

# LETTER OF INTENT TO DONATE LAND TO A LAND TRUST

(Fee Simple Interest)

December 16, 2005

[name of land trust organization]  
[address]

Dear \_\_\_\_\_:

Further to our ongoing discussions, we are entering into this Letter of Intent to negotiate, in good faith, the terms and conditions of a land donation agreement under which [insert full legal name of individual(s) donating the land] (the "Donor") shall donate the land (fee simple interest) as described in section 2.1 herein (the "Land") to [insert full legal name of land trust organization receiving the Land] (the "Land Trust") on the following terms:

## Part A – Business Terms

### 1. Binding Nature

This letter is not intended to be and shall not create any legally binding obligation on any party, except as specifically set out in Part B herein. This entire transaction is subject to the negotiation and execution of a land donation agreement as reasonably required by our legal counsel (the "Agreement"), to be negotiated following execution of this letter of intent and, subject to acceptance by both parties, executed on closing.

### 2. Terms and Conditions

2.1 The Land to be donated is legally described as:

[insert full legal description of Land]

A copy of the Land Deed is attached.

2.2 The Donor acknowledges and agrees that:

- (a) The Donor is the legal, registered owner of the Land and has the right to donate the Land to the Land Trust;
- (b) The Donor unconditionally donates the Land to the Land Trust;
- (c) The Donor undertakes to donate the Land to the Land Trust freely and voluntarily without any compulsion or coercion by any individual or organization; and
- (d) The donation of the Land is subject to acceptance by the Land Trust.

2.3 The Donor and the Land Trust shall execute, and subsequently register at \_\_\_\_\_ [insert name of land deeds / titles office in which the documents will be registered], all documents needed to transfer the title of the Land to the Land Trust; as their interests may require.

THIS IS A 3-PAGE DOCUMENT.