**LAND SALE AGREEMENT**

**DEED OF ASSIGNMENT**

BETWEEN

**MR. OSENI TIAMIU OGUNSANYA** of Pakuro Town, Obafemi Owode Local Government Ogun State, Nigeria hereinafter called the **“VENDOR”** on behalf of himself and his family which expression shall where the context so admit and permit include their heirs/personal representatives assign of the ***ONE PART***.

**AND**

**MR. ONAYEMI SAMUEL** of No 8 Adebayo Street, Off Pedro Road, Palmgroove, Lagos hereinafter called and referred to as the **“PURCHASER”** which expression shall where the context so permit/admit the heirs/legal personal representatives, privies and assign of the ***OTHER PART***.

**TTILE DOCUMENT FOR THE SALES:**

1. Purchase Agreement
2. Survey Plan
3. Family Receipt

WHEREAS:

1. The Vendor is the legitimate buyer with an undisturbed rights of ownership.
2. The vendor has been exercising acts of ownership without any hindrance or molestation over the said property, free from all encumbrances.
3. The vendor has now agreed to transfer and convey his entitlement, rights and interest over the said property of the pieces of land for the sum of **N150,000.00** **(One Hundred and Fifty Thousand Naira)** Only approximately …………………………………………… square metres.
4. The Purchaser agreed to acquire the said property by outright purchase from the Vendors for the said amount **N150,000.00** **(One Hundred and Fifty Thousand Naira)** Only

**NOW THIS DEED WITNESSES AS FOLLOWS:**

1. In pursuance of the said agreement and in consideration of the sum of **N150,000.00** **(One Hundred and Fifty Thousand Naira)** being fully and final payment paid by the purchaser to the vendor (the receipt whereof the vendor hereby knowledge) the vendor as the BENEFICIAL OWNER HEREBY transfers and conveys unto the purchaser all the vendor entitlements, rights and interest in an over all the property first above mentioned situate, lying and being at Pakuro Town, Obafemi Owode Local Government Ogun State of Nigeria. Measuring and delineated with its dimensions and abuttals on Plan presents and thereon edged **‘RED’ TO HOLD** the same in fee sample absolute in possession fee from all encumbrances.
2. The Vendor hereby covenants with the PURCHASER to all time indemnifying the purchaser from and against all proceedings, cost, claim and vendor title and his right to transfer same or by any misrepresentation as to any facts reaching to the property whether before or after the transfer.
3. The property is sold in its present condition and the Purchaser acknowledge that; they have inspected the same and that this Agreement is entered into solely as a result of such inspection and on the basis of that term here of and not in reliance on representation or warranty express or implied made by or on behalf of the vendor.
4. The vendor hereby covenants with the purchaser that he has not done any act or did anything whatsoever to make him incapable of granting the transfer and hereby agrees to indemnify the Purchaser against any adverse claims and expenses in consequences of any act done by any other rivals claimant to the property hereby transferred.
5. That the title of the Purchaser shall commence with signing of this agreement and subsequent perfection of the title by the appropriate authority shall be made for and in the name of the purchaser.
6. The Vendor further covenants to execute all such lawful documents and assurances as the purchaser shall reasonably require for purpose of vesting the property more perfectly in the purchaser.
7. The Purchaser hereby agree to pay the cost of preparation, completion, realization and enforcement of this Agreement and all other expenses in relation or incidental of the Agreement.

**SCHEDULE**

All that property situate, lying and being at Pakuro Town Obafemi Owode Local Government Ogun State measuring described and delineated with its dimensions and abuttal of Plan No …………………………………………………………….. Date: ………………………………………………………………………….

**IN WITNESS WHEREOF:** The said vendor and purchaser has to hereunto set their respective hands and seals the day and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the within-named Vendor

**MR. OSENI TIAMIU OGUNSANYA** …………………………………………………..

VENDOR SIGNATURE & DATE

VENDORS WITNESS A

………………………………………………….. …………………………………………………..

Name, Sign & Date NAME, SIGN & DATE

VENDORS WITNESS B

………………………………………………….. …………………………………………………..

Name, Sign & Date NAME, SIGN & DATE

**PURCHASER**

**MR. ONAYEMI SAMUEL**  …………………………………………………..

SIGNATURE & DATE

PURCHASER’S WITNESS A

………………………………………………….. …………………………………………………..

Name, Sign & Date NAME, SIGN & DATE

PURCHASER’S VENDORS WITNESS B

………………………………………………….. …………………………………………………..

Name, Sign & Date NAME, SIGN & DATE

TRANSFER OF OWNERSHIP

TRANSFER OF OWNERSHIP is made today…………………………. Day of …………………………………………… In respect of the right ownership, title and interest in the allocated one plot of land lying being and situated at Pakuro Town Obafemi Owode Local Government Ogun State of Nigeria. Being made by **MR. OSENI TIAMIU OGUNSANYA** of Pakuro Town Obafemi Owode Local Government Ogun State (hereinafter called the Assignor / Vendor which expression shall where the context so admits includes the heirs, legal or personal representatives and Assignor). Now without dures and undue influence **BONAFIDELY TRANSFER MY UNEXPIRED RESIDUE IN THE PIECES OF LAND.**

TO

**MR. ONAYEMI SAMUEL** of No 8 Adebayo Street, Off Pedro Road, Palmgroove, Lagos. (Hereinafter often called the **“ASSIGNEE / PURCHASER”** which expression shall where the context so admit includes their heirs legal / personal representatives and Assigns).

**THAT THIS TRANSFER OF OWNERSHIP WITHNESSETH AS FOLLOWS:**

1. That I **MR. OSENI TIAMIU OGUNSANYA** hereby relinquish my rights and interests and title to **MR. ONAYEMI SAMUEL.**
2. That all further and other documents in respect of my land should be issued in the name of **MR. ONAYEMI SAMUEL.**
3. That my Assigns Executors Legal / Personal Representatives has no rights of interference in the said land and peaceable enjoyment of the new owner.
4. That any other claim by anybody is hereby void abolition.
5. That I will indemnify the buyer with present bank rate of my ownership and title in the land if found to be defective any time any year.

………………………………………………….. …………………………………………………..

PURCHASER’S SIGN & DATE SELLER’S SIGN & DATE

………………………………………………….. …………………………………………………..

WITNESS SIGN & DATE WITNESS SIGN & DATE

………………………………………………….. …………………………………………………..

WITNESS SIGN & DATE WITNESS SIGN & DATE

**PURCHASER RECEIPT**

I **MR. OSENI TIAMIU OGUNSANYA** hereby collected the sum of **One Hundred and Fifty Thousand Naira (N150,000.00)** today the ……………………………………….. day of …………………………… 20………………

From **MR. ONAYEMI SAMUEL** being the total consideration for the one plot of land situated lying and being at Pakuro Town Obafemi Owode Local Government Ogun State hereby sold to her.

That this sale with the consideration paid is in total settlement of the transaction.

**COLLECTOR**

**MR. OSENI TIAMIU OGUNSANYA** ----------------------------------

**SIGN & DATE**

**WITNESS A** ----------------------------------

**SIGN & DATE**

…………………………………………………

NAME

**WITNESS B** ----------------------------------

**SIGN & DATE**

…………………………………………………

NAME

**PAYER:**

**MR. ONAYEMI SAMUEL**  ----------------------------------

**SIGN & DATE**

**WITNESS A** ----------------------------------

**SIGN & DATE**

…………………………………………………

NAME

**WITNESS B** ----------------------------------

SIGN & DATE

…………………………………………………

NAME