

Prepared by: _____
(N.J.S.A.46:15-13) INSERT

DEED

THIS DEED is made on (INSERT) _____, 2012

BETWEEN (INSERT), a (insert state) limited liability company whose post office address is (INSERT) referred to as the Grantor,

AND

(INSERT) , a (insert state) limited liability company whose address is about to be (INSERT) referred to as the Grantee.

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

Witnesseth, that the Grantors, for and in consideration of (INSERT)
AND-----\$INSERT-----00/100
DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever.

Tax Map Reference: Municipality of (INSERT), Block No. (INSERT), Lot No. (INSERT) () No property tax identification number is available on the date of this deed. (Check box if applicable)

All that certain tract or parcel of land and premises, situate, lying and being in the (INSERT) of (INSERT), County of (INSERT), and State of New Jersey, more particularly described as follows:

SEE LEGAL DESCRIPTION ANNEXED HERETO AS SCHEDULE "A"

BEING the same premises conveyed to (INSERT)

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; And also all estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity,

of, in and to the premises herein described and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

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.

(insert company name)

(INSERT)

Title: (Insert)

STATE OF NEW JERSEY, COUNTY of MERCER SS:

I CERTIFY that on (INSERT) _____, 2012, (INSERT NAME), the Authorized Signatory of (Insert Seller LLC/Corp) 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 act and deed; and
- (c) made this Deed for \$(INSERT) 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.)

Dated: (INSERT) _____, 2012

D E E D

(INSERT)

Grantor,

TO

(INSERT)

Grantee

Record and Return To:

(INSERT)

(INSERT)

(INSERT)