

DEED OF GIFT

BETWEEN

LIVINUS AKAMITA SUNDAY

(DONOR)

AND

SAMBO OLUWATOYIN WALIYAT

(DONEE)

IN RESPECT OF ALL THAT PARCEL OF LAND MEASURING 1930.24 SQ MTS
LOCATED AT VICTORIA ISLAND AND KNOWN AS PLOT 1424 IN ETI-OSA
LOCAL GOVERNMENT AREA OF LAGOS STATE COVERED BY CERTIFICATE
OF OCCUPANCY REGISTERED AS NO. 19 AT PAGE 19 IN VOLUME 2006 H OF
THE LAGOS STATE OF NIGERIA LAND REGISTRY OFFICE, IKEJA 29TH JULY
2006

Prepared By:

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FOR: KINGY'S ATTORNEYS

LEGAL PRACTITIONERS,

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THIS DEED OF GIFT is made this Day of 2010

BETWEEN:

LIVINUS AKAMITA SUNDAY, OF No 6, Oyediran Sarafadeen Avenue, Olagunsoye Oyinlola Estate, Ikoyi, Lagos (hereinafter referred to as the **DONOR** which expression shall where the context so admit include his successors in title and personal legal representative) of the ONE PART.

AND

SAMBO OLUWATOYIN WALIYAT, of 21 MCC Road, New School Area, Owerri, Imo State (hereinafter referred to as the **DONEE** which expression shall where the context so admit include his successors in title and personal legal representative) of the OTHER PART.

The **DONOR** and the **DONEE** are hereinafter referred to as the “**parties**”.

WHEREAS:

1. The **DONOR** is the beneficial owner of that gift particularly described in this deed of gift by the virtue of letter of allocation and certificate of occupancy registered as 19/19/2006 dated 29th July 2006 from the Lagos State Government of Nigeria.
2. The **DONOR** is desirous of conveying the property particularly described in this deed by way of Gift to the **DONEE**, the **DONEE** has accepted the Gift from the **DONOR**.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. TRANSFER OF OWNERSHIP

The **DONOR** transfers the ownership of the following property to the **DONEE** by way of Gift:

“ALL THAT PARCEL OF LAND MEASURING 1930.24 SQ MTS LOCATED AT VICTORIA ISLAND AND KNOWN AS PLOT 1424 IN ETI-OSA LOCAL GOVERNMENT AREA OF LAGOS STATE COVERED BY CERTIFICATE OF OCCUPANCY REGISTERED AS NO. 19 AT PAGE 19 IN VOLUME 2006 H OF THE LAGOS STATE OF NIGERIA LAND REGISTRY OFFICE, IKEJA 29TH JULY 2006”

2. WARRANTIES, REPRESENTATIVES AND COVENANTS OF THE DONOR

The **DONOR** warrants and covenants with the **DONEE** as follows:

- i. that the **DONOR** has good and proper title and has full power, capacity and absolute authority to grant the unexpired residue of the property hereby granted as gift to the **DONEE**.
- ii. that the property is free from any form of mortgages, levies, charges, debts and encumbrances and that no part of the property is subject to any agreement or commitment to give or create any option, lien or encumbrance on the property;
- iii. that the **DONEE** shall have full possession of the property and its appurtenances with effect from the date of this grant;
- iv. that the **DONEE** shall peaceably hold and enjoy the property without any interruption by the **DONEE** or any person claiming through, under or in trust for him;
- v. that the **DONOR** shall deliver to the **DONEE** all original documents pertaining to the property and to promptly execute all documents that require execution;
- vi. that the warranties and representations above are and shall remain valid and in full force throughout and after this grant.

3. WARRANTIES, REPRESENTATIVES AND COVENANTS OF THE DONEE

The **DONEE** warrants and covenants with the **DONOR** as follows:

- i. To pay all tax, rates and government tenements to government or other regulatory agency over the demise property from the commencement of this deed of gift.
- ii. To assume the full ownership over the property and retain the exclusive right to transfer, assign, donate or sell the property subject to the provisions of Land Use Act or other government regulations.

SIGNED, SEALED AND DELIVERED by the within named **DONOR**

LIVINUS AKAMITA SUNDAY

In the presence of:

Name:

Address:

Occupation:

Signature/Date:

SIGNED, SEALED AND DELIVERED by the within named **DONEE**

SAMBO OLUWATOYIN WALIYAT

In the presence of:

Name:

Address:

Occupation:

Signature/Date:

