

Prepared by:

DEED – Warranty

This Deed is made on

BETWEEN

whose address is

referred to as the **Grantor**.

AND

whose post office address is

referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer and Ownership. The grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of _____,
Block No. _____ Lot No. _____,
Account No. _____

No property tax identification number is available on the date of this deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in
the **Township** of _____, County of _____, and State of New Jersey.
The legal description is:

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- (a) the Grantor is lawfully seized of said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- (b) the Grantor has the right to convey said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property.
- (c) the Grantee shall have quite possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property.
- (d) the Grantor will execute such further assurances of the said land (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantees reasonable requests to correct any title defect; and
- (e) the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

Signatures. The Grantor signs this Deed as of date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

_____ (SEAL)
_____ (SEAL)

STATE OF NEW JERSEY, COUNTY OF _____

SS:

I CERTIFY that on _____,

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ _____ as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

(Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF

SS:

I CERTIFY that on _____,

personally came before me and this person acknowledged under oath, to my satisfaction that:

- (a) this person is the _____ secretary of _____ the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the _____ President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation, which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ _____

Signed and sworn before me on _____

(Print name of attesting witness below signature)

DEED	DATED _____, 20____
TO	<i>Record and return to:</i>
<i>Grantor,</i>	
<i>Grantee</i>	