

# NJ Deed-Warranty (With Statutory Covenants)

This Deed is made on \_\_\_\_\_, 20\_\_\_\_,

**BETWEEN**

Whose post office 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.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the “Property”)described below to the Grantee.  
This transfer is made for the sum of

The Grantor acknowledges receipt of this money.

- 2.Tax map Reference. (N.J.S.A. 46:15-1.1) Municipality of

Block No.

Lot No.

Account No.

No property tax identification number is available on the date of this Deed.

- 3.Property. The Property consists of the land and all the buildings and structures on the land in the of

County of and State of new Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof (check  box if applicable).

Prepared by: (print signer’s name below signature) (For Recorder’s Use Only)

*(Print name and title below signature)*  
\_\_\_\_\_

The street address of the Property is:

4. 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 the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
  - b. the Grantor has the right to convey the 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 quiet possession of the land free from all encumbrances (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this Property and the Property is free of all encumbrances;
  - d. 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; and
  - e. the Grantor will execute such further assurances of the said land as may be requisite (N.J.S.A.46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect.
5. 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.
6. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below signature).

Witnessed or Attested by:

\_\_\_\_\_

*(Seal)*

\_\_\_\_\_

*(Seal)*

I CERTIFY that on \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_ personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$ \_\_\_\_\_ as the 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)*

I CERTIFY that on \_\_\_\_\_, 20 \_\_\_\_\_,

\_\_\_\_\_ personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as of the entity named in this Deed;
- (c) made this Deed for \$ \_\_\_\_\_ as the 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.)
- (d) executed this Deed as the act of the entity.

\_\_\_\_\_  
*(Print name and title below signature)*