PROPERTY SALE DEED Draft

This deed of sale made on [DATE] between [SELLER NAME], hereafter known as the "Seller", and [BUYER NAME], hereafter known as the "Buyer".

WHEREAS the Seller is the lawful owner of a property located at [PROPERTY ADDRESS] hereafter known as the "Property"; and

WHEREAS the Buyer desires to purchase the Property from the Seller on the terms and conditions set forth below;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

SALE OF PROPERTY: The Seller agrees to sell the Property to the Buyer for a total purchase price of [PURCHASE PRICE] (hereafter known as the "Purchase Price"). The Purchase Price shall be paid in the following manner: [INSERT PAYMENT TERMS].

TITLE TO PROPERTY: The Seller represents and warrants that they are the lawful owner of the Property and have the right to sell the Property to the Buyer. The Seller shall provide the Buyer with a clear and marketable title to the Property free from all liens and encumbrances.

CLOSING: The closing of the sale shall take place on [CLOSING DATE] at [CLOSING TIME] at [CLOSING LOCATION]. At the closing, the Buyer shall deliver the Purchase Price to the Seller, and the Seller shall deliver to the Buyer a duly executed and acknowledged deed transferring title to the Property to the Buyer.

POSSESSION: Possession of the Property shall be delivered to the Buyer at the closing.

CONDITION OF PROPERTY: The Buyer acknowledges that the Property is being sold "as is" with all faults and defects. The Seller makes no warranties, express or implied, as to the condition of the Property, except as otherwise provided in this Deed.

PROPERTY TAXES AND ASSESSMENTS: All taxes, assessments, and charges against the Property that are due and payable at the time of closing shall be prorated as of the closing date, with the Seller responsible for the portion of such taxes, assessments, and charges attributable to the period prior to the closing date, and the Buyer responsible for the portion attributable to the period after the closing date.

DEFAULT: In the event of a default by the Buyer, the Seller may, at their option, (i) terminate this agreement, (ii) retain any deposits made by the Buyer, and/or (iii) pursue any other remedies available at law or in equity.

GOVERNING LAW: This Deed shall be governed by and construed in accordance with the laws of the [STATE/COUNTRY].

ENTIRE AGREEMENT: This Deed contains the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties.

AMENDMENTS: This Deed may be amended only by a written instrument executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Deed as of the date first written above.

SELLER:

[SELLER NAME]

BUYER:

[BUYER NAME]