

# Deed of Sale (Title Transfer Sample)

This Deed of Absolute Sale is executed and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, by and between:

SELLER: \_\_\_\_\_, of legal age, Filipino,  
single/married/widowed, with residence at \_\_\_\_\_

AND

BUYER: \_\_\_\_\_, of legal age, Filipino,  
single/married/widowed, with residence at \_\_\_\_\_

## WITNESSETH:

That the SELLER is the true and lawful owner of a parcel of land together with the improvements thereon, more particularly described as follows:

**TRANSFER CERTIFICATE OF TITLE NO.:** \_\_\_\_\_

**AREA:** \_\_\_\_\_ sqm

**LOCATION:** \_\_\_\_\_

That for and in consideration of the sum of **PESOS:** \_\_\_\_\_ (**P** \_\_\_\_\_), receipt of which is hereby acknowledged, the SELLER hereby SELLS, TRANSFERS and CONVEYS, absolutely and unconditionally, unto the BUYER the above described property, free from all liens and encumbrances.

The SELLER warrants to defend the title to the property hereby sold and will execute and deliver such other instruments as may be necessary to effect the transfer of the ownership thereof to the BUYER.

IN WITNESS WHEREOF, the parties hereunto have signed this document this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
BUYER

## SIGNED IN THE PRESENCE OF:

\_\_\_\_\_

\_\_\_\_\_

**ACKNOWLEDGMENT**

Republic of the Philippines )  
\_\_\_\_\_ ) S.S.

BEFORE ME, a Notary Public for and in the City/Province of \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared:

Name	ID & Number	Date/Place Issued
_____	_____	_____
_____	_____	_____

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

WITNESS MY HAND AND SEAL on the date and place above written.

Doc. No. \_\_\_\_\_;  
Page No. \_\_\_\_\_;  
Book No. \_\_\_\_\_;  
Series of 20\_\_\_\_.