

WARRANTY DEED

THIS DEED is dated _____, 20_____, and is made between _____
(whether one, or more than one), the "Grantor," of the * _____ County of _____
and State of _____, and _____,
the "Grantees," whose legal address is _____
of the * _____ County of _____ and State of _____.

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 Grantees and the Grantees' heirs and assigns forever, not in tenancy in common
but in joint tenancy, 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 Grantees and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and
agree to and with the Grantees, and the Grantees' heirs 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 Grantees and the heirs and assigns of the Grantees, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

STATE OF COLORADO

_____ County of _____

The foregoing instrument was acknowledged before me this _____ day of _____,
20_____, by _____.

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.)