

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This **Deed of Absolute Sale** is made and executed by:

PEDRO TEA, of legal age, Filipino, single and residing at Blk 1 Lot 2 Green St., Urban Subd., La Loma, Quezon City (hereinafter referred to as the **SELLER**),

- AND -

JUAN DELA CRUZ, of legal age, Filipino, married to **JUAN DELA CRUZ**, of legal age, Filipinos and residents of 100 Dewey Rd., W.H.O. Village, Fairview, Quezon City (hereinafter referred to as the **BUYERS**).

WITNESSETH:

That the **SELLER** is the registered owner of a certain parcel of land together with all the improvements found therein, as evidenced by Transfer Certificate of Title (TCT) No. 123-100000000 situated in Barangay Gulod, Cabuyao Laguna, Philippines, and more particularly described as follows, to wit:

"A parcel of Land (Lot 1 Blk. 5 of the cons. Subd. Plan Pcs-12-100000, being a portion of cons. Lots 10 to 22 Blk. 1. Pcs-00-10000 Lots 3 to 8 Blk 2. Pcs-01-011111 & Lots 2-B-1 & 1-A-2, Psd-01-000000 LRC Rec. No.) situated in Barrio of Gulod, City of Cabuyao, Province of Laguna. Island of Luzon. Bounded on the W., Along Line 2-3 by Lot 3 Blk 6; On the NW., and NE., Along Line 3-4-5 by Road Lot 1; On the E., Along Line 5-6 by Road Lot 4 (7.00 M. Wide) and on the S., Along Line 6-2 by Lot 4 Blk-6 XXXX containing an area of Eighty Seven (87) SQMincluding all the existing improvements erected thereon.

That for and in consideration of the sum of **ONE MILLION FIVE HUNDRED PESOS Philippine Currency (Php1,500,000.00)**, receipt in full is hereby is acknowledged to his entire satisfaction, the **SELLER** do hereby **SELL, TRANSFER** and **CONVEY**, unto the said **BUYERS**, their heirs and assigns, the above-described parcel of lot, with all the improvement found thereon.

That the **SELLER** hereby warrants his title over the land above-described, with full right to dispose of the same, free from all liens and encumbrances, and that henceforth, full right of ownership and possession of the whole property shall pertain to the buyers.

IN WITNESS WHEREOF, I have hereunto signed this deed of absolute sale, this ____ day of _____, 20____, in the City of _____.

PEDRO TEA
SELLER

JUAN DELA CRUZ
BUYER

With my marital consent:

JUANA DELA CRUZ

Signed in the presence of:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
_____) SS.

BEFORE ME, a Notary Public in the City of _____, this ____day of _____,2020 personally appeared the following:

Name	Proof of Identity	Date/Place Issued
Pedro Tea		
Juan Dela Cruz		
Juana Dela Cruz		

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

This instrument, consisting of 3 page/s, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.

IN WITNESS WHEREOF, I have hereunto set my hand the day, year and place above written.

Notary Public

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2020.