

# NJ Deed-Individual

## *(Bargain and Sale, Covenant as to Grantor's Acts)*

Chicago Title Insurance Company

Prepared by:

\_\_\_\_\_

*(Print name and title below signature)*

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

### **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 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.

**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.

**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:

The street address of the Property is: \_\_\_\_\_  
\_\_\_\_\_

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed or Attested by:

\_\_\_\_\_

*(Seal)*

STATE OF NEW JERSEY, COUNTY OF SS.

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)*