**DEED OF ABSOLUTE SALE**

KNOW ALL MEN BY THESE PRESENTS:

 This Deed of Absolute Sale executed by and between:

**(INSERT NAME)**, (INSERT CIVIL STATUS, IF MARRIED INSERT NAME OF SPOUSE) (INSERT CITIZENSHIP) and of legal age, with residence and postal address at (INSERT ADDRESS) hereinafter referred to as “**VENDOR**”; (IF WITH REPRESENTATIVE, INSERT NAME OF REPRESENTATIVE)

 -and-

 (**INSERT NAME)**, (INSERT CIVIL STATUS, IF MARRIED INSERT NAME OF SPOUSE) (INSERT CITIZENSHIP) and of legal age, with residence and postal address at (INSERT ADDRESS) hereinafter referred to as “**VENDEE**”; (IF WITH REPRESENTATIVE, INSERT NAME OF REPRESENTATIVE)

**WITNESSETH:**

That the **VENDOR** is the registered owner of a parcel of land situated at (INSERT LOCATION), consisting of an area of (INSERT AREA) square covered by (SPECIFY IF TCT, OCT or No.(INSERT OCT/TCT NO.) and more particularly described as follows:

**(specify if ORIGINAL CERTIFICATE OF TITLE or TRANSFER CERTIFICATE OF TITLE) No. \_\_\_\_\_\_\_\_\_\_\_**

**REGISTRY OF DEEDS FOR THE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

(INSERT TECHNICAL DESCRIPTION)

WHEREAS, the **VENDOR** has offered to sell the Subject Property to the **VENDEE** and the **VENDEE** has agreed to buy the same from the **VENDOR**, under the terms and conditions set forth hereunder.

That for and in consideration of the sum of **(INSERT AMOUNT IN WORDS) PESOS** (Php\_\_\_\_\_\_\_\_\_\_\_\_), the **VENDOR** by these presents do hereby **SELLS**, **TRANSFERS** and **CONVEYS** unto the **VENDEE** his, successors and assigns, the above-described parcel of land with the improvements herein.

The **VENDOR** hereby represents and warrants that he has a good, valid, and subsisting right, interest, and title to the afore-described property herein sold to the **VENDEE**, and that the above-described parcel of land are free from any and all liens and encumbrances whatsoever, and that there are no pending or imminent action or controversy, whether administrative or judicial, involving or affecting the above-described property.

(**INSERT STIPULATION AS TO EXPENSES AND TAXES**)

 (**INSERT OTHER WARRANTY, IF ANY**)

 (**INSERT OTHER UNDERTAKING AND OTHER OBLIGATION OF ANY PARTY, IF ANY**)

 **IN WITNESS WHEREOF**, we have hereunto set our hands this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

|  |  |
| --- | --- |
| **(INSERT NAME)**Vendor | **(INSERT NAME)**Vendee |
| TIN: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | TIN: \_\_\_\_\_\_\_\_\_\_ |
| *With marital conformity:* **(INSERT NAME OF SPOUSE, IF MARRIED)** | *With marital conformity:* **(INSERT NAME OF SPOUSE, IF MARRIED)** |
|  |  |

SIGNED IN THE PRESENCE OF:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

### ACKNOWLEDGMENT

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

 Name Gov’t. Issued ID

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 own free and voluntary act and deed and the voluntary act and deed.

 This instrument consisting of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ pages, including this page whereon this acknowledgment is written, have been signed by the parties and their instrumental witnesses on each and every page hereof, which refers to a Deed of Absolute Sale of a parcel of land, situated at (INSERT LOCATION).

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

Doc. No. \_\_\_\_\_\_\_\_;

Page No. \_\_\_\_\_\_\_\_;

Book No. \_\_\_\_\_\_\_\_;

Series of \_\_\_\_\_\_\_.

**RECEIPT**

RECEIVED from **(INSERT NAME OF VENDEE)** the sum of **(INSERT AMOUNT IN WORDS) PESOS** (Php\_\_\_\_\_\_\_\_\_\_\_\_\_\_), as full payment for the purchase price of the property situated at (INSERT LOCATION) containing an area of (INSERT AREA) square meters covered by (INSERT OCT or TCT NO.)No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_of the Registry of Deed for the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**INSERT NAME OF VENDOR**

Seller/Vendor

TIN: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*With marital conformity:*

 **(INSERT NAME OF SPOUSE, IF MARRIED)**

SIGNED IN THE PRESENCE OF:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_