

NEW JERSEY
WARRANTY DEED
[Corporation to Two Individuals]

Control Number: NJ-014-78

I. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain "form fields" created using Microsoft Word or Adobe Acrobat (".pdf" format). "Form fields" facilitate completion of the forms using your computer. They do not limit your ability to print the form "in blank" and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the **Tools** menu, click on **Toolbars**, and then select **Forms**. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter "a". Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear if the information is entered. In other cases, it will not. The form was created to function in this manner.

II. INFORMATION ON FILING THE DEED

Form RTF-1, "Affidavit of Consideration for the Seller," must be annexed to and recorded with all deeds when entering consideration in order for the acknowledgement or proof of the execution; when a grantor claims a partial exemption from the fee; Class 4 property that includes commercial, industrial, or apartment property; and for transfers of "new construction." Detailed instructions on where to file and attached instructions at:

http://www.state.nj.us/treasury/taxation/pdf/other_forms/lpt/rtfexempt.pdf

A Realty Transfer Tax is generally required when real property is transferred by deed. Certain transactions are exempt from this fee. New Jersey Statutes § 46:15-10 – Exemptions from realty transfer tax, provides:

The fee imposed by this act shall not apply to a deed:

1. For a consideration, as defined in section 1(c), of less than \$100.00;
2. By or to the United States of America, this State, or any instrumentality, agency, or subdivision thereof;
3. Solely in order to provide or release security for a debt or obligation;
4. Which confirms or corrects a deed previously recorded;
5. On a sale for delinquent taxes or assessments;
6. On partition;
7. By a receiver, trustee in bankruptcy or liquidation, or assignee for the benefit of creditors;
8. Eligible to be recorded as an "ancient deed" pursuant to R.S.46:16-7;
9. Acknowledged or proved on or before July 3, 1968;
10. Between husband and wife, or parent and child;

11. Conveying a cemetery lot or plot;
12. In specific performance of a final judgment;
13. Releasing a right of reversion;
14. Previously recorded in another county and full realty transfer fee paid or accounted for, as evidenced by written instrument, attested by the grantee and acknowledged by the county recording officer of the county of such prior recording, specifying the county, book, page, date of prior recording, and amount of realty transfer fee previously paid;
15. By an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State;
16. Recorded within 90 days following the entry of a divorce decree which dissolves the marriage between the grantor and grantee;
17. Issued by a cooperative corporation, as part of a conversion of the assets of the cooperative corporation into a condominium by a shareholder upon the surrender by the shareholder of all of the shareholder's stock in the cooperative corporation and the proprietary lease to the shareholder to effect the occupancy of a portion of the property owned by the corporation.

III. DISCLAIMER

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WARRANTY DEED

{Corporation to Two Individuals}

Prepared by:

{type or print name signed}

After Recording, Return to:

This Deed is made on _____, 200____,

BETWEEN _____, a corporation organized under the laws of the State of _____, whose address is _____, referred to as the Grantor,

AND _____, whose address is _____, and _____, whose address is _____, referred to as the Grantees.

1. **Transfer of Ownership.** The Grantor hereby conveys the property described below to the Grantees as joint tenants with right of survivorship. The transfer is made for the sum of _____ Dollars (\$_____). The Grantor acknowledges receipt of this money.

2. **Tax Map.** (New Jersey) Municipality of _____ of _____ Block No. _____, Lot No. _____.

☐ New Jersey tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. **Property Description.** 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.

5. **Promises by Grantor.** The Grantor does for Grantor and Grantor's successors 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.

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 each signature.)

Dated this _____ day of _____, 20_____.

Attest: _____

Secretary

By: _____

Signature and Title

Type/Print Name

STATE OF _____

COUNTY OF _____

I CERTIFY _____, 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 the 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 \$ _____.
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn before me on _____

Notary Public