

title company's records. Beginning with the earliest owner, the United States, the chain shows how title passed to many individuals. Each owner is linked to the next so that a chain is formed. An unbroken chain of title can be traced through linking conveyances from the present owner, Cottonwood Farms, back to the earliest recorded owner.



Grantee: A person who receives a conveyance of real property from a grantor.

Patent: A grant or franchise of land from the US government.

Quitclaim deed: A conveyance by which the grantor transfers whatever interest he or she has in the real estate, without warranties or obligations.

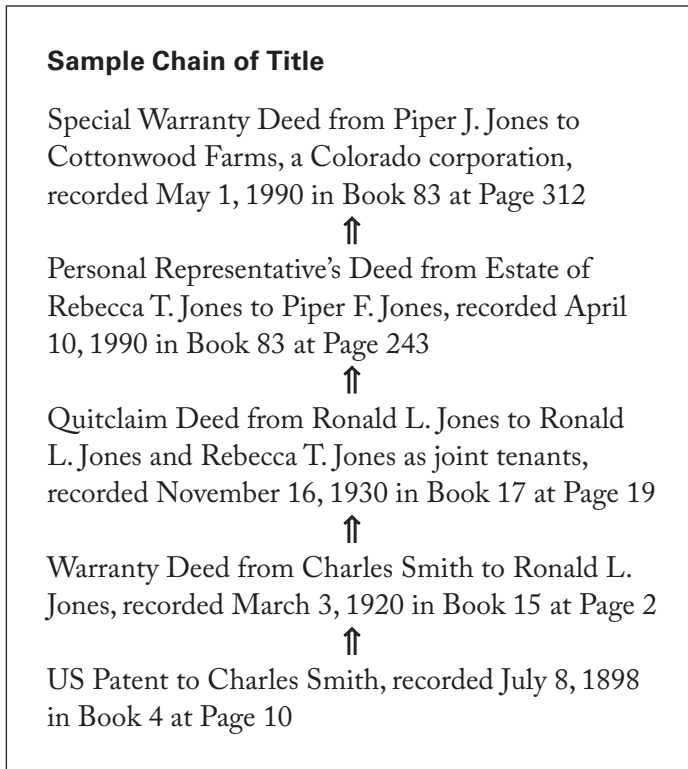


Figure 3-1: Sample Chain of Title

BOOK/PAGE	GRANTOR	GRANTEE
Book 4 at Page 10	US	Charles Smith
Book 15 at Page 2	Charles Smith	Ronald L. Jones
Book 17 at Page 19	Ronald L. Jones	Ronald L. Jones and Rebecca T. Jones
Book 83 at Page 243	Estate of Rebecca T. Jones	Piper F. Jones
Book 83 at Page 312	Piper F. Jones	Cottonwood Farms, a Colorado corporation

Figure 3-2: Sample Grantor/Grantee Index