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How to Complete Your Colorado Special Warranty Deed

Special Warranty Deed (Colorado, C.R.S. 38-30-113)

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

About this form. A special warranty deed transfers Colorado real estate with the same warranties as a general warranty deed, but **only against claims arising under the grantor**.

1. **Fill in the parties (Page 1)**
   Enter the grantor (current owner) and grantee (new owner). Colorado requires the **grantee's legal address** on the deed. Check joint tenants or tenants in common if more than one grantee; otherwise Colorado presumes tenants in common.
2. **Describe the property (Page 2)**
   Copy the full **legal description** exactly from the current deed, plus the street address and parcel number.
3. **Exceptions (Page 2)**
   Check "statutory exceptions" and list any other exceptions.
4. **Sign before a notary (Page 3)**
   Each grantor signs before the notary with a current, government-issued photo ID.

After It's Signed

- Record the original with the county clerk and recorder of the county where the property is located. A Real Property Transfer Declaration (Form TD-1000) must accompany deeds when the sale price is over $500.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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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

State Documentary Fee:

$ (for clerk use; due on consideration over $500)

SPECIAL WARRANTY DEED

(C.R.S. 38-30-113)

Name(s) of grantor(s)

whose street address is (street, city or town, county, and state)

for the consideration of

Dollars ($)

in hand paid,

hereby sell(s) and convey(s) to

Name(s) of grantee(s)

whose legal address is (street, city or town, county, and state)

as joint tenants

as tenants in common

Grantor's initials: _____

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the following real property in the County of

County

and State of Colorado, to wit:

Legal description (attach Exhibit A if more space is needed)

also known by street and number as

Assessor parcel / schedule number

with all its appurtenances and warrant(s) the title against all persons claiming under the grantor, subject to:

Statutory exceptions as defined in C.R.S. 38-30-113(5)(a), and

the following additional exceptions (write "None" if none):

Grantor's initials: _____

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Signed this (date)

X
Grantor

Printed name

X
Grantor (if more than one)

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
) ss.
COUNTY OF)

This document was acknowledged before me on

(date) by (name of grantor(s))

X
Notary Public

Notary's printed name

Notary ID number

My commission expires

(Notary seal)

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