Recorded at Request of

estate lawyers, pllc

18700 North Hayden Road, Suite 470

Scottsdale, Arizona 85255

When recorded mail tax notice to:

{{ client.name }} and {{ spouse.name }}

{{ address.address }}

{{ address.city }}, {{ address.state }} {{ address.zip }}

**SPECIAL WARRANTY DEED**

{{ client.name }}, whose street address is {{ address.address }}, City or Town of {{ address.city }}, County of {{ county }}, and State of Colorado, for the consideration of ten dollars, in hand paid, and other good and valuable consideration, hereby sell and convey to {{ client.name }} and {{ spouse.name }}, as joint tenants with right of survivorship, whose street address is {{ address.address }}, City or Town of {{ address.city }}, County of {{ county }}, and State of Colorado, the following described tract of land in {{ address.county }}, State of Colorado:

Parcel ID Number:

TOGETHER WITH all improvements and appurtenances thereunto belonging and warrant(s) the title to the same against all persons claiming under us.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

***\*\*DEED PREPARED AT CLIENT’S DIRECTION WITHOUT EXAMINATION OF TITLE\*\****

(SIGNATURE PAGE FOLLOWS)

Dated this \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_.

{{ client.name }}, Grantor

STATE OF {{ state\_name(address.state) }} )

) ss.

COUNTY OF {{ county }} )

Subscribed, sworn to and acknowledged before me by {{ client.name }}, as Grantor, this \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_.

Notary Public

My commission expires: \_\_\_/\_\_\_/20\_\_\_