**DEED OF EXTRA-JUDICIAL SETTLEMENT OF REAL PROPERTY**

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, died intestate at \_\_\_\_\_\_\_\_\_ on \_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, died intestate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ on \_\_\_\_\_\_\_\_\_\_\_, both leaving no will nor debts settled to date but leaving parcel/s of land;

WHEREAS, at the time of his death, he left as forced heirs, the following and to wit:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of legal age, Filipino, Single, with residence and postal address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of legal age, Filipino, MARRIED TO \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and with residence and postal address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of legal age, Filipino, Single, with residence and postal address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of legal age, Filipino, MARRIED TO \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and with residence and postal address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

**WITNESSETH:**

**THAT** we are the legitimate children of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who died on \_\_\_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_; copy of their death certificate is hereto attached as Annex “A” and “B” respectively;

**THAT** said deceased died without any will or testament and without any outstanding debts in favor of any person or entity;

**THAT** said deceased, at the time of his death, acquired a certain real property duly described under Transfer Certificate of Title No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, situated in \_\_\_\_\_\_\_\_\_\_\_\_\_\_ more particularly described as follows, to wit:

**TECHNICAL DESCRIPTION**

WHEREAS, in view of the above facts and circumstances, we are therefore co-owners and to terminate co-ownership over the same, we hereby adjudicate over the same in pro-indiviso sharing pursuant to Section 1, Rule 74 of the Rules of Court of the Philippines, subject to the liabilities imposed by Section 4, of the same rule.

**IN WITNESS WHEREOF**, we have hereunto set our hands, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2018 in the City of \_\_\_\_\_\_\_\_\_\_\_\_, Philippines.

**HEIR HEIR**

**HEIR HEIR**

**SIGNED IN THE PRESENCE OF:**

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

**ACKNOWLEDGMENT**

Republic of the Philippines)  
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  ) S.S.

**BEFORE ME**, a Notary Public, for and in the City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2022, personally appeared:

|  |  |  |
| --- | --- | --- |
| **Name** | **Identification Card** | **Issued On/At** |
|  |  |  |

all known to me to be the same persons who executed the foregoing instrument and hereby acknowledged to me that the same is their free and voluntary act and deed.

This instrument consisting of \_\_\_\_\_\_\_ (\_\_) pages, including this page on which this acknowledgment is written refers to an EXTRAJUDICIAL SETTLEMENT OF ESTATE affecting \_\_\_\_\_\_ (\_\_) parcel/s of land and signed on each and every page thereof by the concerned parties and their witnesses and sealed with my notarial seal.

**WITNESS MY HAND AND NOTARIAL SEAL.**

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 2022.

1. All pages must be signed by the heirs and their witnesses.
2. The acknowledgment must indicate the number of pages.
3. The number of parcels subject of the deed.