

DEED PREPARATION AFFIDAVIT

File No.: _____

Property Address: _____

The undersigned hereby consent and instruct **Equity Title** to prepare a Quit Claim Deed as follows:

From: _____

To: _____

Title is to be vested in the parties as:

- Individual
- Tenancy in Common:
The relationship in which each tenant has an undivided interest, presumed to be equal unless otherwise stated. If one tenant dies, his/her share passes to his/her heirs held by his/her estate and not to the surviving tenant.
- Joint Tenancy:
The relationship in which, upon death of one tenant, his/her interest passes automatically to the surviving tenant or tenants.
- Name in a partnership or corporation

This Quit Claim Deed is being prepared per instructions from: _____

The undersigned further instruct(s) **Equity Title** to collect and pay the sum of \$_____ to: _____ as consideration for equity in the referenced property. The undersigned truly waives and releases any further claim against the property in consideration of receipt of the above referenced amount. **Equity Title** shall be held harmless should the parties have agreements outside of the closing that are not fulfilled.

The undersigned acknowledge(s) that **Equity Title** suggests that the party or parties involved consult and attorney as to the advisability of this transfer and that Equity Title is preparing this deed as a scrivener service only.

Date: _____

Signature

Signature

Signature

Signatuer

QUIT CLAIM DEED

THIS DEED, Made this _____ day of _____, _____

between _____

of the County of _____ and State of **COLORADO**, Grantor(s)

and _____

whose legal address is _____

of the County of _____ and State of **COLORADO**, Grantee(s)

WITNESSETH, That the grantor(s), 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, and **QUIT CLAIMED**, and by these presents does remise, release, sell and **QUIT CLAIM** unto the grantee(s), his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of _____ and State of **COLORADO**, described as follows:

also known by street and number 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(s), either in law or equity, to the only proper use, benefit and behalf of the grantee(s), his heirs and assigns forever.

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(s) has executed this deed on the date set forth above.

Signature

Signature

STATE OF **COLORADO** }SS:
COUNTY OF _____

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

Notary Public

Witness my hand and official seal.
My Commission expires: _____