

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(D2-10-19) (Mandatory 1-20)

### SPECIAL WARRANTY DEED

\_\_\_\_\_ (Grantor(s)), whose street address is \_\_\_\_\_, City or Town of \_\_\_\_\_, County of \_\_\_\_\_ and State of \_\_\_\_\_, for the consideration of \_\_\_\_\_ dollars, (\$ \_\_\_\_\_), in hand paid, hereby sell(s) and convey(s) to \_\_\_\_\_ (Grantee(s)) as  joint tenants,  tenants in common,  \_\_\_\_\_, whose street address is \_\_\_\_\_, City or Town of \_\_\_\_\_ County of \_\_\_\_\_ and State of \_\_\_\_\_ of \_\_\_\_\_, the following real property in the County of \_\_\_\_\_ and State of Colorado, to wit:

known as: \_\_\_\_\_  
Street Address City State Zip

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

- 1.  If the box is checked, "statutory exceptions" as defined in §38-30-113(5)(a), C.R.S., and
- 2.  If the box is checked, any rights of tenants, as to tenants' right to possession only, under unrecorded leases of the Property, as described in that certain contract for the sale of the Property between Grantor(s) and Grantee(s), and
- 3.  Other: \_\_\_\_\_

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

GRANTOR(S):

\_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission expires:

\_\_\_\_\_  
Notary Public