

M A C E D O • V I T O R I N O

DRAFT DEED OF PROPERTY PURCHASE AND SALE

Purchase and Sale

On [INSERT DATE PLEASE TYPE] in [LOCAL], and Notary Office located at [insert] before me [insert], the respective Notary, attended as grantors: _____

First: [INSERT NAME], born in the parish of [●], county of [●], [insert marital status], of age, with professional address on [●], citizen's card number [●], issued in [●]. _____

Second: [INSERT NAME], born in the parish of [●], county of [●], [insert marital status], of age, with professional address on [●], citizen's card number [●], issued in [●]. _____

I verified the identity of the first grantor [by seeing [her / his] identification card / passport] [from personal knowledge] and the second grantor [by seeing [her / his] identification card / passport] [from personal knowledge]. _____

THE FIRST PARTY, IN [HER / HIS / ITS] CAPACITY AS SELLER, DECLARED: _____

That [she / he / it] owns the property located at [ADDRESS], and registered at the Property Registrar of [●] under number [●] and registered before the Tax Authorities under article [●], with the net tax worth of [●] ("Property"). _____

That [she / he / it] sells the property for the consideration of € [●], which [she / he / it] received from the second grantor and discharges [her / him / it] therefrom. _____

That the Property has the authorisation of use number [●], issued by the City Council of [●] on [date], which is registered to the autonomous fraction under the presentation number [●], of [DIA] [MONTH] [YEAR]; _____

AND THE SECOND PARTY DECLARED: _____

That [she / he] accepts to purchase the Property under the terms stated in this deed. _____

I warned the parties that, in case any of their respective statements were false, they would be punishable for the crime of false testimony or statement. _____

The following documents were exhibited to me: _____

A certificate issued by the Registry of Land Registry of [●] supporting the registration elements; _____

A property registration certificate, issued on [●], by the Finance Office of [●] certifying the property registry elements; _____

The license of use no. [●], issued on [●], by the City Council of [●], for the property now transferred; _____

I file: _____

(i) The Property permanent certificate; and _____

(ii) The declaration for the settlement of the Municipal Tax on the Real Estate Transfer, filed with the [●], [●] Finance Department, and the tax payment certificate no. [●]. _____

The amounts of [●] euros and [●] euros, corresponding to the stamp duty due on the acquisition and the deed, respectively, were settled on this date. _____

I read this deed and explained its content to the grantors. _____