

Tax Parcel #: _____
Prepared by:
Return to:

ASSIGNMENT OF LEASE AND BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that {name(s) of seller(s)} ("Assignor"), _____ party of the first part, for and in consideration of the sum of { _____ (\$_____.00), and other good and valuable consideration to them in hand paid and delivery by {name(s) of buyer(s)} ("Assignee") _____ of New Castle County and State of Delaware, the receipt and sufficiency whereof is hereby acknowledged, have bargained, sold, released, assigned and transferred, granted, confirmed, conveyed and set over and by these presents do bargain, sell, release, assign, transfer, confirm, grant, convey and set over unto the said {name(s) of buyer(s)} _____, their heirs and assigns, as tenants by the entireties;

ALL THAT CERTAIN lot, piece or parcel of ground, situate in the Village of Ardencroft, Brandywine Hundred, New Castle County and State of Delaware, known as _____, being a part of Town Plan Plot No. ____, containing about _____ square feet, said lease being dated _____, for ninety-nine years and recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Instrument No. _____ (the "Property") - see legal description attached and made part hereof.

AND ALSO ALL that certain Dwelling house which is now located on said lot or piece of ground, and all additions and improvements belonging or appertaining thereto, together with all the improvements, structures, rights, liberties and appurtenances thereunto in anywise belonging or appertaining.

TO HAVE AND TO HOLD all and singular the said goods and chattels, leases, improvements, dwelling house, additions, structures, and each of them by these presents bargained, sold, released, assigned, transferred, granted, confirmed, conveyed and set over unto the said {name(s) of buyer(s)}, their heirs, executors, administrators and assigns, for their own proper use and behalf forever.

And the said {name(s) of sellers(s)} its successors and assigns, their heirs, executors, administrators and assigns, from and against all persons whomsoever shall and will warrant and forever defend by these presents.

EXHIBIT A {legal description of parcel}

ALL that certain lot, piece or parcel of land, with the buildings thereon erected, situate in Brandywine Hundred, New Castle County and State of Delaware, known as _____, being Lot No. _____, on the Plan of Ardencroft, and being more particularly bounded and described in accordance with a survey prepared by _____ {Surveyors}, dated _____ {date}, as follows, to-wit:

BEGINNING at a point and place situate in

SURVEY