

COLORADO QUIT CLAIM DEED

The Colorado Quit Claim Deed transfers your interest in a property to a buyer. This type of deed offers no protections to the buyer.

The quit claim deed **MUST BE NOTARIZED**. Both you and the buyer will be required to show a valid form of identification to the notary. Most deed disputes involve a quit claim deed. Unless you're willing to spend hours in a courtroom, do not execute this type of deed unless you're absolutely positive you have all legal rights to sell the property and that there are no issues with ownership or property boundaries and that there are no liens on the property.

WHEN RECORDED RETURN TO:

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, _____ between _____

_____ (“Grantor”), of the County of _____ and State of _____
_____ and _____ (“Grantee”)
whose legal address is _____;

WITNESS, that the Grantor, for and in consideration of _____ Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee’s heirs and assigns forever, as ** _____, all of the right, title interest, claim and demand that the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of _____ and _____ State of Colorado, described as follows:

Also Known As: _____

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee’s heirs and assigns forever.

EXECUTED AND DELIVERED on the date set forth above.

STATE OF: _____ }
} ss.
COUNTY OF: _____ }

The foregoing instrument was acknowledged before me on _____ by _____.

Witness my hand and official seal.
My commission expires:

Notary Public

** If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101).