

DEED OF CONVEYANCE

BETWEEN

CHIEF ITODE TUBONIMI ROLAND

(Head of Adoghaany Family of Amalem, Abua)

CHIEF MUBULA MONDAY OWEN

(Elder in Adoghaany Family of Amalem, Abua)

(Acting for themselves and on behalf of members
of Adoghaany Family of Amalem, Abua)

(VENDORS)

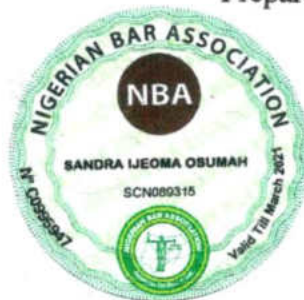
AND


SCHOLARS UNIVERSITY LTD

(PURCHASER)

IN RESPECT OF PIECES/PARCELS OF LAND SITUATED AT
ADE IKOBO, ADOGHAANY FAMILY LAND, AMALEM, ABUA
IN ABUA/ODUAL LOCAL GOVERNMENT AREA OF
RIVERS STATE OF NIGERIA

Prepared By:




S. I. Osumah, Esq.,
U.G. NWOKOCHA & CO.,
(Legal Practitioners)
No. 9 Worlu Street,
Oroworukwo,
Port Harcourt.
08037248421

THIS DEED OF CONVEYANCE is made the 25th day of AUGUST 2020

BETWEEN

CHIEF ITODE TUBONIMI ROLAND (Head of Adoghaany Family of Amalem, Abua) and **CHIEF MUBULA MONDAY OWEN** (Elder in Adoghaany Family of Amalem, Abua) both of No. 1 Adoghaany Close, Amalem, Abua, acting for themselves and on behalf of (members of) Adoghaany Family of Amalem, Abua in Abua/Odual Local Government Area of Rivers State of Nigeria hereinafter referred to as "**the Vendors**" (which expression shall where the context admits include their heirs, assigns and personal/legal representatives) of the one part,

AND

SCHOLARS UNIVERSITY LTD having its registered address at No. 1 Ekpar's Compound, Odaga, Abua-Central in Abua/Odual Local Government Area of Rivers State of Nigeria hereinafter called "**the Purchaser**" (which expression shall where the context admits include its successors-in-title and assigns) of the other part.

WHEREAS:

1. Under and by virtue of Abua native law custom and tradition applicable in Amalem, Abua in Abua/Odual Local Government Area of Rivers State all the pieces or parcels of land described in the schedule hereto vest in the Vendors (by inheritance as Adoghaany Family property) as beneficial owners thereof free from all encumbrances.
2. The Vendors as beneficial owners-in-possession free from encumbrances have agreed with the Purchaser to convey, sell and transfer to the Purchaser all of the Vendors' rights and interests in and over ALL THE pieces or parcels of land described in the schedule hereto.
3. The parties hereto have agreed that the said conveyance of the Vendors' right of occupancy in and over the said piece or parcel of

land is subject to the consent of the Governor of Rivers State of Nigeria and in furtherance thereof the Purchaser may lodge this deed

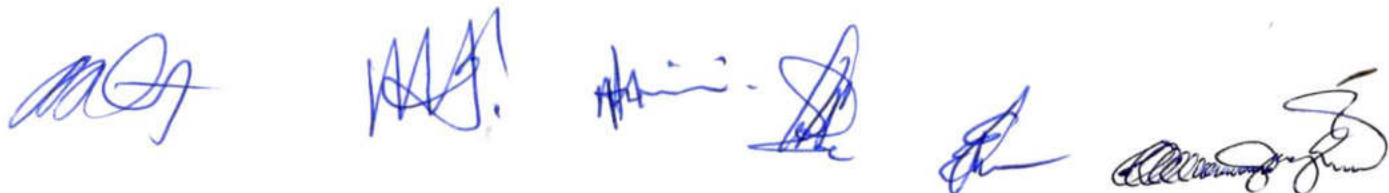
with the Rivers State Land Use and Allocation Committee for the grant of a certificate of occupancy to the Purchaser in respect of the said piece or parcel of land.

NOW THIS DEED WITNESSES THAT in pursuance of the aforesaid agreement and in consideration of the sum of **N25,000,000.00 (Twenty Five Million Naira)** only now paid by the Purchaser to the Vendors (the receipt of which the Vendors hereby acknowledge) the Vendors as **beneficial owners HEREBY CONVEY SELL AND TRANSFER** unto the Purchaser **ALL THE** pieces or parcels of land described in the schedule hereto **TO HOLD** the same unto the Purchaser absolutely free from encumbrances.

