

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Commission

OFFICE OF THE REGISTER OF DEEDS FOR THE PROVINCE OF MARINDUQUE

Original Certificate of Title

No. P-4823

Entered in accordance with section 122 of Act No. 496, of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Boac, Marinduque on the 2nd day of February, in the year nineteen hundred and seventy-seven and spread in the records of the Bureau of Lands, as follows:

R. L. Form No. 28-13

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES  
BUREAU OF LANDS

DISTRICT OFFICE IN-CHARGE

Boac, Marinduque No. (IV-7) 2141

FREE PATENT No. (IV-7) 2141

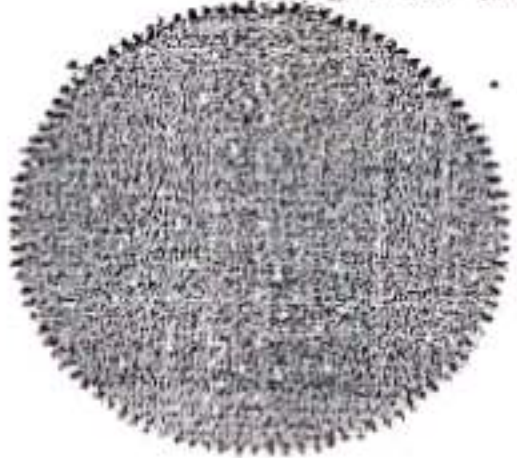
TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, MRS. OF PILAR LUNA, possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 781 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore entitled to a free patent to the following described agricultural public land situated in the municipality of Boac, province of Marinduque, island of Marinduque, Philippines, containing an area of 01 hectares, 30 ares, 30 centares, according to the official plat of the survey thereof on file in the Bureau of Lands, Manila and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 781 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said MRS. OF PILAR LUNA, born by Luz E. Luna, wife of Jose Luna, widow, and residing at Boac, Marinduque

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said MRS. OF PILAR LUNA and to their heirs and assigns forever, subject to the provisions of sections 118, 119, 121, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the acquisition of said patent; that every consequence of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the consequence; that it shall not be encumbered, alienated, or transferred to any person, corporation, association or partnership not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrance whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Department of Agriculture and Natural Resources and subject to the provisions of sections 118, 119, 121, 122 and 124 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this patent, provided, however, that the grantee shall have the right to cut and utilize such timber as may be needed for his or their personal use. (X) (over)

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FRANCISCO S. MANLOS, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.  
Given under my hand at the Department of Justice on this, the 2nd day of FEB 1977  
in the year of Our Lord one thousand nine hundred and seventy-seven and (X) was a warranted by P.D. NO. 763



BY AUTHORITY OF THE PRESIDENT  
OF THE PHILIPPINES  
FRANCISCO S. MANLOS  
President of the Philippines

Transcribed in the "Registration Book" for the Province of Marinduque, pursuant to the provisions of section 41 of Act No. 496, on the 2nd day of February, nineteen hundred and seventy-seven, at 10:00 a.m.

ALFRED MANUEL S. ASUNCION  
REGISTER OF DEEDS

Boac, Marinduque  
(Owner's Postal Address)

It is hereby certified that this is a true electronic copy of OCT P-4823 on file in Registry of Deeds of Boac, Marinduque, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Boac, Marinduque. Requested By: DE JESUS FLORENTINO SOSA

Ref. No. : 2019000563 OR No. : 1017165333

Date : 03/25/2019 OR Date : Mar 25 2019

Time : 03:16:20 PM Amt : 273.35



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## TECHNICAL DESCRIPTION

Lot 6068, Cad 448-D Case 7

Beginning at a point marked "1" of Lot 6068, Cad 448-D, being

S. 42-09 E., 6942.32 m. from R.M. No. 1, Cad 448-D, thence  
 N. 49-29 E., 18.06 m. to point 2; S. 47-31 E., 22.22 m. to point 3;  
 N. 43-06 E., 133.66 m. to point 4; S. 51-36 E., 24.63 m. to point 5;  
 S. 32-20 W., 7.73 m. to point 6; S. 57-18 W., 2.55 m. to point 7  
 S. 26-15 E., 41.98 m. to point 8; S. 16-37 E., 26.05 m. to point 9;  
 S. 70-07 W., 85.52 m. to point 10; S. 77-38 W., 85.97 m. to point 11;  
 N. 26-16 W., 16.99 m. to point 12; N. 13-45 W., 11.00 m. to point 13;  
 N. 27-56 W., 23.72 m. to point 14; N. 44-25 W., 32.65 m. to point 1;  
 point of beginning.

Containing of an area of THIRTEEN THOUSAND THREE HUNDRED (13,039)  
 SQUARE METERS.

All points are marked by the proposal as follows: Points 6-7-8-9-10-11-12  
 by Old Points, and the rest by P.S. 3 y.l. Comm. Maps.

Boundaries on the NW., along lines 1-2-3-4 by Lot 6069, Cad 448-D,  
 on the NE., along line 4-5 by National Road; on the E., along line 5-6  
 by Lot 8363, Cad 448-D, along line 7-8-9 by Lot 8364, Cad 448-D, on the  
 SE., along lines 9-10-11 by Lot 8364, Cad 448-D, on the W., along line  
 11-12 by Lot 8364, Cad 448-D, along line 12-13 by Lot 6066, Cad 448-D,  
 and along lines 13-14-1 by Lot 6067, Cad 448-D.

Sparings grid.

This lot was surveyed by E. H. Sales Alas, Cadastral Land Surveyor,  
 from January 29 to March 9, 1973, in accordance with Law and existing  
 regulations promulgated thereunder. Approved on June 10, 1974.

NOTE: This lot is covered by FPA NO. (IV-7) 1516-A.

/s/ 1-19-77

Checked by: *Amador M. Mervel* 1-21-77

Provided further that the land shall not be used for any development activity  
 which shall cause problem on lake pollution, lake management and environmental  
 control.

(Continued on Additional Sheet Page 2)

CERTIFIED COPY:

ROLANDO M. MAMAO

Register of Deeds

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# MEMORANDUM OF INCUMBRANCES

Entry No. 15518 - ADVERSE CLAIM - The undivided portion of the land described in this title is adversely claimed by Lourdes Puertollano as per Doc. No. 132, Page No. 27, Book No. 26, Series of 1998 before Notary Public Ex-officio Atty. Jose M. de la Santa, Jr., registered and on file in this office.  
Boac, Marinduque; May 28, 1998.

KARIEL M. PONCE  
Attorney I  
OIC-Dep. Reg. of Deeds

NOTICE TO CREDITORS

Notice to Creditors of the Estate of the late \_\_\_\_\_  
Dated \_\_\_\_\_

(Continued on Page \_\_\_\_\_ C)

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(Continued from Page \_\_\_\_\_ B)

(Continued on Additional Sheet \_\_\_\_\_, Page \_\_\_\_\_)

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