***DEED OF ASSIGNMENT***

***BETWEEN***

**………………………………………………………….**

**OF**

**………………………………………………………….**

 **(ASSIGNOR)**

***AND***

**………………………………………………………….**

***OF***

**………………………………………………………….**

 **(ASSIGNEE)**

***IN RESPECT TO:***

**ALL THAT PARCEL OF LAND MEAURING 466.617 SQM LYING AND BEING SITUATE AT …………………………………………………………………………………………….**

***DATED THE …………….DAY OF …………..2023***

**Prepared by:**

***DEED OF ASSIGNMENT***

***THIS DEED OF ASSIGNMENT*** *made the……… day of ………….……, 2023*

*Between:*

**………………………………………………………….**

 (hereinafter called the “Assignor”) which expression shall where the context so admits include their successors in title, heirs, legal representatives and assigns, of one part,

**AND**

**………………………………………………………….**

 (hereinafter called “Assignee”) which expression shall where the context so admits include his successors in-title, heirs, legal representatives and assigns, of the second part.

***WHEREAS:***

1. The Assignor became the beneficial owner of all that parcel of Land measuring 466.617 Sqm lying and being situate at **………………………………………………………….**
2. The said Assignor has never executed any Deed of Assignment in respect to the said property. He now wishes to sell and the Assignee wishes to buy the property.

***NOW THIS DEED WITNESSES AS FOLLOWS:***

**In consideration** of the sum of Two Million Naira (N2, 000, 000 .00) only (the receipt whereof the assignor hereby acknowledges) the Assignor as the **BENEFICIAL OWNER** hereby assigns and transfer unto the assignee all legal and equitable interest in the property, **TO HOLD UNTO** the use of the Assignee for a term of years of the unexpired residue free from any encumbrances subject to the performance and observation on the part of the assignee of the covenants and conditions herein.

**The ASSIGNOR HEREBY COVENANTS** **with the ASSIGNEE** as follows:

1. The Assignor in addition to assigning as beneficial owner expressly covenant with the Assignee that they have good, and unimpeachable title to the property, the subject matter of the Assignment, and hereby covenants to indemnify the Assignee against any defect in title herein as at the time of assignment, or at any other time.
2. The Assignor further covenants that the property hereby transferred, assigned and conveyed shall be quietly enjoyed by the assignee without interruption or disturbance from the assignors or persons claiming by, through, under or in trust for him or from any other third party and further covenants that the property is free from charges and encumbrances or otherwise.
3. To observe and to perform the provisions of the existing Land Laws or any subsequent legislation amending same or other laws relating to land and the special terms and conditions set out in the Provisional Letter of Allocation.
4. The Assignor shall not do or suffer to be done or be privy to any act or thing whereby or by means whereof the assignee shall in any wise or manner be prevented or hindered from selling, assigning, transferring or alienating the demised property in favour of the Assignee.
5. The Assignor undertakes to produce and execute all such further or other documents and assurances as may hereafter be required by the assignee to perfect her title to the property.

***IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE HANDS AND SEALS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN***

***SIGNED SEALED AND DELIVERED***

BY THE WITHIN NAMEDASSIGNOR

**……………………………………..**

***IN THE PRESENCE OF:***

SIGNATURE: ……………………………….

NAME: ………………………………………

ADDRESS: ……………………………………

OCCUPATION: ………………………………

DATE: ………………………………………...

***SIGNED SEALED AND DELIVERED***

 BY THE WITHIN NAMED ASSIGNEE

 ***………………………..***

IN THE PRESENCE OF:

SIGNATURE: ……………………………….

NAME: ……………………………………….

ADDRESS: …………………………………..

OCCUPATION: ……………………………

DATE: ……………………………………….