## IN THE REPUBLIC OF TRINIDAD AND TOBAGO

### *AGREEMENT OF SALE*

**THIS AGREEMENT** made this **20th** day of **August** in the Year of Our Lord Two Thousand and Eight **BETWEEN JOSEPH CONRAD EDWARD GARCIA** **of** Pole # 53, Bamboo Trace Santa Cruz Old Road, San Juan in the ward of St.Anns in the Island of Trinidad (herein after called “the Vendor”) of the One Part and **FELIX EDWARD RAMON GARCIA** of Pole # 53, Bamboo Trace Santa Cruz Old Road, San Juan in the ward of St.Anns in the Island of Trinidad (herein after called “the Purchaser”) which expression where the context so admits shall include the Legal Personal Representatives, heirs and assigns of the Purchaser) of the Other Part.

**WHEREAS Eulah Felix Garcia** was at the date of her death next hereinafter recited the registered owner of the parcel of land described in the schedule hereto (hereinafter called “the said lands”.

**AND** EULAH FELIX GARCIA departed this life on the 4th day of May, 1989 intestate, leaving surviving him **FELIX EDWARD GARCIA** his son and lawful next of kin.

**AND WHEREAS** the said **JOSEPH CONRAD EDWARD GARCIA** has in Estate application # filed for Letters of Administration for the Estate of the deceased including the said lands.

**AND WHEREAS** the Purchaser is desirous of purchasing the lands at or for the price or sum of Ten Thousand dollars ($ 10,000)

# IT IS AGREED AS FOLLOWS: -

1. The Vendor agrees to sell and the Purchaser to buy **ALL AND SINGULAR** the Land described in the Scheduled hereto free from all encumbrances.
2. The purchase price shall be the sum of  **($10,000)** whereof the sum of **($10,000)**; is paid by the Purchaser to the Vendor as a full settlement of the price. The receipt whereof the Vendor hereby acknowledges.
3. The Vendor shall and provided that the Vendor has title and Authority to sell and that the Premises is free from all encumbrances and that all the Vendor will forthwith execute a Transfer duly prepared and Submitted to him by the Purchaser or whom he may direct, failing which the Vendor shall refund all moneys paid to him by the Purchaser without prejudice to any other redress to which the Purchaser may be entitle in law and/or in equity.
4. The Purchaser shall pay all legal expenses for Transfer, preparing, stamping and registering and for any matters reasonably incidental thereto.

**IN** **WITNESS WHEREOF** the parties hereto have set their hands the day and years first herein above written.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL AND SINGULAR** that certain parcel of land situate at Santa Cruz in the ward of St.Anns, in the Island of Trinidad Comprising 2 Roods and 11 perches and bounded on the North by Aranguez estates limited on the South partly by lands of F.Mapp and partly by lands owned by now or formerly of Eulah Felix – Garcia on the East by lands now or formerly of Eulah – Garcia and on the West partly by land of F.Mapp and partly by Bamboo Trace together with the buildings thereon and the appurtenances there to belonging.

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# SIGNED by within named }

# Joseph Conrad Edward Garcia

# for his act }

# and deed in the Presence of: }

# }

# }

# SIGNED by within named }

# Felix Edward Ramon Garcia as for }

# his act and deed in the }

# presence of: - }

# }

# }

And of me

Attorney at Law