THE VENDORS HEREBY COVENANT WITH THE PURCHASER to fully repay to the Purchaser the said sum of **N25,000,000.00 (Twenty Five Million Naira)** and further fully indemnify the Purchaser for all expenses, costs and losses the Purchaser may incur as a result of any defect in the Vendors' title to the land or on account of the Vendors' title, authority or right to sell and convey the said piece or parcel of land being proved invalid or defective or the Purchaser unsuccessfully defending its title against any adverse claimants.

THE SCHEDULE REFERRED TO:

ALL THE pieces or parcels of land being lying and situate at **ADE IKOBO, ADOGHAANY FAMILY LAND, AMALEM, ABUA** in Abua/Odual Local Government Area of Rivers State of Nigeria measuring approximately a total area of **1308902.676 square metres**, comprised of **Area "A"** and **Area "B"** of which **Area "A"** measures approximately **766157.336 square metres** in area and **Area "B"** measures approximately **542745.340 square metres** in area which pieces or parcels of land are more particularly described delineated and verged red on Survey Plan No. **RV/3972/2020/SP-008** dated **13/08/2020** drawn by one Ubor



Itode Gospel (Mnis), a registered surveyor, and are bounded as to Area "A" by survey pillars Nos. RV/SP 001, RV/SP 002, RV/SP 003, RV/SP 004, RV/SP 005, RV/SP 006, RV/SP 007, RV/SP 008, RV/SP 009, RV/SP 010, RV/SP 011, RV/SP 012, RV/SP 013, RV/SP 014, RV/SP 015, RV/SP 016, RV/SP 017, RV/SP 018, RV/SP 019, RV/SP 020, RV/SP 021, RV/SP 022, RV/SP 023, RV/SP 024, RV/SP 025, RV/SP 026, RV/SP 027, RV/SP 028, RV/SP 029, RV/SP 030, RV/SP 031, RV/SP 032, RV/SP 033, RV/SP 034, RV/SP 035, RV/SP 036, RV/SP 037, RV/SP 038, RV/SP 039, RV/SP 040, RV/SP 041, RV/SP 042, RV/SP 043, RV/SP 044, and RV/SP 045;

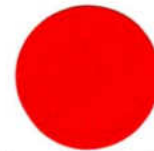
and as to Area "B" by survey pillars Nos. RV/SP 046, RV/SP 047, RV/SP 048, RV/SP 049, RV/SP 050, RV/SP 051, RV/SP 052, RV/SP 053, RV/SP 054, RV/SP 055, and RV/SP 056 RV/SP 057, RV/SP 058, RV/SP 059, RV/SP 060, RV/SP 061, RV/SP 062, RV/SP 063, RV/SP 064, RV/SP 065, RV/SP 066, RV/SP 067, RV/SP 068, RV/SP 069, RV/SP 070, and RV/SP 071, as shown on the survey plan attached to these presents.

IN WITNESS WHEREOF the Vendors have hereunto set their hands and seals and the Purchaser has caused its common seal to be hereunto affixed the day month and year first above written.

SIGNED, SEALED AND DELIVERED

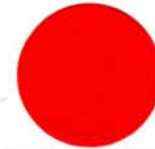
By the within-named **VENDORS**

1.



CHIEF ITODE TUBONIMI ROLAND
(Head of Adoghaany Family of Amalem, Abua)

2.



CHIEF MUBULA MONDAY OWEN
(Elder in Adoghaany Family of Amalem, Abua).

In the presence of:

1. Name: Meek Iphesi
Address: Amalem Abua
Occupation: Farmer
Signature: [Signature]

2. Name: ROY G. ABUE
Address: AMALEM ABUA
Occupation: JOURNALISM
Signature: [Signature]

**THE COMMON SEAL of
SCHOLARS UNIVERSITY LTD,
the within-named PURCHASER, was hereunto
affixed in the presence of:**

[Signature]

Director

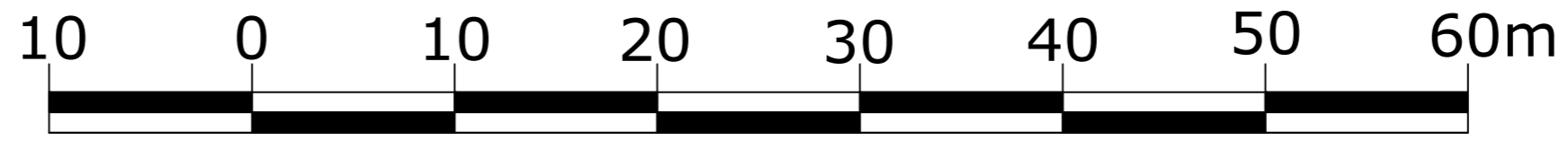
[Signature]

