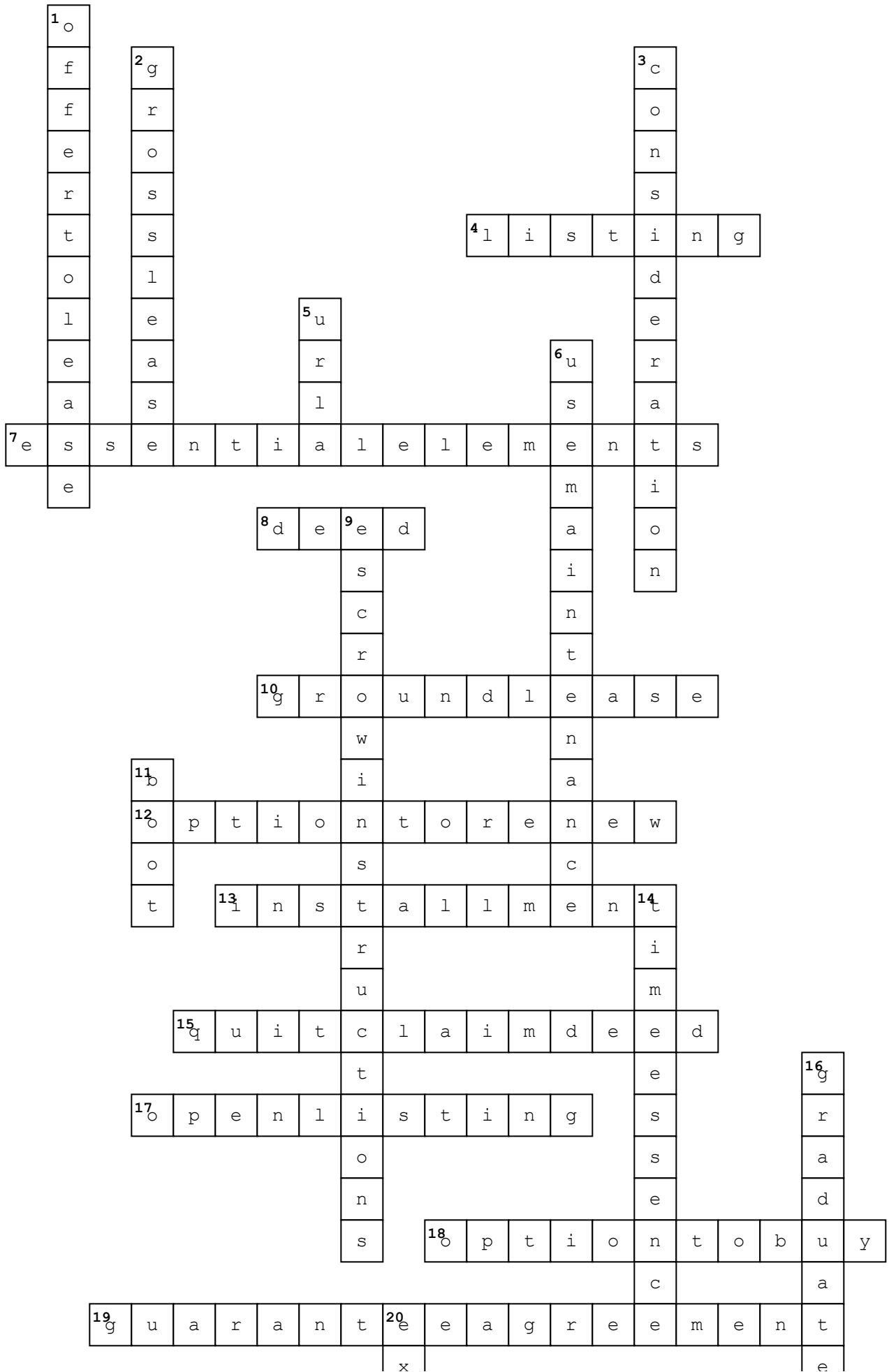


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21. A contract that cannot be enforced in court of law.

estate by signing and delivering the signed document to the buyer.