

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

DARIO R. GASPAR of legal age, Filipino, married to **AIDA A. GASPAR** and a resident of Barangay. General Lim (Kaput), Orion, Bataan, by virtue of a documents denominated as “Deed of Absolute Sale” which is hereto attached as Annex “ A “, respectively, hereinafter referred to as **VENDOR**, that for and in consideration of the sum of **SIX HUNDRED THOUSAND (Php 600,000.00)** of Philippine Currency, to me in hand paid and received by me in cash to my entire satisfaction the receipt of which is hereby acknowledge from **AYEDAH SANTOS MANGOTARA** legal age, Filipino a resident of **Blk 25, Lot 15, Fiesta Communities, Barangay Sabanilla, Mexico Pampanga**, herein referred to as **VENDEE**, do hereby **SELL, CEDE, TRANSFER** and **CONVEY** as by these presents have **SOLD, CEDED, TRANSFERRED** by way of **ABSOLUTE SALE** in favor of said **VENDEE**, her heirs and assigns the legal rights and interest over a portion of **500 square meters** of parcel of land covered by the **Transfer Certificate of the Title No. T-124053** with an area of of **FIFTY-TWO THOUSAND FOUR HUNDRED NINETY-THREE (52,493)** square meters and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. T-124053

A parcel of land ; (Lot 1903-New-E-3-B of the subd. plan, Psd-03-005329,being a portion of Lot 1903-New-E-3 (LRC) Psd-62098,LRC Rec. No.), situated in the Barrio of Cabu, City of Cabanatuan, Prov. of Nueva Ecija. Bounded on the NE., & SE.,alonglines 1-2-3-4-5 by lot 1903-New-E-3-A; on the SE., aling line 5-6 by lot 1903-New-E-3-C, both of the subd. plan; on the SW.,alongline 6-7 by lot 2988, 1903-New-D, Pcs-55; on the NE., alongline 8-1 by lot 1903-New-E-3-A both of the subd. plan. Beginning at a point marked ”1” on plan being N. 82 deg. 29’ ., 2318.61 m. from BLIM No. 7, Cabanatuan Cad.; thence S. 52 deg. 11’W., 39.63 63 m. to pint 2; thence S. 39 deg. 22’W. 23.33 m. to point 3; thence S. 50 deg.

Beginning, containing an area of FIFTY-TWO THOUSAND FOUR HUNDRED NINETY-THREE (52.493)

That the **VENDOR** covenants and agrees with the said **VENDEE** that he has lawful rights and interest as the actual possessor over the said property; that he has a right to convey such rights and interest over the same and that he will warrant and forever defend the same unto said **VENDEE**, the heirs, and assigns the claims of the third person; the **VENDOR** further warrants the said land is not in the possession of another person who has different claim or interest over the subject land and as free from any claim, lien or reservation.

IN WITNESS WHEREOF, I have hereunto affixed my signature below this day ____ of _____, Philippines.

DARIO R. GASPAR
SELLER
VOTER’s ID No. VIN-0810-0120A-L0876DRG10002-4

With my marital conformity:

AIDA A. GASPAR
SELLER
Philippine Passport No.P9791975A

AYEDAH SANTOS MANGOTARA
BUYER
TIN ID 323-488-529-00000

SIGNED IN THE PRESENCE OF:

WITNESS

WITNESS

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES
_____) S.S
X-----X

BEFORE ME, A NOTARY PUBLIC, for and in _____ this day of _____ Personally appeared the above-named person exhibited to me her competent proof of identity written below her name, known to me and to known to be the same person who executed the forgoing instrument consisting of two (2) pages including the page wherein this acknowledgement is written and acknowledged to me that the same is their voluntary act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place above-written.

Doc. No.
Page No.
Book No.
Series of 2023