

Warranty Deed

{Parent to Child with Reserved Life Estate}

Prepared by:

{type or print name}

After Recording, Return to:

This Deed is made on _____, 200____,

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 include all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of _____ Dollars (\$_____). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of _____
of _____, Block No. _____, Lot No. _____.

☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** The property consists of the land in the Municipality of _____,
County of _____, and State of New Jersey. The legal description is:

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☐ Legal Description:

Being the same land and premises which became vested in Grantor, by Deed dated _____, and recorded on _____, in the land records office of the Register of Deeds for _____ County, New Jersey.

The street address of the Property is: _____.

4. **Type of Deed.** This Deed is called a Warranty Deed. The Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

5. **Subject To** Life estate retained by _____, Grantor.

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

Signature of Grantor

Type/Print Name

STATE OF _____

COUNTY OF _____ SS:

I CERTIFY that on _____, _____, 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.)

Notary Public

Signature of Grantor

Type/Print Name

STATE OF _____

COUNTY OF _____ SS:

I CERTIFY that on _____, _____, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(c) was the maker of this Deed;

(d) 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.)

Notary Public