Deed of Absolute Sale

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale (this "Deed") is made and executed on 5th day of March 2026 at Quezon City, Philippines, by and between the parties named below. The parties intend this Deed to be a public instrument. They will sign it before two instrumental witnesses and acknowledge it before a notary public, so that it may be registered with the Registry of Deeds and bind third persons.

1. Parties

ANTONIO R. HALIMBAWA, of legal age, Filipino, married to **LUZVIMINDA S. HALIMBAWA** , with residence and postal address at No. 12 Sampaguita Street, Barangay Halimbawa, Quezon City, and with Taxpayer Identification Number 000-000-001-000 (the "Vendor");

AND

RICARDO P. HUWARAN, of legal age, Filipino, single, with residence and postal address at Unit 4B, Mabini Residences, Mabini Street, Barangay Uliran, Pasig City, and with Taxpayer Identification Number 000-000-002-000 (the "Vendee").

The Vendor and the Vendee are each a "Party" and together the "Parties". **LUZVIMINDA S. HALIMBAWA**, the lawful spouse of the Vendor, joins in this Deed only to give the marital consent stated in the section on marital consent below, and is referred to as the "Vendor's Spouse".

The Parties declare that the Vendee is not the spouse of the Vendor or of the Vendor's Spouse. Each Party has full legal capacity to enter into this Deed.

2. Recitals

WITNESSETH, THAT:

1. The Vendor is the registered owner of the parcel of land, together with the improvements on it, described in the next section and covered by **Transfer Certificate of Title No. 000-2019000123** (the "Title"), issued by the Registry of Deeds for Quezon City (the "Registry") in the name of "ANTONIO R. HALIMBAWA, married to LUZVIMINDA S. HALIMBAWA".

2. The Vendor holds the owner's duplicate copy of the Title (the "Owner's Duplicate"). It is complete and undamaged, and it bears the same technical description and memoranda as the original of the Title on file with the Registry. The Vendor has not reported it lost and has not deposited it with any bank, lender or other person.

3. The land is declared for real property tax purposes in the name of the Vendor under **Tax Declaration No. D-000-00123**, issued by the Assessor of the city where the Property is located (the "City Assessor"). The house on it is included in the same tax declaration.

4. The Vendor acquired the land during his marriage to the Vendor's Spouse, which was celebrated on 14 February 2005 without a marriage settlement. The land therefore forms part of their absolute community of property.

5. The Vendor has offered to sell the Property to the Vendee, and the Vendee has agreed to buy it, for the price and on the terms set out in this Deed. Before signing, the Vendee obtained a certified true copy of the Title from the Registry, a certified copy of the tax declaration and a real property

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tax clearance from the local treasurer, and inspected the Property in person.

3. Property

6. The property sold under this Deed (the "Property") is the following:

(a) The land. Lot 7, Block 3 of the subdivision plan Psd-00-000000, situated in Barangay Halimbawa, Quezon City, containing an area of two hundred forty (240) square meters, more or less, and covered by the Title. Its technical description, as stated in the Title, is reproduced in Annex "A", which forms an integral part of this Deed.

(b) The improvements. a two-storey residential house of concrete and wood with a floor area of about 120 square meters, together with its fixtures, the perimeter fence and gate, the water and electric service connections and meters, and all other structures permanently attached to the land.

(c) Whole lot. The sale covers the entire area of the land described in the Title. No portion is excluded, so no subdivision plan is needed before the Registry issues a new title to the Vendee.

7. The following movable items are included in the sale at no extra price: the installed kitchen cabinets, two split-type air-conditioning units, all window grilles, curtain rods and light fixtures. All other furniture and personal belongings of the Vendor are excluded and have been removed from the Property.

8. The Property is sold as a determinate thing, identified by the Title, the technical description in Annex "A" and the tax declaration, and not by the square meter. If a later relocation survey shows a difference between the stated area and the actual area, the Parties will settle it in good faith, and the difference alone will not affect the validity of this sale.

4. Price and receipt

9. The price of the Property is **THREE MILLION FIVE HUNDRED THOUSAND PESOS (P3,500,000.00)**, Philippine currency (the "Price"). The Price is fixed in money and is not subject to adjustment.

