

New 38-30-115.5

38-30-115.5. Deeds – Colorado Residential Deed.

(1) All conveyances of real property, where a broker has used the Colorado real estate commission approved form (as defined in section 12-61-803(4)(b)(I)) for the purchase and sale of residential real property, will be made using a Colorado Residential Deed, unless the parties agree otherwise.

(2) A Colorado Residential Deed is a deed executed in substantially the following form:

THIS RESIDENTIAL DEED, made on ..... by ..... Grantor(s), of the ..... County of ..... and State of ..... for the consideration of ..... (\$.....) dollars in hand paid, hereby sells and conveys to .....Grantee(s), whose street address is ....., City or Town of ..... County of ....., and State of ..... the following real property in the ..... County of....., and State of Colorado, to wit:

also known by street and number as: .....

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), except general taxes for the year ..... and all matters recorded by the Grantor while owner of the property.

Signed this ..... day of ....., 20.....

(3) Such deed may be acknowledged in accordance with section 38-35-101. Failure to state the address or the county or state of residence of the grantor or grantee shall not affect the validity of such deed.

(4) Every deed in substance in the above form, when properly executed, shall be a conveyance in fee simple to the grantee, with covenants on the part of the grantor as set forth in section 38-30-115.

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Amend 12-61-803(4)(b) by adding a new subsection (VII)

12-61-803(4)(b)(VII). – A Colorado residential deed prepared pursuant to section 38-30-115.5.