

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.

(Name of Grantor) _____, as Grantor, designates

(Name(s) of Grantee-Beneficiary) _____

_____, as Grantee-Beneficiary,

whose address is * _____

_____.

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 _____, 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.

* (Note to Assessor and Treasurer: This address is for identification purposes only, all notices and tax statements should continue to be sent to grantor.)

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

Executed on _____ (date).

Grantor

STATE OF COLORADO

_____ 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

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)