

DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

That I, [ROSARIO T. BAUTISTA], of legal age, Filipino, widow, and a resident of [21 Kalayaan Avenue, Barangay Diliman, Quezon City], hereinafter referred to as the DONOR,

— and —

[MARK ANGELO T. BAUTISTA], of legal age, Filipino, single, and a resident of [the same address], hereinafter referred to as the DONEE,

WITNESSETH: That —

WHEREAS, the DONOR is the absolute and registered owner of a parcel of land situated in [Barangay Poblacion, Tanauan City, Batangas], more particularly described as follows:

"A PARCEL OF LAND (Lot 8, Block 2 of the subdivision plan Psd-04-000456), situated in the Barangay of Poblacion, City of Tanauan, Province of Batangas, containing an area of THREE HUNDRED (300) SQUARE METERS, more or less, covered by Transfer Certificate of

Title No. T-45678 of the Registry of Deeds for the Province of Batangas."

WHEREAS, the DONEE is the [son] of the DONOR, and the DONOR, out of love and affection for the DONEE and out of liberality, desires to donate the said property to the DONEE;

NOW THEREFORE, for and in consideration of the love and affection which the DONOR bears for the DONEE, and of the DONOR's liberality, the DONOR does hereby freely, voluntarily and irrevocably GIVE, TRANSFER and CONVEY, by way of donation inter vivos, unto the DONEE, their heirs, successors and assigns, the above-described parcel of land together with all the improvements thereon.

1. The DONOR warrants that they are the absolute owner of the property donated and that the same is free from all liens and encumbrances.
2. The donation is made out of pure liberality and without any consideration whatsoever, and shall take effect during the lifetime of the DONOR.
3. The DONOR reserves for themselves [the right to live upon and enjoy the fruits of the property for the remainder of their natural life (usufruct)]. / [No reservation is made and full ownership passes to the DONEE upon acceptance.]
4. The donor's tax due on this donation shall be for the account of the [DONOR], and the DONEE shall shoulder the registration fees and the expenses of transfer.

5. The DONOR declares that this donation does not impair the legitime of any compulsory heir, and that should it be found to do so, the donation shall be reduced accordingly as provided by law.

ACCEPTANCE BY THE DONEE

I, [MARK ANGELO T. BAUTISTA], the DONEE named above, do hereby ACCEPT this donation made in my favour by the DONOR, and I express my sincere gratitude for the DONOR's generosity and liberality.

IN WITNESS WHEREOF, the parties have hereunto set their hands this ____ day of _____, 20____, at [Quezon City], Philippines.

[ROSARIO T. BAUTISTA]

Donor

[MARK ANGELO T. BAUTISTA]

Donee

SIGNED IN THE PRESENCE OF:

Witness

Witness

REPUBLIC OF THE PHILIPPINES)

CITY OF [QUEZON CITY]) S.S.

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ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in [Quezon City], this ____ day of _____, 20____, personally appeared the above-named parties, exhibiting to me their competent evidence of identity, known to me and to me known to be the same persons who executed the foregoing Deed of Donation, and they acknowledged to me that the same is their free and voluntary act and deed.

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

Notary Public

Doc. No. _____;

Page No. _____;

Book No. _____;

Series of 20_____.