[The Deed sample shown below represents a typical scenario in which real property is transferred using a Warranty Deed.]

After Recording Return to:
GODEEDS
8940 MAIN ST.
CLARENCE, NY 14031
File No. LZTEST1

Tax ID No.:
1234567890

WARRANTY DEED

legalzoom.com
SAMPLE

THIS INDENTURE made and entered into on this _____ day of _____, _____, by and between JOHN DOE AND ANN DOE, HUSBAND AND WIFE, of 1000 MAIN STREET, [CITY], CO [ZIP] hereinafter referred to as Grantor(s) and JOHN DOE AND ANN DOE, TRUSTEES OF THE JOHN DOE AND ANN DOE LIVING TRUST, of 1000 MAIN STREET, [CITY], CO [ZIP], hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in [COUNTY] County, COLORADO:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 123456789, Recorded: 03/01/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 1234567890

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

_____
JOHN DOE

_____
ANN DOE

STATE OF_____
COUNTY OF_____

The foregoing instrument was acknowledged before me on this day of _____by _____.

Witness my hand and official seal,

_____
NOTARY PUBLIC
My Commission Expires _____

legalzoom.com®
SAMPLE

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: 1000 MAIN STREET, [CITY], CO [ZIP]

legalzoom®.com
SAMPLE