

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, designates _____ as grantee-beneficiary, whose address is _____.

Or if grantee-beneficiary fails to survive grantor, grantor designates _____ as successor 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 this _____ (date).

Grantor

Grantor

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

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

Witness my hand and official seal.

Notary Public
My commission expires: _____