

SAMPLE FORM

Sample Deed of Absolute Sale of Land (Philippines)

A fill-in sample from the FarmyHub guide "How to Buy Farmland in the Philippines". The deed starts on the next page.

How to Use This Sample

1. Fill in every blank. Write the names exactly as they appear on the valid IDs and on the land title.
2. Copy the technical description word for word from the title. Use a certified true copy from the Registry of Deeds.
3. Write the price in words and in figures. Both must match.
4. Where you see two choices in brackets, keep the one that applies and cross out the other.
5. Do not sign ahead of time. The seller, the buyer, the seller's spouse (if married) and two witnesses sign in front of the notary public, and each brings a valid government ID.
6. Sign every page, and ask the notary how many original copies to prepare. The BIR, the treasurer's office and the Registry of Deeds each ask for the deed.

Other Papers to Expect When the Land Is Farmland

- **DAR clearance** from the Municipal Agrarian Reform Office where the land is.
- **The buyer's sworn statement** that his or her total agricultural land, with this purchase, is not more than 5 hectares.
- **The seller's sworn statements** about tenants on the land and about the land itself, as the agrarian reform office asks.
- **BIR tax returns and receipts** for the capital gains tax and the documentary stamp tax, then the eCAR.
- **Transfer tax receipt and real property tax clearance** from the local treasurer.

Each office has its own checklist. Ask for the current one before you file.

Sample only. This form is for general information. It is not legal advice and it will not fit every sale. Have a lawyer or the notary public review or prepare the final deed before anyone signs or pays.

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale is made and executed by:

_____, of legal age, Filipino, [single / married to _____], with residence at _____,

hereinafter called the SELLER;

– in favor of –

_____, of legal age, Filipino, [single / married to _____], with residence at _____,

hereinafter called the BUYER.

WITNESSETH:

WHEREAS, the SELLER is the absolute and registered owner of a parcel of agricultural land located at _____, covered by Transfer Certificate of Title No. _____ of the Registry of Deeds of _____, and more particularly described as follows:

(Copy the technical description exactly as it appears on the title: lot number, plan number, boundaries and area.)

WHEREAS, the BUYER has offered to buy, and the SELLER has agreed to sell, the parcel of land described above;

NOW, THEREFORE, for and in consideration of the sum of

_____ PESOS (₱_____), Philippine currency, which the SELLER acknowledges to have received in full from the BUYER, the SELLER hereby SELLS, TRANSFERS and CONVEYS, absolutely and unconditionally, to the BUYER and to his or her heirs, successors and assigns, the parcel of land described above, together with all the improvements found on it, free from all liens and encumbrances.

The SELLER declares and warrants that:

1. the SELLER is the lawful owner of the property and has the full right to sell it;
2. the property is free from all liens, encumbrances and claims of other persons, and the SELLER will defend the title and the peaceful possession of the BUYER against all lawful claims;
3. the real property taxes on the property are paid up to and including the year _____; and
4. the property [has no tenant or agricultural lessee / is occupied by a tenant or agricultural lessee named _____].

The parties agree that the taxes and fees on this sale will be paid as follows:

Capital gains tax:	_____
Documentary stamp tax:	_____
Local transfer tax:	_____
Registration fees:	_____
Notarial fee:	_____

(Write SELLER or BUYER on each line.)

IN WITNESS WHEREOF, the parties have signed this Deed on this _____ day of _____, 20_____, at _____, Philippines.

SELLER
(signature over printed name)
TIN: _____

BUYER
(signature over printed name)
TIN: _____

With my marital consent:

Spouse of the SELLER
(if the SELLER is married)

SIGNED IN THE PRESENCE OF:

Witness (signature over printed name)

Witness (signature over printed name)

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
_____) S.S.

BEFORE ME, a Notary Public for and in _____, this _____
day of _____, 20_____, personally appeared:

Name	Competent Evidence of Identity (ID and number)	Date and Place Issued

known to me and to me known 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 _____ (_____) pages, including the page on which
this acknowledgment is written, refers to a Deed of Absolute Sale of a parcel of land covered by
Transfer Certificate of Title No. _____, and has been signed by the parties and
their instrumental witnesses on each and every page.

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

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20_____.