

Quitclaim Deed — State of Colorado

State of Colorado

Grantor: _____

Grantee: _____

County: _____

APN / Parcel ID: _____

PARTIES & CONVEYANCE

This Quitclaim Deed is made this ____ day of _____, 20__, by and between _____ ("Grantor"), residing at _____, and _____ ("Grantee"), residing at _____.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby release, remise, and forever quitclaim unto the Grantee, all right, title, interest, and claim which the Grantor has in and to the following described real property, situated in the County of _____, State of Colorado:

PROPERTY DESCRIPTION

Street Address: _____

Assessor's Parcel Number (APN) / Parcel ID: _____

Legal Description: _____

HABENDUM

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. Neither the Grantor nor the Grantor's heirs, executors, or administrators shall have, claim, or demand any right or title to the premises or any part thereof.

HOMESTEAD DISCLOSURE

HOMESTEAD DECLARATION: Grantor covenants and declares that the above-described real property does NOT constitute the primary homestead of the Grantor.

STATE-REQUIRED PROVISIONS

COLORADO QUITCLAIM CONVEYANCE: GRANTOR DOES HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM UNTO GRANTEE ALL RIGHT, TITLE, AND INTEREST OF GRANTOR IN AND TO THE DESCRIBED REAL PROPERTY, WITHOUT WARRANTY OF TITLE. MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.

SIGNATURES

Signature

Grantor: _____

Date: _____

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO

COUNTY OF _____

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared the Principal/Testator, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Notary Public Signature

My Commission Expires: _____

[Place Seal Here]