**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 heirs of the deceased \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ who died on

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, copy of his/her  
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

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

(TECHNICAL DESCRIPTION OF THE PROPERTY)

WHEREAS, pursuant to Rule 74, Section 1 of the Rules on Special Proceedings and with full capacity to contract, we do hereby adjudicate unto ourselves the parcel/s of land described above, in equal shares.

FURTHER, FOR AND IN CONSIDERATION of the sum of  
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (PHP\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) the receipt whereof is hereby acknowledged in full sum from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,  
of legal age, Filipino/s, and with residence address at  
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, do hereby SELL, TRANSFER, CONVEY and  
DELIVER, by way of ABSOLUTE SALE, unto said   
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 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 this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**The Heirs of** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Heir Heir

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

Heir Heir

**ACCEPTED:**

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

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

SIGNED IN THE PRESENCE OF:

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

**ACKNOWLEDGEMENT**

REPUBLIC OF THE PHILIPPINES

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

SUBSCRIBED AND SWORN to before me and in the City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ personally appeared the following:

Name Proof of Identity Date/Place Issued

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

This instrument consisting of \_\_\_\_ page/s, including this whereon the acknowledgment is written, have been signed by the parties and witnesses and relates to \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_) parcel/s of land.

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

NOTARY PUBLIC

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

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