

State of Colorado

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

After recording, mail document  
and tax statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

## QUITCLAIM DEED

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This Quitclaim Deed (the "Deed") is made effective this \_\_\_\_\_ (the "Effective Date") between the following Grantor(s) (the "Grantor"): \_\_\_\_\_

(Check one)  an individual  a married individual  a married couple  a corporation  a limited liability company  a partnership  a trust  individuals whose mailing address(es) is/are \_\_\_\_\_

And the following Grantee(s) (the "Grantee"): \_\_\_\_\_

(Check one)  an individual  a married individual  a married couple  a corporation  a limited liability company  a partnership  a trust  individuals whose mailing address(es) is/are \_\_\_\_\_

WITNESSETH, that the Grantor, for and in consideration of the sum of \$\_\_\_\_\_ (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is

hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in ( an unincorporated area in) \_\_\_\_\_ County, \_\_\_\_\_ [State], and more particularly described as follows: \_\_\_\_\_  
\_\_\_\_\_. [Legal description of Property]

The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

SUBJECT to the following: \_\_\_\_\_ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ \_\_\_\_\_, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
**Grantor Signature**

\_\_\_\_\_  
**Grantor Name**

\_\_\_\_\_  
**Grantor Signature**  Check here if spouse

\_\_\_\_\_  
**Grantor Name**  Check here if spouse

\_\_\_\_\_  
**Grantee Signature**

\_\_\_\_\_  
**Grantee Name**

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**Grantee** Signature  Check here if spouse

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**Grantee** Name  Check here if spouse

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**Witness 1** Signature

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**Witness 1** Name (Print)

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**Witness 2** Signature

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**Witness 2** Name (Print)

## RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, \_\_\_\_\_, of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, spouse of \_\_\_\_\_, do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

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**Spouse's** Signature

**ACKNOWLEDGEMENT OF NOTARY PUBLIC**

STATE OF \_\_\_\_\_.

COUNTY OF \_\_\_\_\_.

On this day, personally appeared before me, \_\_\_\_\_, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**Notary's Public** Signature

**(Date)**

\_\_\_\_\_  
My Commission Expires