Secretary



SITE PLAN SHEWING LANDED PROPERTY
OF
SCHOLARS UNIVERSITY LTD
AT
ADE IKOBO, ADOGHAANY FAMILY LAND, AMALEM
ABUA/ODUAL LOCAL GOVT. AREA
RIVERS STATE
SCALE: 1:5,000

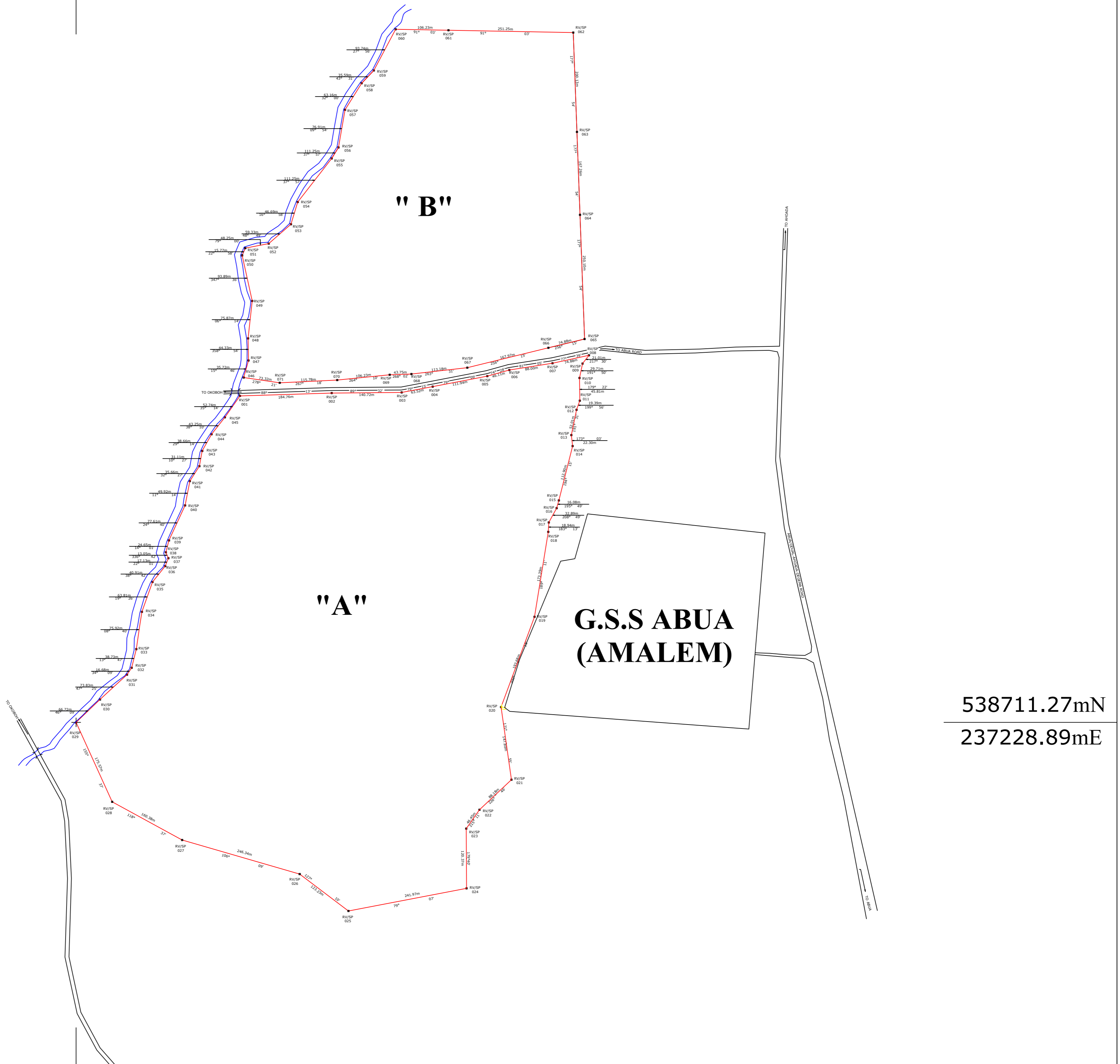
UN



AREA "A" = 766157.336m²
AREA "B" = 542745.340m²

TOTAL AREA = 1308902.676m²

ORIGIN: UTM ZONE : 32N WGS84



PLAN No.

RV/3972/2020/SP-008



CERTIFIED TRUE COPY OF ORIGINAL PLAN
MADE BY ME ON 13/08/2020

Surv. Ubor Itode Gospel (Mnis)

JUST ENVIRONMENT LIMITED
Unit 9, No.6 Forces Avenue,
Old G.R.A, Port Harcourt.
Phone: 08073960226,08097178081