10. The Vendee has paid the Price in full to the Vendor, in a single payment made on the date of this Deed by Manager's Check No. 000123 issued by Sample Savings Bank. The Vendor acknowledges receipt of the entire Price from the Vendee, to his full satisfaction. No part of the Price is retained, withheld, deferred or held in escrow by the Vendee or any other person.

11. The Parties declare that the Price stated in this Deed is the true and actual price agreed between them, and that no other sum has been paid or will be paid for the Property under any side agreement. The Price is the full value the Parties have placed on the Property after the Vendee's inspection.

12. The Parties further declare that this Deed is an absolute sale and not a loan secured by the Property. The Vendor has no right to repurchase the Property, the Vendor will not remain in possession of the Property as lessee or in any other capacity after the date of turnover stated below, and the Vendee will pay the real property taxes on the Property from the date of turnover.

5. Conveyance

13. For and in consideration of the Price, the Vendor, with the marital consent of the Vendor's Spouse, hereby **SELLS, TRANSFERS and CONVEYS, absolutely and unconditionally,** unto the Vendee, his heirs, successors and assigns, the Property, together with all rights, title, interests, easements and appurtenances belonging to it.

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14.

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The Vendor conveys the Property free from all liens, encumbrances, mortgages, adverse claims, notices of lis pendens, leases, tenants, informal settlers and claims of third persons, except the legal easements that the law imposes on all land of the same kind, and except any memoranda that appear on the certified true copy of the Title dated before this Deed and that the Vendee accepts by signing this Deed. No such memoranda appear on the Title.

15. The Vendor binds himself to transfer the ownership of the Property to the Vendee, to deliver it as provided in this Deed, and to answer for the warranties stated in this Deed and given by law.

6. Delivery and possession

16. **Turnover.** The Vendor delivered actual possession of the Property to the Vendee on 5 March 2026, by handing over all keys, gate remotes and access cards to the house and gate. The Vendee acknowledges that he received the keys and took possession of the Property on that date.

17. **Constructive delivery.** In addition to actual delivery, the Parties intend the execution of this Deed as a public instrument to be the delivery of the Property, and nothing in this Deed shows a contrary intention. Ownership of the Property passes to the Vendee upon the signing of this Deed.

18. **Condition at turnover.** The Vendor delivered the Property vacant, with all utility accounts paid up to the date of turnover, and in the condition in which the Vendee inspected it, ordinary wear excepted. The Vendor declares that no tenant, caretaker, relative or other person occupies the Property or has any right to occupy it.

19. **Documents delivered.** On the date of this Deed, the Vendor delivered to the Vendee: (a) the Owner's Duplicate; (b) the original tax declaration for the land and the house; (c) the official receipts for real property tax paid for the current year; (d) the latest paid electricity and water bills; and (e) the building permit and certificate of occupancy for the house, if any. The Vendee acknowledges receipt of these documents.

20. **Risk.** From the date of turnover, the Vendee bears the risk of loss of or damage to the Property, and is entitled to its fruits and income.

7. Vendor warranties

21. The Vendor warrants to the Vendee that:

(a) he has the right to sell the Property at the time ownership passes, he is its sole registered owner with the Vendor's Spouse, and the Vendee shall have and enjoy the legal and peaceful possession of the Property from that time;

(b) the Property is free from any charge or encumbrance not declared in this Deed or known to the Vendee, and no person holds or claims any mortgage, lien, lease, option, right of first refusal or other right over it;

(c) the Title is genuine and was validly issued, the Owner's Duplicate is the only owner's duplicate issued for the Title, and the Vendor has not sold, donated, mortgaged or otherwise disposed of the Property, or any part of it, to any other person;

(d) no case, claim, expropriation proceeding or notice of violation concerning the Property is pending or, to his knowledge, threatened before any court, agency or local government office;

(e) the Property has no hidden faults or defects, known or unknown to the Vendor, that render it unfit for its use as a residence or that so diminish its fitness that the Vendee would not have bought it, or would have paid a lower price, had he known of them; and

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(f) all real property taxes, special assessments and charges on the Property have been paid up to the date of turnover.

22. **Eviction.** The Vendor shall answer to the Vendee for eviction. If the Vendee is deprived of the whole or a part of the Property by a final judgment based on a right that existed before this sale, the Vendor shall, on demand, pay the Vendee: the value of the Property, or of the part lost, at the time of the eviction; the fruits or income the Vendee is ordered to deliver to the winning party; the costs of the suit that caused the eviction; the expenses of this Deed, including taxes and registration fees paid by the Vendee; and damages and interest if the Vendor sold in bad faith. The Parties do not reduce or suppress this warranty.

23. **Hidden defects.** The warranty in paragraph 21(e) does not cover defects that are patent or visible, or that the Vendee, as a person inspecting the Property, should have known. Any action of the Vendee arising from a hidden defect must be brought within six (6) months from the delivery of the Property.

24. **Notice of claims.** If any person makes a claim against the Property, the Vendee shall notify the Vendor in writing within a reasonable time, and the Vendor shall defend the title at his own expense. The Vendor shall also indemnify the Vendee against all taxes, charges, utility bills and claims of third persons relating to the period before the date of turnover.

25. **Survival.** These warranties survive the signing of this Deed, the registration of the sale and the issuance of a new title to the Vendee.

8. Real property taxes and dues

26. **Real property tax.** The Vendor shall pay the real property tax and any special education fund tax on the Property for the period up to and including the date of turnover. The Vendee shall pay them for the period after that date. If the tax for the current year has been paid in full by the Vendor, the Vendee shall reimburse the Vendor the portion that covers the period after the date of turnover, computed pro rata by days, on the date of this Deed.

27. **Tax clearance.** The Vendor has delivered to the Vendee a real property tax clearance issued by the Treasurer of the city where the Property is located (the "City Treasurer"), showing that no real property tax is due on the land and the house up to the current quarter.

28. **Association dues and utilities.** The Vendor shall pay all homeowners' association dues, assessments and penalties, and all electricity, water and telephone charges, accrued up to the date of turnover, and shall deliver to the Vendee a certificate of no outstanding dues from the homeowners' association. The Vendee shall pay those accruing after that date. The Parties shall cooperate to transfer the utility accounts and the association membership to the name of the Vendee.

29. **Unpaid items found later.** If any tax, due or charge for the period before the date of turnover is discovered after this Deed is signed, the Vendor shall pay it within fifteen (15) days of written demand. If the Vendee pays it to avoid penalties, the Vendor shall reimburse him within the same period.

9. Taxes and expenses of transfer

30. The Parties agree to share the taxes, fees and expenses of this sale as follows, in place of the rule of law that would otherwise place all expenses of execution and registration on the Vendor:

(a) **Capital gains tax.** The Vendor shall pay the capital gains tax on the sale. The Vendor declares

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that the Property is a capital asset in his hands and not property held for sale in the ordinary course of a trade or business.

(b) **Documentary stamp tax.** The Vendee shall pay the documentary stamp tax on this Deed.

(c) **Local transfer tax.** The Vendor shall pay the transfer tax due to the city or province where the Property is located under its revenue code.

(d) **Registration and other fees.** The Vendee shall pay the registration fees of the Registry, the fees for the issuance of a new tax declaration, the certification fees for the certificates and clearances needed for the transfer, and the costs of messengers and processing.

(e) **Notarial fees.** The Parties shall share the notarial fees for this Deed equally.

31. **Tax base.** The Parties understand that the Bureau of Internal Revenue computes the capital gains tax and the documentary stamp tax on the highest of the Price stated in this Deed, the zonal value, and the schedule of market values in force for the location of the Property, and that the local government computes its transfer tax on the higher of the Price and the fair market value. Each Party shall pay its share of the taxes on that base, even if it exceeds the Price.

32. **Penalties.** A Party who pays its share late shall bear alone any surcharge, interest and compromise penalty that results from its delay. If one Party pays a tax or fee allocated to the other in order to avoid penalties or to move the transfer forward, the other Party shall reimburse the amount within fifteen (15) days of written demand, with proof of payment.

10. Tax returns and Certificate Authorizing Registration

33. **Capital gains tax return.** The Vendor shall file the capital gains tax return for this sale, and pay the tax, within thirty (30) days following the date of this Deed.

34. **Documentary stamp tax return.** The Vendee shall file the documentary stamp tax return for this Deed, and pay the tax, within ten (10) days after the close of the month in which this Deed is signed and notarized.

35. **Transfer tax.** The Vendor shall pay the local transfer tax within sixty (60) days from the date of execution of this Deed and shall deliver the official receipt and the treasurer's certificate of payment to the Vendee.

