

DEED OF ABSOLUTE SALE

This Deed of Absolute Sale is entered into this ____ day of _____ by and between:

SOLID ASIAN MARKETING CORP., a domestic corporation having its principal place of business at SAMCO Building, Bangoy Street, Davao City, herein represented by _____ (the "Seller")

and

_____, of legal age, _____, and residents of _____ (the "Purchaser")

WITNESSETH:

WHEREAS, the Seller is the developer of a condominium project known as Linmarr Towers located at corner Porrás & Lakandula Street, Barrio Obrero, Davao City.

WHEREAS, the Purchaser has entered into a Contract to Sell with the Seller and/or intends to purchase from the Seller the following Condominium Unit (s):

- a. Unit No. _____; Building ____; Area: _____
- b. Unit No. _____; Building ____; Area: _____

Which are covered by and more particularly described in Condominium Certificate(s) of Title No. _____.

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties hereto hereby stipulate, covenant and agree that for and in consideration of _____ Pesos, receipt of which is hereby acknowledged by the Seller in full, the Seller hereby sells, conveys and delivers unto the Purchaser, his/her/its assigns, and or successors-in-interest the above described condominium unit(s) free from all liens and encumbrances except those described, indicated or registered in the Condominium Certificate of Title.

The Purchaser hereby acknowledges that he/she/it has examined the said condominium unit(s) and accepts the same.

The Purchaser further agrees to abide by the terms and conditions indicated in the Master Deed with Declaration of Restrictions as well as any rules, regulations and/or policies that the Developer, Seller, Management and/or the Condominium Corporation may enact or issue for the benefit of the project or condominium corporation.

In addition to the consideration above, the Purchaser shall also pay the Seller registration fees equivalent to five percent (5%) of the selling price to cover taxes and expenses for registration and transfer of title of the condominium unit(s) to the Purchaser.

IN WITNESS WHEREOF, the parties hereto have signed these presents on the date and at the place first written above.

SOLID ASIAN MARKETING CORP.

Seller

BY

Purchaser

Witness:

&

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public for and in _____ this _____, personally appeared the following persons exhibiting to me their respective identifying instruments, to wit,

Name

Identifying Instrument

known to me and to me known to be the same persons who executed the foregoing Deed of Absolute Sale consisting of two (2) pages including the page in which this Acknowledgement is written, and they acknowledged to me that the same is their voluntary act and deed and of the represented corporation.

Doc. No. _____

Page No. _____

Book No. _____

Series of _____