

TYPES OF COLORADO DEEDS

Colorado General Warranty Deed is a deed that passes real estate from a grantor to a grantee or seller to buyer in Colorado. The grantor is providing a warranty that he or she has legal right to the property and a legal right to convey the property and that there are no others who can claim a right to the property.

Special Warranty Deed offers protection to the buyer through the seller's guarantee that the title has been free and clear of encumbrances during their ownership of the property. It does not guarantee clear title beyond their ownership.

Quit Claim Deed is a legal document used to transfer property from an owner to a seller in an expeditious fashion. This type of transfer comes with no warranty, meaning it comes with no guarantees that the title is free and clear of any encumbrances or back taxes.

Personal Representative's Deed - When someone dies owning an interest in real estate, the legal instrument used to convey the property is a Personal Representative's Deed. In the deed, the Personal Representative of the estate transfers the deceased owner's interest to either a third-party buyer or an estate beneficiary.

Bargain And Sale Deed conveys real property as well as any after acquired title thereto, but contains no guarantees or warranties of title. These deeds are most commonly used by Personal Representatives, Trustees, or Guardians.

Beneficiary Deed transfers the property owner's real property to his or her heirs ("beneficiaries") without probate. By law, ownership transfers immediately upon death to the beneficiaries named in the deed. Beneficiary deeds are useful estate planning tools.

Public Trustee's Deed, which is a form of conveyance, is used by a county-appointed Public Trustee to transfer foreclosed property under a deed of trust containing a power of sale. Generally, a Colorado trustee's deed is a Bargain and Sale Deed.

Treasurer's Deed transfers ownership of real property free and clear of all liens. It is generally a deed issued in a tax sale, which means the buyer is purchasing the property from the county. This title is not necessarily a warrantable title.