

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This AGREEMENT made end and entered into this ____ day of _____
20__, in _____, by and between:

_____, of legal age, Filipino, residing at
_____;

_____, of legal age, married, residing at
_____;

_____, of legal age, single, residing at
_____; and

_____, of legal age, single, residing at
_____;

WITNESSETH, *that*:

WHEREAS, we are the sole heirs of the deceased _____ who
died on _____, at _____, copy of his
death certificate is hereto attached as Annex A;

WHEREAS, _____, died intestate, without Will or
Testament, and without any outstanding debts in favor of any person or entity;

WHEREAS, _____ is the absolute and registered
owner of two parcels of land located at _____ covered by
Transfer Certificate of Title No. _____ and _____, respectively, of the Registry
of Deeds of _____ and more particularly described as follows:

[TECHNICAL DESCRIPTION OF THE PROPERTY]

WHEREAS, pursuant to Rule 74, Sec. 1 of the Revised Rules of Court of the
Philippines, and being with full capacity to contract, we do hereby adjudicate unto
ourselves the parcel of land described above, in equal shares.

FURTHER, FOR AND IN CONSIDERATION of the sum of _____ (_____), Philippine Currency, the receipt whereof is hereby acknowledged in full sum from _____, both of legal age, Filipinos, and with residence address at _____, we do hereby SELL, TRANSFER, CONVEY and DELIVER, by way of ABSOLUTE SALE, unto said Spouses _____, their heirs assigns and successors in interest the property above described with all the improvements existing thereon;

That we hereby warrant our valid title to and peaceful possession of the property herein sold and conveyed and further declares that the same is free and clear of all liens and encumbrances of any kind whatsoever.

IN WITNESS WHEREOF, we hereunto set our hand on the _____ day of _____, _____ at _____.

The Heirs of _____

ACCEPTED:

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

Republic of the Philippines)
City of _____) S.S

BEFORE ME, a Notary Public in and for the City of _____, this ____ day of _____, personally appeared _____, _____, _____, and _____, who has satisfactory proven to me their identity through _____ who is personally known to me and who personally knows the principal that they are the same person who executed and voluntarily signed the foregoing EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE which the acknowledged before me as their free and voluntary act and deed.

The foregoing instrument which relates to an Extrajudicial Settlement of Estate of two parcels of land consisting of ____ pages including the page on which this acknowledgement is written, has been signed on the left margin of each and every page by the parties and the witnesses.

WITNESS MY HAND AND SEAL, this ____ day of _____, in the City of _____, Philippines.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20_____.