



GREEN ACRES

LOCAL GOVERNMENT UNIT AND NONPROFIT GUIDE

Deeds

The local government unit or nonprofit should review the following checklist items prior to preparing the property deed and verify that all requirements have been met prior to submitting a deed to Green Acres as part of a reimbursement request:

- ___ 1) All parties identified as Grantor in the deed requirement listed in Schedule B, Section 1 of the title commitment report have signed the deed.
- ___ 2) The metes and bounds property description in the deed matches the metes and bounds description prepared for the survey package. This description of property in the deed must be the original signed and sealed metes and bounds description prepared by the surveyor and must contain a reference call for the plan of survey prepared. This description should not be retyped, but rather attached as a schedule to the deed document.
- ___ 3) The 8 ½” x 11” reduced plan prepared as part of the survey package (and referenced in the surveyor’s description) is attached to the deed or declaration of taking as part of the metes and bounds description.
- ___ 4) The amount of consideration named in the deed matches the amount of the cancelled check submitted and the amount of the reimbursement request.
- ___ 5) The tax block and lot numbers on the deed match those in the title commitment report/title insurance policy and the survey. If the municipality has changed its tax mapping and assigned new block and lot numbers, then both the old and new tax block and lot identifications must be clearly identified in the deed as “former” and “current” respectively.
- ___ 6) Both the total area contained in the survey and the net area of Green Acres encumbrance are stated in the deed and they match the areas identified in the survey.
- ___ 7) The deed contains the following clause:

“The lands being conveyed herein are being purchased with Green Acres funding and are subject to Green Acres restrictions as provided at N.J.S.A. 13:8C-1 et seq. and N.J.A.C. 7:36, as may be amended and supplemented, and the grantee herein agrees to accept these lands with the Green Acres restrictions, including restrictions against disposal or diversion to a use for other than recreation and conservation purposes.”