

**BARGAIN AND SALE (Covenants as to Grantor's Acts)**

Prepared by:

\_\_\_\_\_

**DEED**

**Bargain and Sale with Covenants as to Grantor's Acts**

This Deed is made on

**BETWEEN**

whose address is:

referred to as the **Grantor(s)**.

**AND**

whose address is:

referred to as the **Grantee(s)**.

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

**TRANSFER OF TITLE.** The grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION** This transfer of ownership is made for the sum and consideration of  
\$ \_\_\_\_\_. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the Municipality of \_\_\_\_\_  
Block No. \_\_\_\_\_, Lot No. \_\_\_\_\_, Qualifier No. \_\_\_\_\_.

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained  
on the property, and is located in the **County of** \_\_\_\_\_ **and the Municipality of** \_\_\_\_\_,  
**in the State of New Jersey**, and is described as follows:

**SEE ATTACHED SCHEDULE A LEGAL DESCRIPTION.**

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**BEING THE SAME LAND AND PREMISES**, which became vested in:

**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of date first above written.

\_\_\_\_\_  
\_\_\_\_\_

**STATE OF NEW JERSEY ss:**

**COUNTY OF \_\_\_\_\_:**

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

\_\_\_\_\_, 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by

N.J..S.A.46:15-5, is \$\_\_\_\_\_.

\_\_\_\_\_

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STATE OF NEW JERSEY, COUNTY OF \_\_\_\_\_

SS:

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

\_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_

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<b>DEED</b>	<b>DATED</b>
<div>TO</div> <div>Grantor,</div> <div>Grantee</div>	<div>Record and return to:</div>