**DEED OF ABSOLUTE SALE**

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF ABSOLUTE SALE** is made and executed in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Philippines, by and between –

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of legal age, Filipino, single/married to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and with residence at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, *hereinafter referred to as the* **SELLER/S,**

– in favor of –

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of legal age, Filipino, single/married to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and with residence at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, *hereinafter referred to as the* **BUYER/S,**

WITNESSETH:

WHEREAS, the SELLER/S is/are the registered owner/s of certain parcel/s of land situated in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, covered by Original/Transfer/Condominium Certificate of Title (OCT/TCT/CCT) No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_, issued by the Register of Deeds of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, containing an area of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_) square meters (sq. m.), more or less, and more particularly described as follows:

# TCT NO. \_\_\_\_\_\_\_\_

(TECHNICAL DESCRIPTION OF THE PROPERTY)

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

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WHEREAS, the BUYER(S) has/have offered to buy and the SELLER(S) has/have agreed to sell the above-described property for the price and under the terms and conditions set forth hereinbelow;

NOW, THEREFORE, for and in consideration of the premises, and more specifically of the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(PHP\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_), the receipt whereof

(Amount in words) (Amount in figures)

is hereby acknowledged from the BUYER/S to the entire satisfaction of the SELLER/S, the said SELLER/S does/do hereby **SELL, TRANSFER AND CONVEY, IN A MANNER ABSOLUTE AND IRREVOCABLE**, in favor of the BUYER/S, his/her/their heirs, assigns, and successors-in-interest, the land above described, together with all the buildings and improvements existing thereon;

That the SELLER(S) does/do hereby warrant valid title to, and peaceful possession of, the property herein sold and conveyed, and further declare(s) that the same is free and clear of all liens and encumbrances of any kind whatsoever;

That the BUYER(S) does/do hereby accept(s) this deed of absolute sale and agree to all the conditions provided herein.

IN WITNESS WHEREOF, we have hereunto sign this deed of absolute sale at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_.

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

SELLER BUYER

WITH MY MARITAL CONSENT:

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

SPOUSE OF THE SELLER SPOUSE OF THE BUYER

SIGNED IN THE PRESENCE OF:

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

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) SS.

BEFORE ME, a Notary Public for and in the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ personally appeared the following:

Name Proof of Identity Date/Place Issued

known to me to be the same person(s) who executed the foregoing instrument, and acknowledged that the same is his/her/their free act and voluntary deed.

This instrument, consisting of \_\_\_\_\_\_\_ (\_\_) pages, including this page upon which this acknowledgment is written, has been signed by the parties and their instrumental witnesses on each and every page and on the space provided for their signature, and relates to \_\_\_\_\_\_\_\_ (\_\_\_\_) parcel/s of land.

**WITNESS MY HAND AND SEAL,** at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

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

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

Series of 20\_\_\_\_\_.