

Quit Claim Deed

(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on _____ by _____ Grantor(s), of the County of _____ and State of _____ for the consideration of ***** INSERT CONSIDERATION HERE ***** dollars in hand paid, hereby sells and quitclaims to _____ Grantee(s), **INSERT TENANCY HERE** whose street address is _____ County of _____, State of _____, the following real property in the _____ County of _____, and State of **Colorado**, to wit:

also known by street and number as

with all its appurtenances.

State of _____)
County of _____)ss
_____)

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

Notary Public
My commission expires _____

When recorded return to: _____

Affidavit of Instruction for Preparation of a Quitclaim Deed

Each undersigned party hereby requests that LAND TITLE GUARANTEE COMPANY ("LTGC") act as scrivener for each undersigned party in preparing the Quitclaim Deed. Each undersigned party agrees to hold LTGC harmless from any liability, damages or expenses arising out of the preparation of the Quitclaim Deed. Each undersigned party hereby represents and acknowledges that a.) LTGC has recommended that the undersigned parties consult with legal counsel regarding the subject conveyance; b.) LTGC has not advised or instructed the undersigned parties regarding the creation, effect or adequacy of the Quitclaim Deed; c.) The Quitclaim Deed shall be prepared on a form that is approved by the undersigned parties; d.) The undersigned parties shall review the completed Quitclaim Deed and make all necessary modifications; and e.) LTGC has recommended that the undersigned parties review their existing title policies and consult with their title insurer, or legal counsel, regarding the effect, if any, of the subject conveyance on existing coverage. The undersigned Grantor(s) state that it is their intent to convey the property located at _____ to the following Grantee(s).

Legal Address of Property:

The Undersigned Grantee(s) direct LTGC to vest title under Quitclaim Deed as (CHECK ONE OF THE FOLLOWING), and to record the Quitclaim Deed with the Clerk and Recorder of the County in which the subject property is located.

Joint Tenants

Tenants in Common

Executed this day of _____

Grantor(s):

Grantees(s):

Print Name

Print Name

Signature

Signature

Print Name

Print Name

Signature

Signature

Print Name

Print Name

Signature

Signature

Print Name

Print Name

Signature

Signature