

JOB AID 13: ELEMENTS OF A DEED

DOCUMENT RECORDING	Recorded at _____ o'clock ____ M., _____ Reception No. _____ Recorder _____
	WARRANTY DEED
DATE	THIS DEED , Made this ____ day of _____, 20 ____.
GRANTOR	between
GRANTEE	of the County of _____, in the State of COLORADO, grantor(s), and whose legal address is _____ of the County of _____ in the State of COLORADO, grantee(s):
CONSIDERATION	WITNESSETH, that the grantor, for and in consideration of the sum of _____ DOLLARS. The receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any situate, lying and being in the County of _____ and State of COLORADO, described as follows:
WORDS OF CONVEYANCE	
GRANTING CLAUSE	
DESCRIPTION OF PROPERTY AND RESERVATIONS	Also known by street and number as: TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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, of, in and to the above bargained premises, with the hereditaments and appurtenances.
WRITTEN INSTRUMENT	
HABENDUM CLAUSE: EXCEPTIONS AND RESTRICTIONS	TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance in law, 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, incumbrances and restrictions of whatever kind or nature soever, except
WARRANTIES COVENANTS	and the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the grantor shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
GRANTOR'S SIGNATURE	IN WITNESS WHEREOF, the grantor has signed and delivered this ____ day of _____, 20 ____. _____ _____
ACKNOWLEDGEMENT OF GRANTOR'S SIGNATURE	STATE OF COLORADO) ss. County of _____) The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____. Witness my hand and official seal. My commission expires: _____ _____ Notary Public