

This instrument was prepared by:

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

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

Mail Tax Statements to:

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

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

Map and Parcel No.: \_\_\_\_\_

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## COLORADO 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"):

\_\_\_\_\_ [Grantor name(s)]

(Check one)  an individual  a married individual, as his/her sole and separate property  a married couple  a corporation  a limited liability company  a partnership  a trust  individuals, whose street address

is \_\_\_\_\_

And Grantee(s) (the "Grantee"):

\_\_\_\_\_ [Grantee name(s)]

(Check one)  an individual  a married individual, as his/her sole and separate property  a married couple  a corporation  a limited liability company  a partnership  a trust  individuals, whose street address

is \_\_\_\_\_.

(Check one)

For the consideration of \$\_\_\_\_\_, in hand paid,

For no monetary consideration,



the Grantor hereby quitclaims to the Grantee, all his/her/their/its interest in the below described real property in the City of \_\_\_\_\_, the County of \_\_\_\_\_, State of Colorado, to wit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ [Legal description of the property]

Subject to any Exceptions, Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, including:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This property is more commonly known as: \_\_\_\_\_ [property address]

Grantee will hold this property as: (Check one)

- A sole owner
- Joint tenants
- Tenants-in-common
- Tenants-by-the-entirety

TO HAVE AND TO HOLD unto Grantee, his/her/their/its successors and assigns, forever.

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

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

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

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



## ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, \_\_\_\_\_, a Notary Public in and for the above said County and State, personally appeared, \_\_\_\_\_, to me known to be the person(s) described in and who executed the foregoing quitclaim deed, and acknowledged that he/she/they signed the same as his/her/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\_\_\_\_\_.

(Seal)

Signature: \_\_\_\_\_

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



**SPOUSAL RELEASE**

I, \_\_\_\_\_ [Name], spouse of \_\_\_\_\_ [Grantor name], release all my rights to the property described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ [Legal description of the property]

Commonly known as:

\_\_\_\_\_ [Property address]

\_\_\_\_\_  
**Spouse Signature**

\_\_\_\_\_ [Spouse name]

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ [Spouse address]

**ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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

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



Before me, \_\_\_\_\_, a Notary Public in and for the above said County and State, personally appeared, \_\_\_\_\_, to me known to be the person(s) described in and who executed the foregoing quitclaim deed, and acknowledged that he/she/they signed the same as his/her/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\_\_\_\_\_.

(Seal)

Signature: \_\_\_\_\_

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

