

**UNCONDITIONAL, FULL AND FINAL
WAIVER OF LIEN AND RELEASE OF MECHANIC'S LIEN**

Received of _____ ("Owner") the sum of \$ (amount of payment) being Full and Final Payment of all demands for labor, services, tools, equipment or materials heretofore furnished to Date of Closing in connection with the construction, alteration, improvement, addition or repair of the structure or improvement located at Property Address and described as:

and, in consideration of the aforesaid payment, the receipt and sufficiency of which is hereby acknowledged, the Undersigned hereby waives, relinquishes and absolutely releases forever, all right to claim a Mechanic's Lien against the above described property which might accrue under the laws of the State of Colorado by virtue of the aforesaid work done and/or materials furnished prior to Date of Closing .

The Undersigned represents to the Owner, Lender, General Contractor, Title Insurer, and Escrow Agent that all bills owed by the Undersigned and to others (employees, subcontractors, second tier subcontractors, material and equipment suppliers and vendors, or otherwise) for materials supplied and/or labor performed in connection with the improvements have been fully paid and satisfied. The Undersigned does further warrant and represents that should any claim or lien be filed for material supplied or labor performed in the construction of said improvements, the Undersigned will immediately pay and cause to be released or bond over and discharge of record any lien or claim and hold and defend the Owner, Lender, General Contractor, Title Insurer, and Escrow Agent harmless from any such claim or suit and from any and all liability, costs, or expenses, including, without limitation, costs and attorney fees incurred or which may be incurred by the Owner, Lender, General Contractor, Title Insurer, and Escrow Agent or its successors or assigns, in the event any claim relating to the work performed or materials supplied by the Undersigned or its subcontractors is asserted by any party, person or entity.

Further, the Undersigned hereby releases any claim of lien and forever discharges the property described herein from any statement of Mechanic's Lien that the Undersigned may have otherwise recorded on _____ at reception number _____ and which exists in conflict hereto.

Executed on this day of _____

Name of Payee

By: _____

Print name: _____

Title: _____

STATE OF _____)

)ss

COUNTY OF _____)

The foregoing instrument was acknowledged before me on this day of _____
By _____ as _____ for _____

Witness my hand and official seal.

My commission expires: _____

Notary Public