

**DEED OF ABSOLUTE SALE**

**KNOW ALL MEN BY THESE PRESENTS:**

This DEED OF ABSOLUTE SALE made and executed by and between :

**MANUEL F. ZUBIRI**, of legal age, Filipino, married to MA. ANA GARCIA ZUBIRI, and a resident of 277 Calatagan St., Ayala Alabang Village, Muntinlupa City, hereinafter referred to as the **“VENDOR”**;

and –

**Mr. xxxxxxxx & Mrs. xxxxxxxx**, both of legal age, Filipino, with address at xxxxxxxx St., Ayala Alabang Village, Muntinlupa City, MM., hereinafter referred to as the **“VENDEE”**.

**WITNESSETH THAT:**

**WHEREAS**, the VENDOR is the absolute and registered owner of a house and lot located at 277 Calatagan St., Ayala Alabang Village, Muntinlupa City, with an area of four hundred eleven (411) square meters and covered by Transfer Certificate of Title No. \_\_\_\_\_ of the Registry of Deeds, for the City of Muntinlupa, hereinafter referred to as the **“SUBJECT PROPERTY”**, which is more particularly described as follows:

Transfer Certificate of Title No.

“A parcel of land

**WHEREAS**, the VENDOR desires to sell the said parcel of land with house and other improvements thereon for \_\_\_\_\_ **PESOS (PHP\_\_\_\_\_)** and the VENDEE is able, willing and ready to purchase the same under the terms and conditions hereinafter set forth;

**NOW, THEREFORE**, for and in consideration of the sum total amount of xxxxxxxx PESOS (PHP/00), Philippine Currency, VAT Inclusive, in hand received by the VENDOR from the VENDEE to the former’s full satisfaction and benefit and receipt hereof is hereby acknowledged by the VENDOR, the VENDOR by these presents hereby **SELLS, CEDES, TRANSFERS, and CONVEYS** to the VENDEE, by way of Deed of Absolute Sale, their heirs, administrators and assigns, in a manner absolute and irrevocable, the above-described parcel of land with house and other improvements thereon, free from liens and encumbrances of whatever nature and on an **“AS IS WHERE IS BASIS”**;

The VENDOR warrants that the aforesaid land is free from any liens and encumbrances and that said VENDOR would defend the title and rights of the BUYER from any claims of whatever kind or nature from third persons.

The VENDOR shall be liable for payment of the Capital Gains Tax.

The VENDEE shall be liable for payment of Documentary Stamp Tax, Transfer Tax, Registration Fees, Notarial Fee, and other incidental expenses related to the transfer of the title to the name of the VENDEE.

The VENDOR warrants that the Real Estate Taxes and association dues for the full year 2007, has been paid in full.

The VENDOR hereby warrants to deliver to the VENDEE the following documents simultaneously with the execution of this contract, to wit:

1. Original Owner's Copy and certified true copy of TCT No. \_\_\_\_ is free from all liens and encumbrance, lis pendens, option, liabilities and encumbrances;
2. Original and certified true copy of tax declaration No. E-\_\_\_\_ and E-\_\_\_\_.;
3. Original official Receipts covering payments of real estate taxes and association dues;
4. Muntinlupa City Treasurer's Tax Clearance;
5. Vicinity Map;
6. Lot Plan and architectural plans;
7. Clearance from Ayala Alabang Village Association and the Barangay;
8. Official receipts of latest payment of utility bills such as MERALCO, PLDT, Water Services;
9. Letter of assignment and transfer of ownership of PLDT and MERALCO and water services.

The VENDOR warrants that the subject property is not tenanted and free from all claims of third person/s or entities and that the provision of laws are satisfied to effect a valid and enforceable transfer and conveyance on the said SUBJECT PROPERTY.

The VENDOR further undertakes and obligates to execute any and all documents, instruments and deeds necessary, appropriate or required to effectuate this Deed and the provisions herein contained and to transfer the title to the name of the VENDEE.

IN WITNESS WHEREOF, the parties hereunto signed this documents this \_\_\_\_\_ day of \_\_\_\_\_, 2007, in \_\_\_\_\_.

MANUEL F. ZUBIRI  
(VENDOR)  
TIN NO.:

xxxxxxxxxxxxxxxxxxxxx  
(VENDEE)  
TIN NO.:

MA. ANA GARCIA ZUBIRI  
VENDOR  
TIN NO:

xxxxxxxxxxxxxxxxxxxxx  
VENDEE  
TIN NO:

SIGNED IN THE PRESENCE OF :

\_\_\_\_\_

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES )  
CITY                      OF                      ) Sc.

BEFORE ME, this \_\_\_\_\_ day of \_\_\_\_\_, 2007, personally  
appeared:

<b><u>NAME</u></b>	<b><u>CTC/PASSPORT NO.</u></b>	<b><u>ISSUED ON/AT</u></b>
Xxxxxxxx	_____	_____
XXXXXXXXX	_____	_____
Manuel F. Zubiri	_____	_____
Ma. Ana G. Zubiri	_____	_____

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

This instrument consisting of three (3) pages, including this page on which  
this acknowledgment is written refers to a DEED OF ABSOLUTE SALE of a  
parcel of land and has been signed by the parties and their witnesses and sealed  
with my notarial seal.

**IN WITNESS WHEREOF**, I have hereunto set my hand on the date and  
place first above written.

NOTARY PUBLIC

DOC. NO.  
PAGE NO.  
BOOK NO.  
SERIES OF 2007