

# **BARGAIN AND SALE DEED**

(with Covenants-Corporation)

Prepared by: \_\_\_\_\_

This Deed is made on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,

**BETWEEN**

whose address is \_\_\_\_\_

referred to as the **Grantor**.

**AND**

whose address is about to be \_\_\_\_\_

referred to as the **Grantee**.

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

**TRANSFER OF TITLE.** The grantor grants and conveys (transfers ownership of and title to) the property described below to the Grantee. This transfer is made for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).  
The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property conveyed herein is known as Lot \_\_\_\_\_ Block \_\_\_\_\_ as shown on the Tax Map of the Municipality of \_\_\_\_\_

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

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

SEE SCHEDULE "A" ANNEXED HERETO.

**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 legal rights which affect the property (such as by allowing a judgment to be entered against the Grantor or by making a mortgage on the property).

BEING THE SAME LAND AND PREMISES which became vested in

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

Witnessed or Attested by:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_

<p>BARGAIN AND SALE DEED</p> <p>TO: _____, Grantor</p> <p>_____ ,Grantee</p>	<p>DATED:</p> <p>Record and return:</p>
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