Ms. LOREMELYN CLAUDIO Regional Executive Director, MIMAROPA Department of Environmental and Natural Resources 1515 Roxas Blvd., Malate, Manila

Madam;

We are writing you this letter to request from your good office to kindly hold any request for subdivision of a parcel of land with Original Certificate of Title No. 6282 under the name of our father, RICHARD A. GARRAEZ with an area of 4,424 sq. m., more particularly described as:

Beginning at a point marked "1" of Lot No. 118-A, CSD-04-013529-D, being, N. 72-09 E., 2168.38 M from B.L.B.M. #1, Bo. Tiniguiban, Puerto Princesa City, thence

S. 11-03 E., 57.95m. to point 2; S.07-53 E., 29.24m. to point 3; N. 75-13 W., 61.05m. to point 4; N. 24-31 W., 56.57 m. to point 5; N. 74-55 E., 69.99 m. to point 1; point of beginning.

To enlighten you Madam on the matter, the events were as followed:

- 1. On December 17, 1997, our father entered into a Contract of Sale with Mr. Felix Buday regarding a portion of the above-mentioned property notarized by Atty. Edgar O. Palay, Doc. No. 222, Page No.45, Book No.135, Series of 1997. Attached herewith is a photocopy of the said Contract of Sale hereto referred as "Annex A".
- 2. Our father, Richard A. Garraez died on March 18, 2021. A photocopy of his Death Certificate is hereto attached as "Annex B".
- 3. Upon searching his documents, we only found a Contract to Sell between our father and Mr. Buday. Upon consultation with a lawyer, we are informed that the Contract to Sell does not make the sale perfected between the parties. Hereto attached as "Annex C".
- 4. Sometime after the death of our father, Mrs. Rosario Buday went to us and presented to us a Deed of Sale entered by her and our father last January 31, 2003 notarized by Atty. Edgar O. Palay with Doc. No. 114, Page No. 23, Book No. 199, Series of 2003. Hereto attached as "Annex D".
- 5. We, the heirs of Richard A. Garraez, and Mrs. Buday had an agreement with the Punong Barangay Gloria Miguel of Bgy. San Manuel to maintain the status quo of the property until we reach and agreement.
- 6. By the time we went to the Mrs. Buday's lawyer in order to settle the matter, but we were caught off guard when the secretary of the lawyer of the buyer, Atty. Edgar O. Palay that the transfer was already initiated.

The reason for the said request is that the parties did not agree on the particular portion of the parcel of land that were conveyed to Mrs. Buday. The Contract of Sale made Mrs. Buday as co-owner for a 500sq m. of the property without any specifications.

Thus, we humbly request from your good Office to please hold any application for a subdivision plan on the said parcel until an agreement is settled by both parties.

We are hoping for your consideration on the matter.

Respectfully yours,

MARIA HARLINE V. GARRAEZ

Heir of Richard Garraez

HERBERT V GARRAEZ

Heir of Richard Garraez

HANELYN V GARRAEZ-SARMIENTO

Heir of Richard Garraez

Contact number: 09301232727/09066391279

garraezhanelyn@yahoo.com.ph

COMPACT TO STILL

KNOW ALL MEN BY THESE PRESENTS:

This contract made and entered into the City of Fuerto Frincess, by The state of the s and a resident of Bay. See Pedro, Puerto Petacesa City, bereinster called the W/YSR:

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AMERENS, the SELLER is the owner of a certies percel of last situated at Bay. San Namel, Passia Princess City, covered by Tremefer Princess of Title/ Criginal Peristrates of Title Rose and Is not periodically described at follows:

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of the above-described percel of land, covering an erea of TVS HUNDARD (500) expore noters braier the following terms and conditions, to with

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FIFT THOUSAND PRINCE (\$75,000,000), Phillippine Ourrescy; 2. That the NYTH shall make a downpayment to the sum of Youth's First THRUMAND TESOS (745,000,00) and the remaining belies of \$30,000,00 to be paid

3. That all expenses to be incurred for the transfer of title in favor of on or before December, 1998; the BUTER shall be at the exclusive account of the Stilling

As That the Dallan beneby binds himself to execute a final deed of showlate sale upon full payment of the agreed parties of the IN WITHESS WERRESOY, the parties hereto set their hands this/2 day of

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CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority

	OR CHILDREN AGED 0 TO 7 DAYS .								
	14 AGE OF MOTHER 15. METHOD OF DELIVERY(Normal spontaneous 16. LENGTH vertex. if others, specify)								
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The second of th	19a, CAUSES OF DEATH								
	a Main disease/condition of Infant								
	b. Other diseases/conditions of infant								
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		CONTINUE	IO FILL UP ITEM 20						
	POSTMORTEM CERTIFICATE OF DEATH I HEREBY CERTIFY that I have performed an autopsy upon the body of the deceased and that the cause of deat								
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	3. That the cause	of death of the deceased was _							
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CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority

DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

I, RICHARD A. GARRAEZ, of legal age, widower, Filipino and a resident of Puerto Princesa City, Philippines, for and in consideration of the sum of SEVENTY FIVE THOUSAND PESOS (P75, 000.00), Philippine Currency, receipt whereof is hereby acknowledged to have received by me from ROSARIO B. BUDAY, of legal age, married to FELIX BUDAY, Filipino and a resident of Puerto Princesa Cify, Philippines, do hereby SELLS, CEDES, TRANSFERS AND CONVEYS, by way of sale, unto said ROSARIO B. BUDAY, her heirs, successors and assigns, that portion of Lot 118-A containing an area of FIVE HUNDRED (500) SQUARE METERS, situated at Bgy. San Manuel, Puerto Princesa City, said Lot 118-A is more particularly described as follows:

Lot 118-A

Bounded on the North by Lot 40-B, Csd-4A-002564-D; on the East by Lot 11b-B and Lot 118-C, Csd-04-013529-D; on the West by Lot 2499, 800-D; and on the South by Lot 2497, Cad. 800-D, containing an area of FOUR THOUSAND FOUR HUNDRED TWENTY FOUR (4, 424) SQUARE METERS.

That I hereby warrant valid ownership over the real property described above, with full right to dispose, free and clear from liens and encumbrances and that henceforth, full ownership and peaceful possession shall now pertain to the vendee

IN WITNESS WHEREOF, WE have hereunto set our hands this JAN 3 1 2003 at Puerto Princesa City, Philippines.

Vendee CTC No Issued on At

Vendor CTC No. 0

Issued on

SIGNED IN THE PRESENCE OF

ACKNOWLEDGEMENT

Republic of the Philippines City of Puer esa Province

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)S.S.

CEFOR the a Holory Public for and in the City of Puerto Princesa, this presented themselves to be the same who executed the foregoing instrument, which they acknowledged before me as their free act and deed.

ESSYM HAND AND SEAL, on the date and place first above writt

Doc Pag Bou Ser 5 of 2003

UNTIL DECEMB