

NOTICE AND VESTING INSTRUCTIONS TO ESCROW AGENT

Date: January 01, 2022
Seller: TEST TEST
Buyer: TEST TEST
Address: 123 TEST St, Aurora, CO 80014
Legal Description: PLEASE DO NOT RECORD THIS FAKE LEGAL DESCRIPTION

File No.: 3117221-08891

Guardian Title Agency, LLC, the "Escrow Agent" is hereby instructed to vest title in the Real Property being purchased and conveyed to us pursuant to the Purchase Agreement between Buyer and Seller, in the following names:

TEST TEST

Further, we instruct the Escrow Agent to vest our interest in the Real Property in the following manner:

____ **JOINT TENANTS:** Upon the death of one owner, his/her interest in property will automatically pass to the surviving co-owner(s) by operation of law. Each owner's interest in the property is presumed to be equal unless specified otherwise.

____ **TENANTS IN COMMON:** Ownership is "in common" and there has no right of survivorship. Upon the death of one owner, his/her interest in property will be passed to his/her heirs.
____ Buyer 1 Percentage of Ownership ____ Buyer 2 Percentage of Ownership
____ Buyer 3 Percentage of Ownership ____ Buyer 4 Percentage of Ownership

____ **OTHER (please specify):** _____

The Escrow Agent is hereby authorized and directed to conform any and all documents contained in this transaction to the selected vesting, names, address and real property set forth above, whether or not such documents have already been executed.

NOTICE: THE ESCROW OFFICER, TITLE OFFICER OR ANY REPRESENTATIVE FROM THE ESCROW AGENT CANNOT ADVISE YOU AS TO HOW YOU SHOULD ACQUIRE YOUR VESTED INTEREST IN THE REAL PROPERTY. THE MANNER OF VESTING CAN HAVE LEGAL OR TAX CONSEQUENCES. IF YOU ARE UNSURE OF HOW YOU SHOULD ACQUIRE TITLE, PLEASE IMMEDIATELY CONTACT YOUR ATTORNEY FOR PROPER ADVICE.

ADDRESS CERTIFICATION:

Unless instructed otherwise by the Buyer below, the transfer deed required by the Purchase Agreement shall be prepared using the property address as the mailing address for the Buyer. This address is generally used for purposes of notifying the Buyer of property tax notices, utility bills, and homeowners' association dues. If a different mailing address is desired, it must be noted below.

Mailing Address: 123 TEST St, Aurora, CO 80014

If different please hand write your mailing address here: _____

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