

**DEED OF ASSIGNMENT ON DEEMED GRANT**  
**RIGHT OF OCCUPANCY MADE PURSUANT TO SECTION 34 OF THE**  
**LAND USE ACT, CAP L60. LAWS OF LAGOS STATE OF NIGERIA.**

BETWEEN

**MR. KUNLE ASHIMI**

AND

**OWONWON HELEN UZEZI**

IN RESPECT OF THE ASSIGNMENT OF ALL THAT LANDED PROPERTY  
ON ONE (1) PLOT OF LAND, LYING, BEING AND SITUATE AT NO. 3B,  
PRINCE OWOLABI ADEKUNLE STREET, THERA ANNEX WITHIN  
BALOGUN FAMILY LAND, SANGOTEDO IN ETI-OSA GOVERNMENT  
AREA OF LAGOS STATE.



PREPARED BY:-

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THIS DEED OF ASSIGNMENT is made this 29 day of January 2024

BETWEEN

**MR. KUNLE ASHIMI** of No. 7, Moses Emeya Close, New Oko-Oba, Ifako-Ijaiye, Lagos State (hereinafter called the "ASSIGNOR" which expression shall where the context so admits include his Successors-in Title and Assigns) **OF THE ONE PART**

AND

**OWONWON HELEN UZEZI**

No. 9, Akhigbe Street, Ekosodin, Benin City, Edo State (hereinafter referred to as the "ASSIGNEES" which expression shall where the context so admits includes their heirs, successors-in-title, assigns and or legal representatives) **OF THE OTHER PART.**

**2. WHEREAS:-**

- (1) The hereditament situate, lying and being at **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State**, forms part of the larger portion of land of **1300 square meters** which was originally owned by the **BALOGUN FAMILY** under the Yoruba native law and customs from time immemorial and they have been exercising right of customary ownership on the said large expanse of land without any disturbance, harassment or molestation from any person whatsoever.
- (2) The **BALOGUN FAMILY** through their Accredited and Principal Representatives sold, assign and transferred their customary and equitable interest as freehold in the said piece or parcel of land, situate, lying and being at **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State** to **MR. AKINBODE MICHEAL BAKARE**.
- (3) By virtue of a sale transaction evidenced by a Deed of Assignment; **MR. AKINBODE MICHEAL BAKARE** assigned, transferred and conveyed all his interest in the said land measuring about **1300 square meters**, lying, being and situate **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State** to the Assignor herein (**MR. KUNLE ASHIMI**).

- (4) **MR. KUNLE ASHIMI** as the beneficial owner of the said land exercised and enjoyed maximum acts of ownership and possession on the said land including erection of structures on some parts without any disturbance, harassment or molestation from any person whatsoever.

(a.) **Further to (4) above, the structures referred to above, is a block of (4) four units of (3) Three Bedroom Flat Apartments.**

- (5) The **Assignor** took immediate possession of the said Landed property and has represented himself to the **Assignees**, of having the legal and equitable rights to assign and transfer to the **Assignee**, all his unexpired interest and residue of that **Landed Property** situate, lying and being at **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State**.
- (6) The **Assignees** has agreed to buy and receive from the **Assignor** and the **Assignor** has also agreed to surrender to the **Assignees** his unexpired interest and residue of **ALL THAT LANDED PROPERTY**, lying, being and situate at **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State**, free from all encumbrances upon the terms hereinafter contained and subject to the Land Use Act.

**3. NOW THIS DEED WITNESSETH AS FOLLOWS:-**

PURSUANT to the said agreement and **IN CONSIDERATION** of the sum of **=N=110, 000,000.00 (One Hundred and Ten Million Naira)** only paid by the **Assignees** to the **Assignor** (the receipt whereof the Assignor hereby acknowledges), the **Assignor** as **BENEFICIAL OWNER**, hereby assign, convey and transfer UNTO the **Assignees** ALL his unexpired interests and residue in all that piece or parcel of landed property, lying, being and situate at **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State**.

It is particularly bounded by beacon No. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ with its dimensions and abutments more particularly delineated on the Survey Plan No \_\_\_\_\_ dated \_\_\_\_\_ attached to these present,

**4. THE ASSIGNOR COVENANT WITH THE ASSIGNEE AS FOLLOWS:-**

- (1) That he has the power to assign, convey and transfer the demised property and shall indemnify the **Assignees** against all manner of loss or damage that may arise or occur or be sustained by the **Assignees** in consequence of any adverse claim for title or inheritance from any other family or persons in respect of the said demised property and guarantees the **Assignees** the quiet, peaceful and peaceable enjoyment of the said demised property without any interruption from the **Assignor** or anyone claiming under or in trust for him.
- (2) To deliver to the **Assignees** the Original of all documents, building plans, survey plans, correspondences and receipt issued or relating to the demised premises at no extra cost to the **Assignee** on the execution of this Deed of Assignment immediately.
- (3) That he shall use the best of his position and status to assist the **Assignees** against all odds to erect structures on the said land without any disturbance, harassment or molestation from any person whatsoever.
- (4) That he shall execute any further document in favour of the **Assignees** and shall provide the **Assignees** with any such document necessary for the perfection of the **Assignee's** title without any further cost to the **Assignees**.

**5. THE ASSIGNEES COVENANTS WITH THE ASSIGNOR AS FOLLOWS:-**

- (1) The **Assignees** covenant and undertake to pay all rates, taxes, levies and other outgoings inclusive of the land charges, which may be imposed from time to time by the Lagos State Government.

**SCHEDULE**

The landed property herein referred is all that **LANDED PROPERTY**, situate lying and being at **3b, Prince Owolabi Adekunle Street, Thera Annex within Balogun Family Land, Sangotedo, Eti-Osa Local Government Area, Lagos State** with its dimensions and abutments more particularly delineated on the Survey Plan No \_\_\_\_\_ dated \_\_\_\_\_.

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

SIGNED, SEALED AND DELIVERED  
By the within-named **ASSIGNOR**

*MR. KUNLE ASHIMI*  
**MR. KUNLE ASHIMI**

In the presence of:-

NAME: Adeleke Kolawole

ADDRESS: 3, Eneke Ogbo Close, Abijo

OCCUPATION: Businessman

SIGNATURE: *AP*

SIGNED, SEALED AND DELIVERED  
By the within-named **ASSIGNEES**

*OWONWON HELEN UZEZI*  
**OWONWON HELEN UZEZI**

In the presence of:-

NAME: Osahon Rose

ADDRESS: 9, Akigbe Street, Ekosodin Benin City

OCCUPATION: Business Woman

SIGNATURE: *OWONWON HELEN UZEZI*

I CONSENT TO THE TRANSACTION HEREIN CONTAINED

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTORNEY GENERAL/COMMISSIONER FOR JUSTICE  
FOR: THE EXECUTIVE GOVERNOR OF LAGOS STATE