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How to Complete Your Colorado Release of Lien

Release of Lien (Colorado real property)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A lienholder uses this form to release a mechanic's lien, judgment lien, or other recorded lien on Colorado real estate once it has been paid.

1. **Who signs**
   The lienholder or its authorized officer, not the owner.
2. **Identify the lien**
   Enter the reception number of the recorded lien and the legal description.
3. **Sign before a notary**
   Bring a current, government-issued photo ID. A Colorado deed of trust is released through the county public trustee instead.

After It's Signed

- Record the original with the county clerk and recorder of the county where the property is located.
- Give a recorded copy to the property owner.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm**, Colorado Springs office: 18 N. Sierra Madre St., Suite D, Colorado Springs, CO 80903, **(719) 419-9777**, or **www.gavrilovlaw.com**. Attorneys licensed in California, Nevada, and other states.

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After recording, return to:

Name and address

RELEASE OF LIEN

(Colorado real property)

Lienholder (name)

Address

Property owner(s) / debtor

Address

Lien released:

Type (mechanic's lien, judgment lien, other)

Dated

Reception number and county

Property in the County of

County

Legal description

The lienholder, being the owner and holder of the lien described above, states that the lien has been paid or satisfied, and releases the property described above from the lien. The clerk and recorder is authorized to note this release on the record. (Note: a Colorado deed of trust is released through the county public trustee, not with this form.)

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Date

X

Lienholder or authorized signer

Title, if for a company

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
) ss.
COUNTY OF)

This document was acknowledged before me on

(date)

by (name of signer)

X

Notary Public

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

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