**DEED OF CONVEYANCE**

**BETWEEN**

**NAME OF VENDOR**

**(VENDOR)**

***Of ADDRESS OF VENDOR***

**TO**

**NAME OF PURCHASER**

**(PURCHASER)**

***Of ADDRESS OF PURCHASER***

**OVER**

***A PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE AND KNOWN AS ADDRESS OF THE LAND***

**DATED THIS \_\_\_\_\_\_\_\_DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.**

***PREPARED BY:***

**NAME OF THE LAWYER**

**NAME OF CHAMBERS**

***ADDRESS OF OFFICE***

***Barrister & Solicitor***

**SUPREME COURT ENROLMENT NO.**

**Email**

**Phone No.**

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made the \_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20\_\_\_.

**BETWEEN**

**NAME OF THE VENDOR** of **ADDRESS OF THE VENDOR**. (hereinafter referred to as the **“VENDOR”)** (which expression shall wherever the context so admits include their heir, assign personal/legal representative and other successor-in-title) of the one part

**AND**

**NAME OF THE PURCHASER** of **ADDRESS OF THE PURCHASER** (hereinafter referred to as the **“PURCHASER”)** (which expression shall wherever the context so admits include their heir, assign, personal/legal representative and other successor-in-title) of the other part.

***WHEREAS:***

1. **RECITAL (HISTORY OF THE LAND)**
2. The vendor is the owner in possession of all that piece and/or parcel of land measuring **SIZE/SQUARE METERS**, which forms part of the expanse of land, lying and situate at **ADDRESS OF THE LAND**
3. The vendor soon after the aforesaid went into possession and remained in possession without let or hindrance until this present sale herein evidence to have been made to the purchaser.
4. The vendor had agreed with the purchaser for the sale, transfer or conveyance to the purchaser of all the vendor’s interest and residue now unexpired in the aforesaid land which is clearly shown in **SURVEY PLAN NO. (OPTIONAL)** in consideration of the sum of **CONSIDERATION SUM** for the absolute use and benefit of the land free from encumbrances.

**NOW THIS DEED WITNESSES THUS:-**

1. **THAT IN PURSUANCE OF THE SAID AGREEMENT AND IN CONSIDERATION** of the total sum of **CONSIDERATION SUM paid by the PURCHASER to the VENDOR** (the receipt of which the vendor hereby acknowledge) as well as the performance of the customary rites under Ebenebe native law and custom, the **VENDOR** as **BENEFICIAL OWNER** hereby **CONVEY, ASSIGN AND TRANSFER UNTO THE PURCHASERS** all that piece or parcel of land known as **ADDRESS OF THE LAND** which is more particularly shown, delineated in **SURVEY PLAN NUMBER (OPTIONAL)** made by **SUVRVEYOR’S NAME (OPTIONAL)** and bounded by beacon nos.: **BEACON NUMBERS (OPTIONAL)** to **HOLD UNTO** the Purchaser all the interest, right, benefit and property ownership rights in the said land.
2. The vendor covenant with the purchaser that he/she has full powers to convey the property and same shall remain unto and quietly entered upon, received, held, occupied, enjoyed and taken by the purchaser and that the benefit hereof shall be received and taken accordingly.
3. The vendor hereby undertakes that in consideration of the said sum he shall execute all or any documents, agreements, or do, perform all, or any act, deeds and things necessary for ensuring that the purchaser obtains a certificate of occupancy or any of the document of title that may be required by him.
4. That the vendor hereby covenants to indemnify the purchaser against all proceedings claims or losses whatsoever that may be occasioned by reason or in consequence of any adverse claim in respect of the property.
5. The vendor further covenant with the Purchaser that the Purchaser shall have quiet possession and enjoyment of the said land and no person or persons claiming through, under or in trust for the vendor shall disturb the Purchasers quiet enjoyment and possession of the land.

**IN WITNESS WHEREOF** the parties hereto have hereunto set their respective hands and seal the day and year first above written.

**SIGNED, SEALED AND DELIVERED**

*BY THE WITHIN-NAMED* ***VENDOR:***

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

**NAME OF THE VENDOR**

**(VENDOR)**

**In the presence of:**

**Name: ………………………………………………**

**Signature: …………………………………………..**

**Occupation: ………………………………………..**

**Address: …………………………………………….**

**Name: ……………………………………………...**

**Signature: ………………………………………….**

**Occupation: …………………………………..........**

**Address: ……………………………………………..**

**SIGNED, SEALED AND DELIVERED**

*BY THE WITHIN-NAMED* ***PURCHASER:***

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

**NAME OF THE PURCHASER**

**(PURCHASER)**

**In the presence of:**

**Name: ………………………………………………**

**Signature: …………………………………………..**

**Occupation: ………………………………………..**

**Address: …………………………………………….**

**Name: ……………………………………………...**

**Signature: ………………………………………….**

**Occupation: …………………………………..........**

**Address: ……………………………………………..**

***PREPARED BY:***

**NAME OF THE LAWYER**

**NAME OF CHAMBERS**

***ADDRESS OF OFFICE***

***Barrister & Solicitor***

**SUPREME COURT ENROLMENT NO.**

**Email**

**Phone No.**