

## DEED OF ABSOLUTE SALE

### KNOW ALL MEN BY THESE PRESENTS:

We, spouses RAYMOND and LUZIMINDA RICARDO, of legal age, and residents of 3 Morse St. Filinvest East, Antipolo City, Rizal, have acquired and paid for the rights to pasture and graze more or less Two Hundred Twenty (220) hectares of land situated at Sitio Amaling I and II, and another parcel of land described as lot 0417012315 covered by Certificate of Stewardship No. 224170, which are both situated at Barangay manoot, Municipality of Rizal, Occ. Mindoro, as evidenced by attached signed and notarized Deed of Absolute Sale between us and Elmer Francisco, Elmer Nocum and Imelda Nocum, and more particularly described as follows:

#### PASTURE PERMIT NO. 207

*"A PARCEL OF LAND containing an area of TWO HUNDRED TWENTY (22) Hectares located at Sitio Amaling, BArangay Manoot, Rizal, Occ. Mindoro, bounded on the N. by FIGLA 123 of J. Abeleda, on the E. by National Highway; on the W. by PLA NO. 2531 of A. De Las Alas (expired) and on the S. by Mt. Lambugan and A. De Las Alas (expired)"*

#### CERTIFICATE OF STEWARDSHIP NO. 224170

*"Bounded on the North. by lot no. 0417012316 of B. Quilit Jr., on the East by Road, ; on the Southwest by lot No. 0417012314 of School site, and on the West by Amaling Creek"*

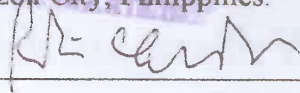
That for and in consideration of the sum of THREE MILLION ( P3,000,000.00) PESOS, payable as follows:

1. Cash deposit of One Million Pesos (P1000,000.00) upon signing
2. Cash payment of Five Hundred Thousand Pesos (P 500,000.00) one month from signing
3. Twelve equal monthly installments Of One Hundred Twenty Five Thousand Pesos (P125,000.00) payable on the 3<sup>rd</sup> of each month beginning from August 3, 2009.

we hereby CEDE, TRANSFER, and CONVEY all our rights, interests and participation over the above described parcels of land, including all the improvements existing thereon and fifteen heads of cattle grazing in the area UNTO and IN FAVOR OF MR. ELMER GONZALES PATO , of legal age, Filipino and resident of 24B Atok St., Sta. Mesa Heights, Quezon City, Philippines.

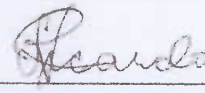
*Addendum: Cash deposit of One Million Pesos to be deposited to PNB personal account of Raymond and Luziminda Ricardo, Acct. No. 16046-440001- by Mr. Elmer Pato on or before June 6, 2009*

IN WITNESS WHEREOF, we have hereunto set our hand this 3<sup>rd</sup> day of June, 2009 in Quezon City, Philippines.



RAYMOND C. RICARDO

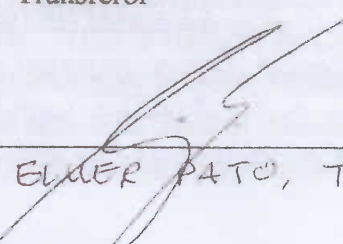
Transferor



LUZVIMINDA V. RICARDO

Transferor

Signed in the Presence of :

  
ELMER PATO, Transferee

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

QUEZON CITY

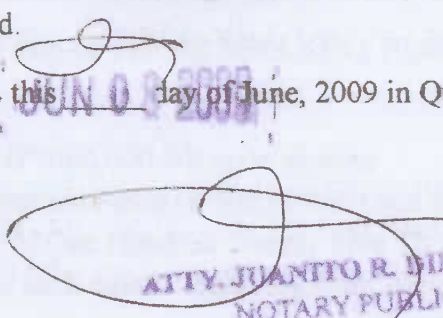
)S.S.

BEFORE ME, a Notary Public, for and in Quezon City, on this \_\_\_\_ day of June 2009 personally appeared:

NAMES	CTC NO.	ISSUED AT	ISSUED ON
RAYMOND C. RICARDO	_____	_____	_____
LUZVIMINDA V. RICARDO	_____	_____	_____
ELMER PATO	_____	_____	_____

Known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free act and deed.

WITNESS MY HAND AND SEAL this \_\_\_\_ day of June, 2009 in Quezon City, Philippines

  
ATTY. JUANITO R. DIMAANO  
NOTARY PUBLIC  
Until December 31, 2009  
IBP No: 751843-01-13-09-Q.C.  
PTR No: 2383670-01-13-09-Abli  
Roll No. 25646

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Series of 2009

ADDENDUM

This contract will be null and void if the DENR application for Pasture lease by Elmer Pato is denied, and all payments to Dr. Raymond Ricardo will be returned to Mr Elmer Pato.

