 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
State of) SS. County of)	
The foregoing instrument was acknowledged b	before me this day of
Witness my hand and official seal.	
	Signature/Title of Officer
My commission expires:	Type or Print Name