

# Sample Deed

## MINOR SUBDIVISION DEED

This Deed is made on \_\_\_\_\_

BETWEEN \_\_\_\_\_, whose address is \_\_\_\_\_, referred to as the Grantor, and \_\_\_\_\_ whose 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 described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 40:15-2.1) Municipality of the Township of Ocean (First Tract) Block number \_\_\_\_\_, Lot number \_\_\_\_\_ (Second Tract) Block number \_\_\_\_\_, Lot number \_\_\_\_\_.

Property: The property consists of land and all buildings and structures on the land in the Township of Ocean, County of Monmouth, State of New Jersey. The legal description is:

### SCHEDULE 'A'

TRACT I, Lot \_\_\_\_\_ Block \_\_\_\_\_

BEGINNING at a point in a northerly line of (street name and width of ROW), said point being (degrees) a distance of \_\_\_\_\_ feet from the intersection of the northerly line of (street) with the easterly line of (street and width of ROW) and running thence:

- 1) (Degrees) along the easterly line of new lot \_\_\_\_\_ in block \_\_\_\_\_, \_\_\_\_\_ feet to a point thence
- 2) (Degrees) along the southerly line of new lot \_\_\_\_\_, \_\_\_\_\_ feet to a point, thence
- 3) (Degrees) along the westerly line of existing lot \_\_\_\_\_, in block \_\_\_\_\_, \_\_\_\_\_ feet to a point in the northerly line of (street), thence
- 4) (Degrees) along the northerly line of (street), \_\_\_\_\_ feet to the point and place of the beginning.

The above described parcel contains \_\_\_\_\_ acres and is drawn in accordance with a plan entitled 'Subdivision of Property made for \_\_\_\_\_ located at \_\_\_\_\_, Township of Ocean, Monmouth County, New Jersey, prepared by \_\_\_\_\_ and dated \_\_\_\_\_.

SCHEDULE 'B'

TRACT II, Lot \_\_\_\_\_, Block \_\_\_\_\_

BEGINNING at a point in a northerly line of (street name and width of ROW), said point being (degrees) a distance of \_\_\_\_\_ feet from the intersection of the northerly line of (street) with the easterly line of (street and width of ROW) and running thence:

- 1) (Degrees) along the easterly line of existing lot \_\_\_\_\_, in Block \_\_\_\_\_, \_\_\_\_\_ feet to a point in the centerline of (street), thence:

Along the following (eight) courses, each being located in the centerline of (street).

- 2) (Degrees), (Number of feet)
3) (Degrees), (Number of feet)
4) (Degrees), (Number of feet)
5) (Degrees), (Number of feet)
6) (Degrees), (Number of feet)
7) (Degrees), (Number of feet)
8) (Degrees), (Number of feet)
9) (Degrees), \_\_\_\_\_ feet to a point in the westerly line of existing lot \_\_\_\_\_, block \_\_\_\_\_, thence
10) (Degrees) along the westerly line of existing lot \_\_\_\_\_, \_\_\_\_\_ feet to a point thence
11) (Degrees) along the northerly line of proposed new lot \_\_\_\_\_, \_\_\_\_\_ feet to a point thence
12) (Degrees) along the westerly line of proposed new lot \_\_\_\_\_, \_\_\_\_\_ feet to a point in the northerly line of \_\_\_\_\_ thence
13) (Degrees) along the northerly line of (street), \_\_\_\_\_ feet to a point and place of beginning.

The purpose of this Deed is to perfect a minor subdivision approval of the premises known as lot \_\_\_\_\_, block \_\_\_\_\_, as shown on the Township of Ocean Tax Map, which minor subdivision approval was granted by the Township of Ocean Planning Board on (date of memorialization). The minor subdivision is shown on Tracts I and II (III and IV), set forth above.

The undersigned certify that the premises presently known as lot \_\_\_\_\_, in block \_\_\_\_\_, as shown on the Township of Ocean Tax Map was subdivided into (number of lots) lots by virtue of a minor subdivision approval granted by the Township of Ocean Planning Board on (date of Memorialization) and that the above Deed accurately and clearly describes the minor subdivision approval by the Township of Ocean Planning Board on (date of Memorialization).

Chairman,
Township of Ocean Planning Board

Secretary,
Township of Ocean Planning Board