**SAMPLE RELATING TO A VENDOR AND PURCHASER**

**DEED OF ASSIGNMENT OF POSSESSORY RIGHTS**

BETWEEN:

**[insert vendor name and address**]

(**Assignor**)

AND

**[insert purchaser name and address**]

(**Assignee**)

WHEREAS:

1. By Contract of Sale dated [insert date] the Assignor sold to the Assignee the property known as [insert street address] being the whole of the land comprised in folio(s) of the Register volume [insert volume number] folio [insert folio number(s)] [add additional folio details as required](Owned Land).
2. The Assignor has continuously and exclusively possessed all that piece of land [insert the subject parcel, the date of survey, the licensed surveyor and the folio reference as whole or part or the folio reference as to whole] (Possessed Land) since approximately [insert date possession commenced] when the Assignor became the registered proprietor of the Owned Land. At no time during the Assignor’s possession of the Possessed Land did the Assignor acknowledge the title of the registered proprietor of the Possessed Land as to all or part of the Possessed Land.

NOW THIS DEED WITNESSES

1. In consideration of the purchase price paid by the Assignee for the Owned Land the Assignor as possessor HEREBY TRANSFERS AND ASSIGNS to the Assignee all their possessory right, title and interest in and to the Possessed Land.

IN WITNESS WHEREOF the parties have executed this Deed the day of 20

SIGNED SEALED AND DELIVERED by )

**[insert Assignor name]** in the )

presence of: ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Witness

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The requirements for witnessing by audio-visual link under section 12 of the Electronic Transactions (Victoria) Act 2000 have been met. (if applicable\*)

SIGNED SEALED AND DELIVERED by )

**[insert Assignee name}** in the )

presence of: ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Witness

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The requirements for witnessing by audio-visual link under section 12 of the Electronic Transactions (Victoria) Act 2000 have been met. (if applicable\*)

\*If a witness or signatory is present by audio visual link, the witness must ensure the requirements of section 12(2) of the *Electronic Transactions (Victoria) Act 2000* have been met and the above statement must be included in the deed under section 12(2)(e) of that Act.

Under section 12A of the *Electronic Transactions (Victoria) Act 2000* a deed may be created in electronic form and may be signed, sealed and delivered by electronic communication.