

Prepared by:

Dennis R. McConnell, Esq.

DEED FOR SLOPE EASEMENT

This Deed is made on _____, 20____,

BETWEEN _____, whose address is _____, New Jersey _____

referred to as the Grantor,

AND THE COUNTY OF SUSSEX, a political subdivision of the State of New Jersey, with administrative offices at One Spring Street, Newton, New Jersey 07860,

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) an easement in the property described below to the Grantee. This transfer is made without monetary consideration.

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

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

ANNEXED HERETO AS SCHEDULE A.

It is the intent and purpose of this Deed to grant unto The County of Sussex an absolute and exclusive easement including the right to maintain, repair, rebuild and/or install slopes over, through and across premises delineated on Schedule A. The County of Sussex, its agents, subcontractors, representatives and employees shall have the right to enter into and upon so much of the herein described premises as shall be reasonably necessary to effectuate the purposes of the easement herewith granted in order to conduct such inspections, maintenance and repairs as shall be reasonably necessary in order to assure the continuing efficient functioning of the slope into and across the herein described premises. However, nothing contained in this Deed of Easement in any way obligates or requires the County of Sussex to maintain or improve said slope to the benefit of Grantor or other Third Parties.

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.

Witnessed by:

BY: _____

BY: _____

STATE OF NEW JERSEY)

SS:

COUNTY OF)

I CERTIFY that on _____, 20____, _____, 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 document; and
- (b) signed, sealed and delivered this document as his or her act and deed; and
- (c) made this Deed for \$0.00 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).

I.

STATE OF NEW JERSEY)

:SS

COUNTY OF)

I Certify that on _____, 20____

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 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 its
Board of Directors;

(d) this person signed this proof to attest to the truth of
these facts; and

(e) the full and actual consideration paid or to be paid for
the transfer of title is \$0.00 (Such consideration is defined in
N.J.S.A. 46:15-5)

Signed and sworn to before me
on _____, 200 .

Secretary

II.

STATE OF NEW JERSEY)

SS:

COUNTY OF _____)

I CERTIFY that on _____, 20____, _____
_____, personally came before me and acknowledged under oath,
to my satisfaction, that this person (or if more than one, each
person);

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as President
and Secretary of _____ Corporation, the
entity named in this Deed;
- (c) made this Deed for \$0.00 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); and
- (d) executed this Deed as the act of the entity

Notary