36. **Certificate Authorizing Registration.** The Parties understand that the Registry will not register this Deed until the Bureau of Internal Revenue certifies that the sale has been reported and the taxes due on it have been paid, by issuing a Certificate Authorizing Registration (the "CAR"). The Vendee, or a representative he names in writing, shall file the application for the CAR with the Revenue District Office having jurisdiction over the location of the Property. The Vendor shall sign all forms and sworn declarations and supply all documents that the Revenue District Office requires from a seller, within five (5) days of request.

37. **Deposit of documents.** The Vendor authorizes the Vendee to submit the Owner's Duplicate, the tax declaration and the Vendor's identification documents to the Revenue District Office, the City Treasurer, the City Assessor and the Registry for the purpose of the transfer.

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11. Registration and new title

38. **Registration.** Within thirty (30) days after the CAR is issued and the transfer tax is paid, the Vendee shall present this Deed, the Owner's Duplicate, the CAR, the proof of payment of the transfer tax, the real property tax clearance and the other required documents to the Registry for registration. The Parties understand that registration with the Registry is the act that conveys the Property as far as third persons are concerned, and that the Registry will not register this Deed unless the Owner's Duplicate is presented with it.

39. **New title.** Upon registration, the Registry is requested to cancel the Title and to issue a new transfer certificate of title, with its owner's duplicate, in the name of the Vendee, "RICARDO P. HUWARAN, of legal age, single, Filipino". The Parties agree that the Vendee may receive the new owner's duplicate from the Registry in person or through a representative.

40. **New tax declaration.** After the new title is issued, the Vendee shall apply to the City Assessor for the cancellation of Tax Declaration No. D-000-00123 and the issuance of a new tax declaration for the land and the house in his name. The Vendor shall sign any document the City Assessor requires for that purpose.

41. **Priority.** The Vendor acknowledges that if he were to sell the same Property to another person, ownership would belong to the buyer who first registers his deed in good faith. The Vendor undertakes not to sell, mortgage or otherwise deal with the Property in any way after signing this Deed, and the Vendee is entitled to register this Deed as soon as the CAR is issued.

42. **Annotation in the meantime.** Until the new title is issued, the Vendee may cause an adverse claim or other notice of this sale to be annotated on the Title, and the Vendor shall sign any document needed for that annotation.

12. Further assurances

43. **Further documents.** The Vendor and the Vendor's Spouse shall, at the request of the Vendee and without further consideration, sign, acknowledge and deliver all affidavits, certifications, corrected or supplemental deeds, letters of authority and other documents, and do all other acts, that the Bureau of Internal Revenue, the City Treasurer, the City Assessor, the Registry or any other office reasonably requires to complete the transfer of the Property to the Vendee and the issuance of the new title and tax declaration.

44. **Notice to possible redemptioners.** The Vendor declares that no other person co-owns the Property with him and the Vendor's Spouse. Before this Deed is presented for registration, the Vendor shall give written notice of this sale to every person who may have a right of legal redemption over the Property, if any, and shall execute an affidavit stating that he has given that written notice, so that the affidavit can accompany this Deed when it is presented to the Registry.

45. **Correction of errors.** If the Registry or any office finds a clerical error in this Deed, such as a misspelled name or an error in the copy of the technical description, the Parties shall sign a deed of correction within ten (10) days of written request.

46. **Compelling the form.** Each Party acknowledges that the sale was perfected when the Parties agreed on the Property and the Price, and that either Party may compel the other to sign any public document needed to give the sale the form the law requires.

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13. Vendee's qualification to own land

47. The Vendee represents and warrants to the Vendor that he is a natural-born citizen of the Philippines, that he has not lost or renounced his Philippine citizenship, and that he is qualified under the Constitution and the laws of the Philippines to acquire and hold private land.

48. The Vendee further represents that he is buying the Property for himself, with his own funds, and not as a nominee or trustee for any person who is not qualified to own private land in the Philippines. The Vendee shall indemnify the Vendor against any loss the Vendor suffers if this representation is false.

49. The Vendee shall present his Philippine passport and any other proof of citizenship that the notary public, the Bureau of Internal Revenue or the Registry may require.

14. Marital consent

50. The Vendor's Spouse declares that she is the lawful wife of the Vendor, that they were married on 14 February 2005 without a marriage settlement, and that their marriage subsists. She confirms that the Property forms part of their absolute community of property.

