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

WARRANTY DEED

(Individual to Individuals as Joint Tenants)

THIS DEED, made this _____ day of _____, 20____ between
_____, whose address is _____, Grantor,
and _____, whose address is _____ and
_____, whose address is _____, the
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, 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:

[Insert Legal Description or attach as an exhibit]

Also known as street and number _____

TOGETHER with all and singular hereditaments and appurtenances thereunto 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 said 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 said Grantees, Grantee's heirs and assigns forever. And the said Grantor, for Grantor, Grantor's heirs, and personal representatives, does covenant, grant bargain

and agree to and with the Grantees, Grantee's heirs and assigns, that at the time of the ensealing and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute indefeasible estate if 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 aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and rights-of-way of record and property taxes accruing subsequent to , a lien not yet due and payable.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, Grantee's heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include 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

Print or Type Name

State of Colorado
County of _____

The foregoing instrument was acknowledged before me this _____ (date) by
_____ (name of person acknowledged).

Notary Public

Type or Print Name

My commission expires: _____