

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

I, _____, of legal age, Filipino citizen, single/married to _____, with residence and postal address at _____, for and in consideration of the sum of _____ PESOS (Php _____), Philippine currency, to me in hand paid by and acknowledged to have received from _____ ("BUYER"), of legal age, Filipino citizen, single/married to _____, with residence and postal address at _____, do hereby SELL, TRANSFER, and CONVEY, in a manner absolute and irrevocable, unto the said _____, his/her heirs, successors and assigns, that certain parcel of land [with/without improvements], situated at _____, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. _____
Registry of Deeds for _____

[Insert technical description here]

I hereby represent and warrant: that I have a good, valid, and subsisting right, interest, and title to the afore-described property herein sold to the BUYER; that the above-described parcel of land is free from any and all liens and encumbrances whatsoever; and that there is no pending, threatened or imminent action or controversy, whether administrative or judicial, involving or affecting the above-described property.

I undertake and agree to defend the title to the above-described property herein sold to the BUYER against any and all claims of third persons or entities, and to defend the BUYER against all actions for eviction. Furthermore, I further undertakes and agree to execute, secure and/or deliver any and all documents, contracts, agreements and/or other writings to complete and guarantee the title of the BUYER to the above-described property so that it may be validly and effectively transferred to and registered in the name of the BUYER.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ at _____.

WITH MY MARITAL CONFORMITY:

Seller

Spouse

TIN:

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in _____ this
_____, personally came and appeared:

<u>Name</u>	<u>Competent Evidence of Identity</u>	<u>Place Issued/Validity Period</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

known to me and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and they acknowledged to me that the same is their free and voluntary act and deed.

This instrument consists of two (2) pages, including the page whereon this acknowledgment is written, and has been signed by the parties and their instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND SEAL, at the date and place first above written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

DRAFT