51. The Vendor's Spouse, by signing this Deed, gives her written consent and conformity to the sale of the Property to the Vendee, on the terms of this Deed, and waives any right she may have to object to it. She confirms that she has read this Deed and that she joins in it freely.

52. The Vendor's Spouse also confirms that she has received, through the Vendor, her share in the Price, and binds herself to the warranties and the obligations of further assurance in this Deed as if she were a Vendor.

15. Personal appearance and authority

53. Each Party, and the Vendor's Spouse, signs this Deed personally. No agent or attorney-in-fact acts for any of them in this sale.

54. Each of them appears in person before the notary public, presents the identification document stated in the acknowledgment below, and declares that he or she signs this Deed as his or her free and voluntary act and deed.

55. If any document needed after the signing of this Deed, such as an application, affidavit or deed of correction, is signed by a representative of a Party, the representative's authority shall be stated in a written special power of attorney, signed by the Party and acknowledged before a notary public, and attached to that document.

16. Breach and remedies

56. **Breach.** A Party who fails to perform an obligation under this Deed, other than an obligation already performed on signing, shall be in breach if the failure continues for fifteen (15) days after the other Party sends a written notice describing the failure and asking that it be cured.

57. **Remedies.** If the breach is not cured within that period, the non-breaching Party may enforce specific performance of the obligation, perform it at the expense of the breaching Party, and recover the expenses, actual damages and reasonable attorney's fees caused by the breach. Because the Price has been paid in full and the Property delivered, neither Party may rescind this Deed for a breach of an obligation that is secondary to the sale, such as the delivery of a clearance or the payment of a fee.

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Defective title. If the Registry refuses to register this Deed because of a defect in the Title, or a lien, claim or annotation existing before this sale, the Vendor shall cure the defect at his own expense within sixty (60) days of written notice. If the Vendor fails to cure it, the Vendee may, in addition to his rights under the warranty against eviction, demand the return of the Price and of all taxes and expenses he paid, with legal interest from the date of demand, against the reconveyance of the Property to the Vendor.

59. **Indemnity.** Each Party shall indemnify the other against all claims, penalties and costs that result from its own false representation in this Deed or its own failure to pay a tax, fee or charge allocated to it.

17. Notices

60. All notices and demands under this Deed shall be in writing and shall be delivered personally against signed receipt, or sent by registered mail or reputable courier, to the address of the Party stated at the beginning of this Deed. A copy may also be sent by electronic mail to an address a Party gives in writing, but a notice sent only by electronic mail is effective only if the recipient acknowledges it.

61. A notice is received on the day of personal delivery, or on the day of delivery shown in the courier's or the post office's records. A Party may change its notice address by notice given in the same way.

18. Dispute resolution

62. The Parties shall first try in good faith to settle any dispute arising from this Deed through direct discussion, for a period of thirty (30) days from the written notice of the dispute.

63. If the dispute is not settled, it shall be brought before the proper courts of the city where the Property is located, to the exclusion of other venues, subject to any rule of law that requires the dispute to be referred first to conciliation.

64. The Party who prevails in a court action under this Deed shall be entitled to recover reasonable attorney's fees and the costs of the action, as the court may allow.

19. Binding effect

65. This Deed binds and benefits the Parties, the Vendor's Spouse, and their respective heirs, executors, administrators, successors and assigns.

66. The death or incapacity of a Party after the signing of this Deed does not affect the sale. The heirs or legal representatives of the Vendor and of the Vendor's Spouse shall perform the obligations of further assurance in this Deed.

67. The Vendee may assign his rights under the warranties in this Deed to any later buyer of the Property. The Vendor may not assign any of his obligations under this Deed without the written consent of the Vendee.

20. General provisions

68. **Entire agreement.** This Deed, with Annex "A", contains the entire agreement of the Parties on the sale of the Property. It replaces all earlier offers, reservation agreements, letters of intent and understandings between them, whether written or oral.

69. **Amendment.** This Deed may be amended only by a written instrument signed by both Parties

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and the Vendor's Spouse and acknowledged before a notary public.

70. **Waiver.** The failure or delay of a Party to enforce any provision of this Deed is not a waiver of that provision or of any other provision. A waiver is effective only if it is in writing and signed by the Party who gives it.

71. **Severability.** If any provision of this Deed is held invalid or unenforceable, the other provisions remain in full force and effect, and the invalid provision shall be read as limited to the extent needed to make it valid.

