**DEED OF ABSOLUTE SALE**

**KNOW ALL MEN BY THESE PRESENTS:**

 This Deed of Absolute Sale made and entered in the City of \_\_\_\_ on the \_\_\_ day of \_\_\_\_\_\_\_\_, by and between:

**\_\_\_\_\_\_\_\_\_\_\_**, legal age, Filipino, and a resident of \_\_\_\_\_\_\_\_\_\_\_\_, Philippines, hereinafter referred to as the **FIRST PARTY/SELLER**;

-and-

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, of legal age, married, Filipino and resident of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_, Philippines, hereinafter referred to as the **SECOND PARTY/BUYER**;

**W I T N E S S E T H :**

 That the FIRST PARTY/SELLER is the owner of a parcel of land particularly described as follows:

*“A parcel of land (Portion of Lot \_\_, PLS-\_\_\_\_, \_\_\_\_\_ Cadastre), situated in the Barangay of \_\_\_\_\_, Municipality of \_\_\_\_\_\_, Province of \_\_\_\_\_\_, Island of Panay. Bounded on the:*

|  |  |  |
| --- | --- | --- |
| LINE | BEARING | DIST(M) |
| 1-2 | N 57 deg – 44’W | 141.90 |
| 2-3 | N 49 deg – 39’E | 102.39 |
| 3-4 | S 77 deg – 15’E | 73.72 |
| 4-5 | N 64 deg – 07’E | 51.27 |
| 5-6 | S 11 deg – 57’W | 13.62 |
| 6-7 | S 17 deg – 17’E | 19.40 |
| 7-8 | S 25 deg – 31’W | 46.67 |
| 8-9 | S 12 deg – 17’W | 27.47 |
| 9-10 | S 00 deg – 50’E | 34.04 |
| 10-1 | S 76 deg – 13’W | 55.09 |
| THE LINE FROM BLLM #1, PLS-527-D, \_\_\_\_\_\_\_CADASTRE TO CORNER “1” |
| N 46 deg – 16’W, 7601.80 M |

*Containing an Area of Seventeen Thousand Six Hundred Fifteen (17,615) Square Meters, more or less.*

NOW THEREFORE, for and in consideration of the total sum of **FIFTY THOUSAND PESOS** (P50,000.00), Philippine Currency, the **FIRST PARTY/SELLER** hereby unconditionally and absolutely sell, convey and transfer, free from all liens and encumbrances unto its successors and assigns, the aforementioned *Seventeen Thousand Six Hundred Fifteen (17,615) Square Meters* parcel of land and the **SECOND PARTY/BUYER** hereby buys the same from the **FIRST PARTY/SELLER** subject to the following terms and conditions, to wit:

1. The principal and total consideration in the amount of **FIFTY THOUSAND PESOS** (P50,000.00), Philippine Currency, is to be paid in full upon execution of this agreement, which receipt thereof is hereby acknowledged upon signing of this deed;
2. The FIRST/PARTY SELLER shall be responsible for the payment of Acknowledgment and Notarial Fees before a Notary Public; and
3. The SECOND PARTY/BUYER shall be responsible for Capital Gains Taxes, Documentary Stamp Taxes and all other Transfer Taxes insofar as the subject parcel of land is concerned.

 IN WITNESS WHEREOF, the PARTIES have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, in the City of Iloilo, Philippines.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

FIRST PARTY/SELLER

ID NO. xxxxxxxx

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 SECOND PARTY/BUYER

 *ID NO. xxxxxxxxx*

Signed in the presence of:

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

REPUBLIC OF THE PHILIPPINES)

CITY OF \_\_\_\_ )S.S.

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 BEFORE ME, A Notary Public for and in the City and Province of Iloilo this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_, at \_\_\_\_\_\_ City, Philippines, personally appeared the above-mentioned parties identified through their respective competent evidences of identity written below their names, known to me to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act.

 This instrument refers to a “Deed of Absolute Sale” consisting of two (2) pages including this page where the acknowledgment is written and has been signed by the parties, and their instrumental witnesses, on each and every page.

WITNESS MY HAND AND SEAL.

Doc. No.\_\_;

Page No.\_\_;

Book No.\_\_;

Series of 2020.