WARRANTY DEED

(For Gilpin County, Colorado)

This Warranty Deed, made this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_, by and between:

Grantor(s):

Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

and

Grantee(s):

Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WITNESSETH:

That the Grantor, for and in consideration of the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dollars ($\_\_\_\_\_\_\_\_\_\_), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and warrant unto the Grantee, all that certain real property situated in the \*\*County of Gilpin\*\*, State of Colorado, described as follows:

Legal Description of Property:

[Insert legal description, including lot/block number, subdivision, and assessor parcel number (APN).]

Together with all appurtenances, rights, and privileges thereto belonging or appertaining.

The Grantor covenants that they are lawfully seized in fee simple of the above-described premises, have good right to convey the same, and warrant the title to the Grantee against all lawful claims, subject to:

1. Taxes for the current year;

2. Easements, encumbrances, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_.

SIGNATURES:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Grantor(s)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name of Grantor(s)

NOTARY ACKNOWLEDGMENT:

State of Colorado

County of Gilpin

On this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_, before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a Notary Public in and for said State, personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument, the person(s) executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_