

WHEN RECORDED RETURN TO:

**QUIT CLAIM DEED**

**THIS DEED** , Made this \_\_\_\_ day of \_\_\_\_\_, 2017, between \_\_\_\_\_ of the County of \_\_\_\_\_ and State of \_\_\_\_\_, grantor and \_\_\_\_\_ whose legal address is \_\_\_\_\_ of the County of \_\_\_\_\_ and State of \_\_\_\_\_, grantee:

**WITNESSETH**, that the grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00 )**, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs, successors and assigns, forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of \_\_\_\_\_ and State of \_\_\_\_\_, described as follows:

also known by street and number as: \_\_\_\_\_,

**TO HAVE AND TO HOLD** the same, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise thereunto appertaining and the reversions, remainder and 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, to the only proper use, benefit and behalf of the Grantee, his heirs and assigns forever except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**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 to before me this \_\_\_\_ day of \_\_\_\_\_,  
2017 by \_\_\_\_\_.

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_  
Notary Public