

When recorded return to:

BENEFICIARY DEED

(§§ 15-15-401, et seq., Colorado Revised Statutes)
CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE
DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

_____, as grantor, designate s _____ a s
grantee-beneficiary, whose address is _____
_____.

Grantor transfers, sells, and conveys on grantor’s death to the grantee-beneficiary, the
following described real property located in the County of **El Paso**, State of Colorado:

Also known and numbered as : _____.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE
DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DEEDS BY THIS GRANTOR FOR
THIS REAL PROPERTY EVEN IF THIS BENEFICIARY DEED FAILS TO CONVEY ALL OF THE
GRANTOR’S INTEREST IN THIS REAL PROPERTY.

WARNING: EXECUTION OF THIS BENEFICIARY DEED MAY DISQUALIFY THE GRANTOR FROM
BEING DETERMINED ELIGIBLE FOR, OR FROM RECEIVING MEDICAID UNDER TITLE 26,
COLORADO REVISED STATUTES.

WARNING: EXECUTION OF THIS BENEFICIARY DEED MAY NOT AVOID PROBATE.

Executed thi s _____(date).

Grantor

Grantor

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on thi s _____ day of _____, 20 ____.
by _____.

Witness my hand and official seal.

Notary Public
My commission expires: _____