



Filing a Quit Claim Deed

This information provides an example of a Quit Claim Deed (on the back) and notes where the Clerk and Recorder's staff requires a certain format and certain language. Completed Quit Claim Deeds can be recorded for a \$43 flat fee.

Legalities

This information is provided for your convenience and does not constitute legal advice or guarantee accuracy or completeness.

- ◆ Filling out and signing deeds have serious legal consequences and you should always consult an attorney prior to doing so.
- ◆ Please reference Colorado Revised Statutes Title 38, Article 30 "Titles and Interests" for the state law requirements for Quit Claim Deeds.

Forms

- ◆ You can access a blank Quit Claim Deed at dre.colorado.gov/real-estate-broker-contracts-and-forms
- ◆ An example on how to fill out a Quit Claim Deed is on the back of this info sheet

Requirements



If you are adding an owner, make sure everyone who needs to be on the title is listed - not just the new owner



Don't forget to include a full legal description of the property exactly as stated in county records



Information in the Quit Claim Deed must match exactly as county records show it. Please reference the El Paso County Assessor for accurate info at assessor.elpasoco.com

El Paso County
Recording Department

 www.epcrecords.com

 719-520-6200

 recweb@elpasoco.com

QUIT CLAIM DEED

(CURRENT OWNERS) (Grantor(s)), whose street address is (ADDRESS), City or Town of (CITY), County of (COUNTY) and State of (STATE), for the consideration of (WORD AMOUNT) dollars, (\$ (NUMBER)), in hand paid, hereby sell(s) and quitclaim(s) to (NEW OWNERS)

(Grantee(s)) as joint tenants, tenants in common, (CHECK BOX), whose street address is (NEW OWNER ADDRESS), City or Town of (CITY) County of (COUNTY) and State of (STATE), the following real property in the County of _____ and State of Colorado, to wit:

INSERT FULL LEGAL DESCRIPTION OF PROPERTY EXACTLY AS STATED IN COUNTY RECORDS
(PLEASE REFER TO THE EL PASO COUNTY ASSESSOR FOR THE CORRECT PROPERTY DESCRIPTION)

known as: (ADDRESS) (CITY) (STATE) (ZIP)
Street Address City State Zip

with all its appurtenances (Property).

Signed this (DAY) day of (MONTH), 20 (YEAR).

GRANTOR(S):

CURRENT OWNERS MUST SIGN HERE

NEW OWNER(S) DO NOT NEED TO SIGN

Notary must complete entire section below

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