

WARRANTY DEED

THIS DEED is dated _____, 20_____, and is made between _____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, the "Grantor," and _____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, the "Grantee," whose legal address is _____.

WITNESS, that the Grantor, for and in consideration of the sum of _____ DOLLARS, (\$_____), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements thereon, located in the * _____ County of _____ and State of Colorado, described as follows:

also known by street address as:
and assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and its successors and assigns forever.

The Grantor, for itself and its successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee and its successors and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: none; or the following matters:

* Insert "City and" where applicable.



And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and its successors and assigns, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.

ATTEST:

GRANTOR:

Its: _____

By: _____

Name: _____

Its: _____

STATE OF COLORADO

_____ County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ as the _____, and by _____ as the _____ of the Grantor, on behalf of the corporation.

Witness my hand and official seal.

Notary Public

My commission expires: _____

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)