

The language set forth in this sample deed satisfies the requirement of Section 18-5.1g of the Township of Upper Revised General Ordinance. You are advised to consult your own attorney regarding the preparation of the deed, and the supporting documents needed to record a deed. No legal advice is offered or implied with the provision of this sample form.

Prepared By:\_\_\_\_\_

**RESTRICTIVE DEED**

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

**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 mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the “Property”) described below to the Grantee. This transfer is made for the sum of ONE (\$1.00) DOLLARS.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Township of Upper  
Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Upper, County of Cape May, and State of New Jersey. The legal description is:

*See attached description from prior deed*

BEING KNOWN as Lot \_\_\_\_\_ Block \_\_\_\_\_ on the current Tax Map of the Township of Upper.

The street address of the Property is: \_\_\_\_\_.

BEING THE same land and premises which

*Insert recording information from prior deed.*

4. **Purpose.** The purpose of this DEED is to put subsequent owners of this Property on notice of restrictions upon the use of the Property.

Pursuant to Township of Upper Ordinance Section 18-5.1g, it is unlawful to convert any enclosure below the flood protection level to habitable living space and any enclosed space below the flood protection level shall not be utilized for any use other than access, utility and storage. Said ordinance sets forth the penalties for violation of this restriction.

5. **Signatures.** The Grantor signs this Deed s the date at the top of the first page.

Witnessed By:

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS:

I certify that on \_\_\_\_\_, \_\_\_\_\_,  
personally came before me and state to my satisfaction that this person (or if more than one, each  
person): (a) was the matter o this Deed; (b) executed this Deed as his or her own act; and, (c) made  
this Deed for \$1.00 as the full and consideration paid or to be paid for the transfer of title. (Such  
consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO: