

FOR THE LOVE OF CHRIST JESUS, THE BEGINNING AND THE END.

Property Drafts Vite.

Draft of Deed.

This Deed of Assignment is made on the 28th day of February, 2008 Between Akanbi Tupo of No. 4 Filani Road, Abuja (the “Assignor”) of the first part AND Hilary of No. 24 Ikorodu Avenue, Aba (the “Assignee”) of the second part.

This Deed Recites as follows:

1. The Assignor is the holder and entitled to the unexpired interests in the property covered by Certificate of Occupancy No. LQ1242K details of which are described in the schedule to this deed.
2. The Assignor inherited the property from one Mrs Adaeze Tupo (deceased).
3. The Assignor desires to assign the interest in the title covered by the Certificate of Occupancy No LQ1242K for a consideration, which is paid to the Assignor by the Assignee.

Now this Deed Witnesses as follows:

1. In pursuance of this agreement and in consideration of the sum of 50,000,000 (fifty million naira only) paid by the assignee to the assignor, the receipt of which the assignor hereby acknowledges, the assignor as *beneficial owner* hereby assigns to the assignee the remainder of the interests, rights and privileges in the Certificate of Occupancy No LQ1242K, described in the schedule below, to hold the same unto the assignee, all the residue now unexpired of the term of years granted by the said Certificate of Occupancy and Subject to the rents, covenants and conditions contained in it.
2. PROVIDED ALWAYS that the property should be accepted in the present state and condition irrespective of the state of repairs.
3. The assignee covenants with the assignor to pay rents accruing on the title and observe all covenants and obligations contained in the legislations and the right of occupancy.
4. The Assignor covenants with the assignee that he (or his privies) have not done anything to frustrate the transfer of the unexpired interest to the assignee failing which he shall indemnify the assignee.

In witness of which the parties have set their hands and seals the day and year first above written.

Signed sealed and delivered by the within named Assignor

In the Presence of:

Name:

Signature:

Address:

Occupation:

Signed, sealed and delivered by the within named Assignee

In the presence of

Name:

Signature:

Occupation:

Address:

Vitesolutions

BY THIS POWER OF ATTORNEY made on the 13th day of February, 2008, I, General Usman Amaechi Adebayo of No. 8 Independence Layout, Abuja appoint AMINA USMAN of Plot 5a, Oloye Street, Port-Harcourt to be my true and lawful attorney in my name and on my behalf to do all or any of the following things, namely:

1. To manage my property at plot 5a Okoye Street, Port-Harcourt by giving out the said property to other persons, collect rents from them and render account of the rents so collected.
2. To sell my property at No. 10 Blantyre Street, Lagos Island and pay the purchase price into my account (23465263) with Habib Bank.
3. To sell my property at No. 5 Jos Street Kaduna and pay the purchase price into my account (556772245) with Union Bank.
4. To do all such things necessary and incidental to the matters above as I may lawfully do.

I HEREBY DECLARE that this Power of Attorney shall be irrevocable for one year from the date written above.

IN WITNESS whereof, I General Usman Amaechi Adebayo have hereunto set my hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED by the above named General Usman Amaechi Adebayo..... (signature)

In the presence of
(Name and Address).

Where the done assigns pursuant to the instrument; he says; this DEED OF ASSIGNMENT made the day of 2017 between General Usman Adebayo of By his attorney Amina Usman...

DRAFT DEED OF LEASE.

THIS DEED¹ OF LEASE is made the 22nd day of June 2017 BETWEEN Umar of No 21 Opara Crescent Ibadan Oyo (“Lessor”) of the first part AND Najikaji Nigeria Limited a private company registered under the Companies and Allied Matters Act with Registered Address at No. 52 Pedro Street Abuja (“Lessee”) of the other part.

THIS LEASE RECITES AS FOLLOWS²:

1. The Lessor is the owner of that bungalow situate and known as No. 21 Opara Crescent Ibadan Oyo. By virtue of a Deed of Conveyance dated 21st June 1995 registered as No. 4051/50/1350 at the Oyo State Land Registry between Chief Chukwuma Uzochukwu of No. 25 Plot 51 Aba Way, Oyo and Mr Umar
2. The Lessor desires to lease the bungalow to the Lessee for a term of five years and the lessee has agreed to take the lease.

IT IS AGREED AS FOLLOWS³.

The Lessor demises to the Lessee ALL THAT⁴ premises situate and known as No. 1 Wuse Road, Abuja, TO HOLD UNTO⁵ the Lessee for the term of five years commencing on the 22nd day of February, 2017 and ending on the 22nd day of February 2022; YIELDING and PAYING⁶ the net yearly rent of N5,000,000 (five million naira only) clear of all deductions by yearly payments in advance, the first of such payments to be made on the 23rd day of February, 2017 clear of all deductions.

The Lessee covenants with the Lessor as follows.

- i. To pay the rent reserved in this lease on the day mentioned.
- ii. To pay all rates, taxes and outgoings now or as may be subsequently imposed on the property..
- iii. To keep and maintain the premises in good state of repair, fair wear and tear expected and to permit the landlord to enter at reasonable times to view the state of repairs and deliver up the premises in good and substantial repair condition.
- iv. Not to assign, sublet, charge or otherwise part with possession of the property or any part thereof without the written consent of the landlord first had and

¹ Or THIS TENANCY AGREEMENT

² Recital.

³ Testatum

⁴ Parcel Clause

⁵ Habendum

⁶ Reddendum

obtained such consent not to be unreasonably withheld in the case of a responsible and respectable person.

V. Not to alter the property without the consent of the landlord and restore the property to its original position at the end.

iii. add all other covenants.

The Lessor covenants with the Lessee as follows:

i. That if the Lessee observes the laws and covenants, he shall peaceably hold the premises without any interruptions or disturbance by the Lessor or his agents.

Ii. To insure the property against fire with Merchant Insurance Co. Ltd to the tune of N10,000,000 ten million naira to be paid by the lessee and compensation money shall be used to repair the premises

ii. That upon lessee observing all terms and covenants in this lease and upon giving notice at least three months before the expiration of the present lease, the lessor may grant him a further term of five years subject toe terms, covenant and rent as agreed by the lessor and lessee.

Iii. If the tenant goes bankrupt or breaches any covenant or term in this lease, the lessor can re-enter the premises and immediately the term shall absolutely cease.

ii. list all other covenants.

PROVIDED ALWAYS

I. that if the lessee breaches the covenants, laws or becomes incapacitated, it shall be lawful for the lessor to re-enter upon the demised premises and the lease shall cease.

IN WITNESS OF WHICH⁷ the parties have set their hands and seals the day and year written above.

SIGNED, SEALED AND DELIVERED⁸ by the within named Lessor:

Umar

IN THE PRESENCE OF⁹:

NAME:

ADDRESS:

⁷ Testimonium

⁸ Execution

⁹ Attestation.

OCCUPATION:

SIGNATURE:

Then draft that for company.

The Common Seal of Najikaji Nigeria Limited was affixed to this deed and delivered in the presence of:

Director

Secretary.

Where the person is an illiterate; SIGNED, SEALED AND DELIVERED by the foregoing having been first read and interpreted by me..... in the language when he appeared perfectly to understand the contents before affixing his thumb impression or mark.

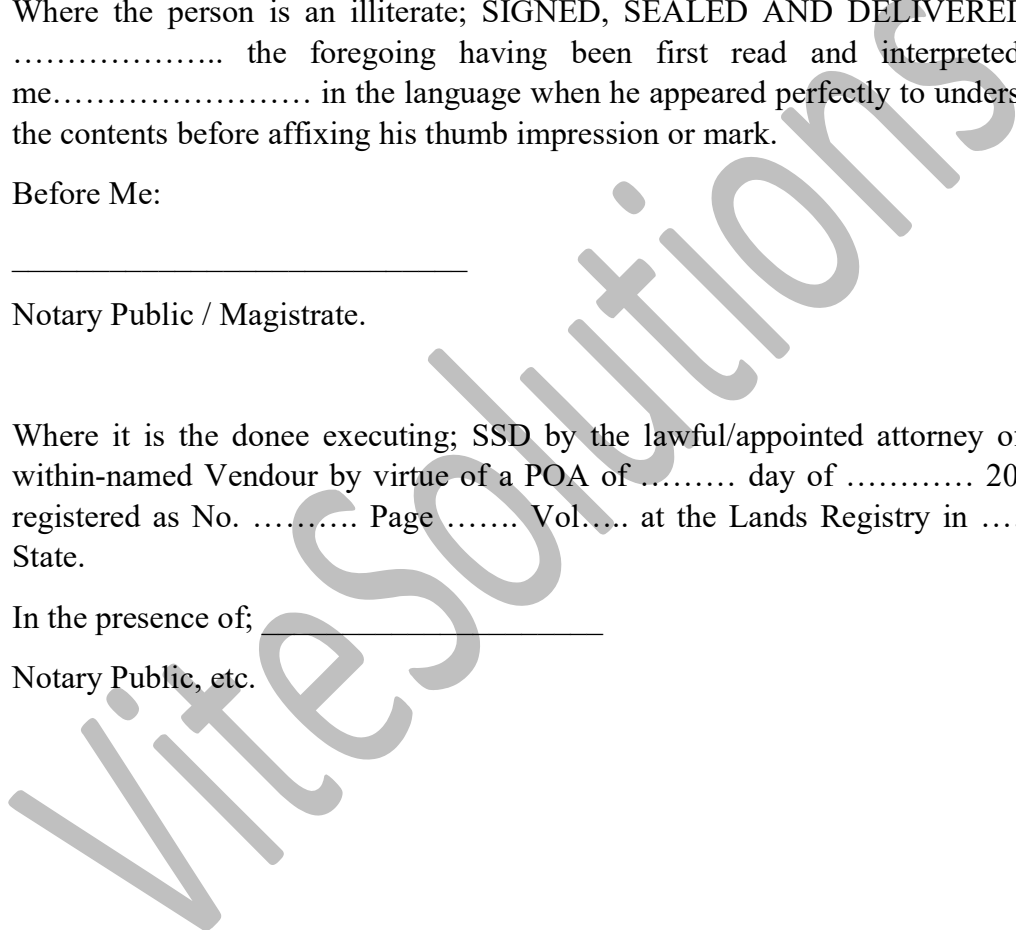
Before Me:

Notary Public / Magistrate.

Where it is the donee executing; SSD by the lawful/appointed attorney of the within-named Vendour by virtue of a POA of day of 20 and registered as No. Page Vol..... at the Lands Registry in State.

In the presence of; _____

Notary Public, etc.



SPECIMEN CONTRACT OF SALE.

THIS AGREEMENT is made this 22nd day of February 2017 BETWEEN Umar of No. 21 Opara Crescent Ibadan, Oyo (“the vendor”) of the one part AND Kanu Ajayi of No 86, Dabo Road, Asaba, Delta (“the purchaser”) of the other part.

IT IS AGREED AS FOLLOWS.

That the vendor sells and the purchaser buys ALL THAT property, more particularly described in the schedule to this agreement, subject however to the following terms and conditions:

1. The consideration for the sale of the property is N56,000,000 (fifty six million naira only) the receipt of which the vendor acknowledges.
2. A part payment of N35,000,000 (thirty five million naira only) shall be paid by the purchaser on or before the 28th day of February, 2017, the balance to be paid upon completion
3. A deposit of N5,000,000 (five million naira only) shall be paid by the purchaser as deposit to Lawrence Achalonu of No 43. Tinkerman Drive, Maitama, Abuja on exchange of the contract who shall hold the deposit as stakeholder pending completion.
4. The vendor sells as beneficial owner.
5. The purchaser has agreed to purchase the property after due inspection has been carried out.
6. The purchase shall be completed on the 1st day of March when vacant possession of the whole property shall be given to the purchaser. PROVIDED that upon default, the party in default shall be liable to pay interest at the rate of 5 percent
7. The vendor agrees to execute in favour of the purchaser, a deed of assignment and other requisite documents and also obtain the governor’s consent.
8. The vendor agrees to indemnify the purchaser for any loss incurred in the event of defect in the vendor’s title.
9. Purchaser shall pay all costs incidental to the preparation and execution of this agreement.

Other covenants.

In witness of which the parties have set their hands this day and year first above written.

THE SCHEDULE

SIGNED by the within named vendor _____

In the presence of

Name:

Address:

Occupation:

Signature:

SIGNED by the within named purchaser.

In the presence of:

Name

Address:

Occupation:

Signature.

Prepared by

Chukwuma Obi.

No. 80 Sunshine Road.

Lagos State.

Power of Attorney.

Attestation: Signed Sealed and Delivered by the above A B in the presence of....

Search Report.

From:

To:

Location of Property:

Title No. of Property:

Date of Search:

Place of Search:

Name of Registered Owner:

Nature of Interest of Registered Owner:

Existing Encumbrance(s) on the Property:

Observations and Comments by the Solicitor:

Any other comments:

Chukwuma Eze.

F.O something and Co.

Deed of Statutory Mortgage.

THIS DEED made by way of Statutory Mortgage, the Day of.....
between Of of the one part and Of
..... of the other part.

Witnesses that in consideration of the sum of N..... now paid to A by B of
which sum A hereby acknowledges receipt, A as mortgagor and beneficial owner
hereby conveys to B, All that To hold to and to the use of B. for
securing pay,ment on the Day of 20.....of the principal sum
of As the mortgage money with interest thereon at the rate of four per
centum per annum

In filling other long stuffs, just note the title of the stuff.

Abstract of title.

The vendour conveying the the abstracted transaction is by name Audu Dashweb (culled from YY Dadem). Use PQ to amend facts

Date of document	Nature of event	Parties	Whether CTC/Photocopy Delivered.	Number of Document	Whether original document to be handed over on completion
1/2/1965	Grant of C. of O by Governor of Northern Region	GNR/Nasir	Photocopy	1	Yes
12/12/1985	Assignment of Interest	Nasir/Uche	Photocopy	2	Yes
10/10/1990	Mortgage of Legal interes	Uche/UBA Ltd	Photocopy	3	No.
25/7/1995	Release of Legal Mortgaage	UBA/Uche	Photocopy	4	Yes
7/9/1999	Probate of the Will of Uche	Audu Dashwep	Photocopy	5	Yes

Specimen Requisition of Title:

Date:

From:

To:

Re: title of transaction.

1	Has any developments occurred since the conclusion of the contract o sale?	
2	Where could the title deeds in your possession be inspected.	
3.	will all title deeds be handed over on completion?	

4.	Are there other encumbrances to which the property is subject to?	

Search report by AGIS.

FEDERAL CAPITAL TERRITORY ADMINISTRATION ABUJA.
GEOGRAPHIC INFORMATION SYSTEMS

(AGIS LOGO)

4, peace drive, central area Abuja. www.abujagis.com 09-6716100

LEGAL SEARCH REPORT.

DATE: 1/1/2009

To: name and address of solicitor.

Dear Sir,

Below is the Status Report to title over which you applied a search.

Particulars with table sef.

Yours Faithfully,

.....

.....

For; Deeds Registrar. Certified by company Sec/Legal Adviser (AGIS)

In drafting, use all the information in the exam to fill.

Specimen Codicil: this is the CODICIL to the will of Chief

Businessman of which bears the date 1st January, 1999.

1. I appoint...

2. I amend clause 4 of my will to now read; "I give my Honda Accord...".

3. I direct that my burial shall take place in.....

4. I confirm my Will in all other respects.

In witness of which I have executed this codicil this Day of 20.....

Chief..

Signed by the testator, Chief..... in the joint presence of us.....

Miss Josephine

Mr David Yilman.

Specimen Caveat.

IN THE HIGH COURT OF STATE

Probate registry Suit No.....

LET NO GRANT be sealed in the Estate of Late of..... who died on the day of20.... without notice to

Dated this day of 20 ...

Signed

LP's detail

Whose address for service is No.....]

Specimen Warning to Caveator.

Probate Registry Suit No.....

To Of..... a party who has entered a caveat in the estate of Deceased.

You are hereby warned within 8 days after service hereof upon you inclusive of the day of such service, you do-

1. Enter an appearance at the Probate Registry setting forth what interest you have.....
- 2.

And take notice that in default of your doing, the court may proceed to issue a grant of probate or administration in the said estate notwithstanding your caveat.

Dated this day of 20

Registry.

Specimen application form for grant of probate.

APPLICATION FOR GRANT OF PROBATE OF THE WILL.

From

Date.....

To: The Probate Registrar.

Probate Registry.....

High Court of Justice

.....

Sir/Madam.

In the estate of (deceased)

I/we hereby make application for a grant of the will of late of
occupation who died at On the day of 20.....

I/we are the executors of the deceased.

The deceased left property to the value of N..... sufficiently
described in the schedule.

All part of which is situate within the High court of State, Nigeria.

LOA without Will:

IN THE HIGH COURT OF STATE OF NIGERIA.

PROBATE DIVISION.

LETTER OF ADMINISTRATION (WITHOUT WILL)

BE IT KNOWN that on the day of20..... Letters of
administration of the real and personal property of Late of
deceased who died on..... day of intestate and who had at the
time of his death..... his fixed place of abode at Within the
jurisdiction of this court were granted by this court to Of
sworn under And that the intestate died at the Day of
20.....

NOTE

Probate Registrar.

Draft of assent.

We, A of and B of the personal representatives of C Late ofwho died on And whose will was proved by us on in the Probate registry of

Do hereby as personal representatives on this day of 20...

1. ASSENT to the vesting in D of ALL THAT For all the estate andn interst of C at the time of his death.

The beneficiary covenants with the PR and each of them that he will

a. perform and observe covenants and conditions to which the property is subject to.

b. compensate the PR and each of them and the estate of the deceased in full for any liability on them.

2. Declare that we have not previously given or made any assent or conveyance in respect of any legal estate in the premises or any part of it.

IN WITNESS OF WHICH we A and B have set our respective hands and seals here.

SIGNED, SEALED AND DELIVERED by the within named A in the presence of (Name Address, occupation, etc.)

SIGNED, SEALED AND DELIVERED b yhte within named B in the presence of (Name, Address, occupation, etc.)

SSS for beneficiary if needed.

Specimen Bill of Charges.

From:

To:

Re:

Date:

Find attached.

Then bill of charges drafted. With particulars

Signature of Solicitor

Draft Will:

THIS IS THE LAST WILL of me Chief Fidelis Anthonio of No. 9 Ebute Metta, Lagos.

1. I revoke all former will and testamentary dispositions made by me.
2. I Appoint my wife Mrs Fidelia Anthonio of No. 9 Ebute Metta, Lagos, Nigeria, my daughter Mrs Felicia Umeh of Plot 20 Wuse 11, Abuja, FCT Nigeria and my Son Dr Francis Anthonio of 2 Coker Close, South West Ikoyi, Lagos, Nigeria to be the executors of this will.
3. I GIVE my house at No. 9 Lagos Street, Ebutte Metta, Lagos Nigeria to My wife Mrs Felicia Umeh for life and upon her death; to all my sons jointly.
4. I GIVE my house at No. 14 Obafemi Awolowo Road, Ikeja Lagos Nigeria to all my daughters namely; Mrs Felicia Umeh, Dr (Mrs.) Faith Bickersteth and Mrs Florence Ajani in equal proportion. If any of my daughters should pre-decease me, then her share of the house goes to all her surviving issue(s) jointly.
5. I GIVE my Rolex Wrist Watch to my first son Dr Francis Anthonio.
6. I GIVE my house at No. 5 Agric, Ikorodu, Lagos to my First Son Dr Francis Anthonio to use for an hospital for special needs children and must never be sold.
7. I GIVE the residue of my property equally to....

