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

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

Tax ID No.:
1234567890

QUIT CLAIM DEED

Exempt - per C.R.S. 39-13-104(1 b) - Any deed granting or conveying title to real property in consequence of a gift of such property.

STATE OF COLORADO
COUNTY OF [COUNTY]

THIS INDENTURE made and entered into on this _____ day of _____, _____, by and between JOHN DOE AND ANN DOE, HUSBAND AND WIFE, 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, 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 ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in [COUNTY] County, COLORADO:

SEE ATTACHED EXHIBIT "A"

Also known as: 1000 MAIN STREET, [CITY], CO [ZIP]
Property Tax ID No.: 1234567890
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 in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

SAMPLE
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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 _____

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EXHIBIT A
LEGAL DESCRIPTION

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

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