

<b>Prepared By and After Recording Return to:</b>
<b>Send Tax Statements to Grantee (Name and Address):</b>

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**QUITCLAIM DEED**

[Individual to Two Individuals as Joint Tenants]

THIS DEED Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between \_\_\_\_\_, whose legal address is \_\_\_\_\_ of the said County of \_\_\_\_\_ and State of \_\_\_\_\_, grantor, and \_\_\_\_\_, whose legal address is \_\_\_\_\_ of the said County of \_\_\_\_\_ and State of \_\_\_\_\_, and \_\_\_\_\_, 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 hereby remise, release and quitclaim, unto the grantee, as joint tenants and not as tenants in common, grantee's heirs 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: \_\_\_\_\_

**TO HAVE AND TO HOLD** to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other,

the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

**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.

**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 before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

Witness my hand and official seal.

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

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

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

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
_____	_____
_____	_____
_____	_____
_____	_____