IN WITNESS of which I Chief Fidelis Anthonio have signed my name this 24th day of February 2010.

SIGNED by the testator Chief Fidelis Anthonio in our joint presence and attested to us in the presence of him and of each other.

Chief Fidelis Anthonio

In the presence of

Name, Occupation, address.

Name address occupation.

Prepared by:

Chinenye Eze LL.B

Of ViteSolutions LP.

22 Awolowo Way Ikoyi, Lagos Nigeria.

DRAFTING OF A DEED OF MORTGAGE.

THIS DEED OF MORTGAGE is made this _____ day of _____

BETWEEN CHIEF ADEBAYO ABDUL SALAM of No. 56 Iju Berger Road, Ibadan, Oyo State ('The Mortgagor') of the one part

AND ZENITH BANK NIG PLC a company duly incorporated under the Companies and Allied Matters Act with registration number CAC/1897/867 and its registered office at No. 20 Calabar Road, Uyo, Akwa Ibom State ('The Mortgagee') of the other part

RECITAL:

1. The Mortgagor is the holder of a Certificate of Occupancy No. 269713 of the property and registered as No. 19/19/1167 at the Lands Registry office, Ibadan, Oyo State.
2. The Mortgagor having an un-expired residue of 89 years granted under the Certificate of Occupancy, has agreed with the Mortgagee to mortgage the residue of the term of years less 39 years as security for a loan of =N=15,000,000(fifteen million naira) subject to ceaser on redemption

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the sum of =N=15,000,000(fifteen million Naira) paid to the mortgagor by the mortgagee (the receipt of which the mortgagor acknowledges) the Mortgagor hereby covenants with the mortgagee to pay on the 9th day of November 2008 the sum of =N=15,000,000 with interest at the rate of 18% per annum, but if the mortgagor pays promptly then at the rate of 10% per annum.
2. The Mortgagor as **beneficial owner** hereby **sub-demises** to the mortgagee **ALL THAT PROPERTY** at No. 25 Bodija Street, Ibadan, Oyo State covered by a Certificate of Occupancy No. 269713 and registered as 19/19/1167 at the Lands Registry Office Ibadan, Oyo state rightly described by the survey plan attached to the First Schedule **TO HOLD** unto the Mortgagee for the unexpired residue of the term granted under the Certificate of Occupancy less 39 years.

PROVIDED always that if the mortgagor repays the principal and interest on the loan on the day appointed for repayment of the loan under this deed, the mortgage shall cease and the mortgagee shall re-convey the property to the mortgagor at his cost.

IT IS ALSO AGREED:

IN WITNESS OF WHICH the Mortgagor have executed this deed of mortgage in the manner below the day and year first above written.

FIRST SCHEDULE

SIGNED, SEALED AND DELIVERED

By the Mortgagor

.....

Mrs. Loretta Ugochi

IN THE PRESENCE OF:

Name:

Address:

Occupation:

Signature:

Date

THE COMMON SEAL OF GLOBAL TRUST BANK PLC ('THE MORTGAGEE') IS AFFIXED ON THIS DEED THE DAY OF 2014 AND DULY DELIVERED IN THE PRESENCE OF:

.....

Director

.....

Secretary

I CONSENT TO THIS LEGAL MORTGAGE

DATED THISDAY OF2014

EXECUTIVE GOVERNOR OF ONDO STATE