

COLORADO SPECIAL WARRANTY DEED

This Deed, made the _____ day of _____, 20____ between _____ (Grantor), with address at _____, party of the first part, and _____ (Grantee), with address at _____, party of the second part:

The Grantor, for in consideration of _____\$ in hand paid, hereby sells and to the Grantee the following real property located in the County of _____, State of Colorado, to wit:

(Description of Property and Recital of Title)

with all its appurtenances.

The Grantor hereby warrants to the Grantee the following:

1. The Grantor lawfully owns fee simple title to the premises;
2. The Grantor has the right to immediate possession of the premises;
3. The Grantor has good right to convey the premises to the Grantee; and
4. The premises is free from all encumbrances made by the Grantor.

The Grantor warrants and will defend the title to the premises unto the Grantee against all persons who may lawfully claim the same by, through, or under the Grantor, but no further or otherwise.

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.



Grantor's Signature

Grantee's Signature

Grantor's Name

Grantee's Name

In the presence of:

Witness's Signature

Witness's Signature

Witness's Name

Witness's Name

Witness's Address

Witness's Address

Acknowledgement Of Notary Public

State of Colorado}

} ss

City / County of _____}

On this day personally appeared before me _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the _____th day of _____, 20____.

NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Colorado

My commission expires _____