72. **Governing law.** This Deed is governed by and shall be interpreted in accordance with the laws of the Republic of the Philippines.

73. **Originals.** This Deed is signed in four (4) originals with wet signatures. One original is for each Party, one is for the notary public, and one is for submission to the Registry. Additional certified copies may be made for the Bureau of Internal Revenue, the City Treasurer and the City Assessor.

74. **Headings.** The headings in this Deed are for convenience only and do not affect its interpretation.

IN WITNESS WHEREOF, the Parties and the Vendor's Spouse have signed this Deed, and have signed every page of it on the left margin, on 5th day of March 2026 at Quezon City, Philippines.

ANTONIO R. HALIMBAWA
Vendor
TIN 000-000-001-000

RICARDO P. HUWARAN
Vendee
TIN 000-000-002-000

WITH MY MARITAL CONSENT:

LUZVIMINDA S. HALIMBAWA
Spouse of the Vendor

SIGNED IN THE PRESENCE OF:

ELENA B. MODELO
Witness

FERNANDO G. EHEMPLO
Witness

Each witness also signs every page of this Deed on the left margin.

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Quezon City) S.S.

BEFORE ME, a Notary Public for and in Quezon City, this 5th day of March 2026, personally appeared the following persons, each of whom presented to me this integrally complete instrument and was identified by me through competent evidence of identity, namely a current identification document issued by an official agency bearing his or her photograph and signature:

Name

Competent evidence of identity

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ANTONIO R. HALIMBAWA

Philippine Passport No. P0000000A, valid until 1 June 2030

LUZVIMINDA S. HALIMBAWA

Driver's License No. N00-00-000000, valid until 20 August 2028

RICARDO P. HUWARAN

Philippine Passport No. P0000001B, valid until 15 September 2031

Each of them signed the instrument in my presence, and each acknowledged to me that he or she signed it voluntarily for the purposes stated in it, and that it is his or her free and voluntary act and deed. None of them signs in a representative capacity.

This instrument is a Deed of Absolute Sale covering one (1) parcel of land with its improvements, described in Transfer Certificate of Title No. 000-2019000123. It consists of seven (7) pages, including this page on which this acknowledgment is written and Annex "A". Each page has been signed on the left margin by the Parties, the Vendor's Spouse and their two instrumental witnesses, and each page bears my notarial seal.

WITNESS MY HAND AND SEAL on the date and at the place first written above.

ATTY. CARMELITA V. HALIMBAWA
Notary Public for Quezon City
Commission No. NP-000 (2026-2027), valid until 31 December 2027
Unit 100, Halimbawa Building, Quezon Avenue, Quezon City
Roll of Attorneys No. 00000
PTR No. 0000000 / 5 January 2026 / Quezon City
IBP No. 000000 / 5 January 2026 / Quezon City

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Page No. 21;
Book No. III;
Series of 2026.

ANNEX "A"Technical description of the land covered by Transfer Certificate of Title No. 000-2019000123

"Lot 7, Block 3 of the subdivision plan Psd-00-000000, situated in Barangay Halimbawa, Quezon City. Bounded on the NE., along line 1-2 by Lot 6, Block 3; on the SE., along line 2-3 by Lot 12, Block 3; on the SW., along line 3-4 by Sampaguita Street (10.00 m. wide); and on the NW., along line 4-1 by Lot 8, Block 3, all of the same subdivision plan.

Beginning at a point marked "1" on plan, being N. 45 deg. 00' E., 152.40 m. from BLLM No. 1 of the cadastral survey; thence S. 45 deg. 00' E., 20.00 m. to point 2; thence S. 45 deg. 00' W., 12.00 m. to point 3; thence N. 45 deg. 00' W., 20.00 m. to point 4; thence N. 45 deg. 00' E., 12.00 m. to the point of beginning; containing an area of two hundred forty (240) square meters, more or less.

All points referred to are indicated on the plan and are marked on the ground by concrete monuments. Bearings true. Date of original survey: 10 January 1975."

Certified correct copy of the technical description stated in the Title, prepared for attachment to the Deed of Absolute Sale between ANTONIO R. HALIMBAWA and RICARDO P. HUWARAN.

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Signed on the left margin by the Parties, the Vendor's Spouse and the witnesses.

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