**REAL PROPERTY GIFT DONATION SAMPLE AGREEMENT**

This Real Property Gift Donation Agreement (“Agreement”) is made effective as of [Insert Effective Date], by and between [Donor's Full Name and Details], herein referred to as the “Donor”, and Eden Estates International, with its principal office located at 1655 Fort Meyer Drive, Arlington, VA 22209, herein referred to as the “Donee”.

1. Property Identification: The Donor hereby agrees to donate and convey all rights and interests in the real property identified as [Insert Legal Description of the Property], further referred to as the “Property”.

2. Consideration: This Agreement is a charitable donation. The Donor agrees to transfer the Property to the Donee without any payment or consideration. The donation is not contingent upon the Donee obtaining financing.

3. Title and Restrictions: The Donee shall accept the title to the Property subject to all existing restrictions, easements, and limitations of record. The Property is accepted by the Donee in its current condition.

4. Compliance and Lawsuits Protection: The Donee agrees to comply with all applicable local, state, and federal laws in the acceptance and use of the Property. The Donee releases the Donor from all past, present, or future claims, lawsuits, or liabilities, including those from any government entities, related to the Property.

5. Closing Costs and Expenses: The Donor shall be responsible for all closing costs and expenses associated with this donation, including but not limited to real estate taxes, HOA fees, and recording fees up to the date of closing.

6. Transfer of Property: The Donor shall prepare and execute all necessary documents, including a deed, to effectuate the transfer of the Property to the Donee. The Donor shall also handle the recording of the deed.

7. Property Condition: The Donee acknowledges and accepts the Property in its current condition. The Donor makes no warranties, express or implied, regarding the condition, suitability, or compliance of the Property.

8. Liability and Indemnification: The Donee agrees to indemnify and hold the Donor harmless from any claims, losses, or liabilities arising from the Donee’s ownership or use of the Property.

9. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

10. Entire Agreement: This Agreement constitutes the entire agreement between the Donor and the Donee and supersedes all prior understandings or agreements on the subject matter.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date signed below.

[Donor's Signature]
[Printed Name of Donor]
Date: [Insert Date]

For Eden Estates International:
[Authorized Signature]
[Printed Name and Title]
Date: [Insert Date]