

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This AGREEMENT made and entered into this ____ day of ____ 2009, in Bautista, Pangasinan, by and between:

Blessie C. Carbonara, of legal age, Filipino, residing at Brgy. Primicias, Bautista, Pangasinan;

Lea Carbonara-Pascual, of legal age, married, residing at Brgy. Primicias, Bautista, Pangasinan;

Judy Carbonara-Mitra, of legal age, married, residing at Brgy. Primicias, Bautista, Pangasinan;

Joann Carbonara, of legal age, single, residing at Brgy. Primicias, Bautista, Pangasinan; and

Janette Carbonara, of legal age, single, residing at Brgy. Primicias, Bautista, Pangasinan.

WITNESSETH, *that*:

WHEREAS, we are the sole heirs of the deceased Alejandro Carbonara who died on _____, at Bautista, Pangasinan; copy of his death certificate is hereto attached as Annex A;

WHEREAS, ALEJANDRO CARBONARA died intestate, without Will or Testament, and without any outstanding debts in favor of any person or entity;

WHEREAS, Alejandro Carbonara is the absolute and registered owner of two parcels of land located at Brgy. Poponto, Bautista, Pangasinan covered by Transfer Certificate of Title No. 17839 and 17852, respectively, of the Register of Deeds of Pangasinan and more particularly described as follows:

1. A parcel of land (Lot 1-B-35, Bsd-1-000723 AR), being a portion of lot 1-B & 1-C (LRC) PSD-220089. Bounded on the E., along line 4-1 by lot 1-A; Psd-220089; on the S., along line 1-2 by lot 1-B-34; on the W., along line 2-3 by lot 1-C-36; and on the N., along line 3-4 by lot 1-B-36; all of the subdivision plan. Beginning at a point marked "1" on plan being S 28 deg. 56'E., 1641.86 m. from BLBM No. 1, Bo., Villanueva, Bautista, Pangasinan.

thence N 63 deg. 58'W., 57.22 m. to point 2;

thence N 16 deg. 04'E., 46.70 m. to point 3;

thence S 64 deg. 02'E., 57.56 m. to point 4;

thence S 16 deg. 29'W., 46.71 m. to point of beginning;

containing an area of TWO THOUSAND SIX HUNDRED FORTY (2,640), SQUARE METERS, more or less.

2. A parcel of land (Lot 1-C-36, Bsd-1-000723 AR), being a portion of lot 1-B & 1-C (LRC) Psd-220089). Bounded on the N., along line 2-3 by lot 1-C-37; on the E., along line 2-4 by lot 1-B-35; on the S. along line 4-1 by lot 1-C-35; all of the subdivision plan; and on the W., along line 1-2 by lot 15; Psu-123014. Beginning at the point marked "1" on plan being S 26 deg. 36'E., 1546.56 m. from BLBM No. 1, Bo. Villanueva, Bautista, Pangasinan.

thence N 15 deg. 40'E., 48.12 m. to point 2;
thence S 59 deg. 12'E., 59.01 m. to point 3;
thence S 16 deg., 04'W., 46.70 m. to point 4;
thence N 60 deg. 27'W., 58.34 m. to point of beginning;

containing an area of TWO THOUSAND SIX HUNDRED NNETY TWO (2,692) SQUARE METERS, MORE OR LESS.

WHEREAS, pursuant to Rule 74, Sec. 1 of the Revised Rules of Court of the Philippines, and being with full capacity to contract, we do hereby adjudicate unto ourselves the parcel of land described above, in equal shares.

FURTHER, FOR AND IN CONSIDERATION of the sum of TEN THOUSAND PESOS (Php10,000.00), Philippine Currency, the receipt whereof is hereby acknowledged in full from Spouses TONIO B. REGALA and ELMA BUENAVISTA-REGALA, both of legal age, Filipinos, and with residence address at Brgy. Primicias, Baustista, Pangasinan, we do hereby **SELL, TRANSFER, CONVEY and DELIVER**, by way of **ABSOLUTE SALE**, unto said Spouses Tonio B. Regala and Elma Buenavista-Regala, their heirs, assigns and successors in interest the property above described with all the improvements existing thereon;

That we hereby warrant our valid title to and peaceful possession of the property herein sold and conveyed and further declares that the same is free and clear of all liens and encumbrances of any kind whatsoever.

IN WITNESS WHEREOF, we hereunto set our hand on the ___ day of _____, 2009 at Bautista, Pangasinan, Philippines.

The Heirs of Alejandro Carbonara

Blessie C. Carbonara

Lea Carbonara-Pascual

Judy Carbonara-Mitra

Joann Carbonara

Janette Carbonara

ACCEPTED:

TONIO B. REGALA

ELMA BUENAVISTA-REGALA

SIGNED IN THE PRESENCE OF:

Criscencio B. Regala

Gerald G. Rosaria

ACKNOWLEDGMENT

Republic of the Philippines }
City of _____ } S.S

BEFORE ME, a Notary Public in and for the City of _____, this ___ day of _____, personally appeared Tonio Regala, Elma Buenavista-Regala, Blessie Carbonara, Lea Carbonara-Pascual, Judy Carbonara-Mitra, Joann Carbonara, and Janette Carbonara, who has satisfactorily proven to me their identity through Victoria B. Regala who is personally known to me and who personally knows the principal that they are the same person who executed and voluntarily signed the foregoing EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE which they acknowledged before me as their free and voluntary act and deed.

The foregoing instrument which relates to a Extrajudicial Settlement of Estate with Absolute Sale of two parcels of land consisting of 3 pages including the page on which this acknowledgment is written, has been signed on the left margin of each and every page by the parties and the witnesses.

WITNESS MY HAND AND SEAL, this ___ day of _____, in the City of _____, Philippines.

Doc. No. _____
Page No. _____
Book No. _____
Series of 20 _____