



August 22, 2022

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa City

FROM : The Community Environment and
Natural Resources Officer


SUBJECT : **REQUEST FOR CANCELLATION OF PLAN
CSD-04-020630 FOR LOT NO. 2011, PLS 96
IDENTICAL TO LOT NO. 3028, CAD 796-D
LOCATED AT BGY. SARAZA, BROOKE'S
POINT, PALAWAN**

Respectfully submitted herewith is the report of investigation of SI I May Q. Socrates anent the above-subject with the information that I have read the report and concurs with the recommendation stated therein.

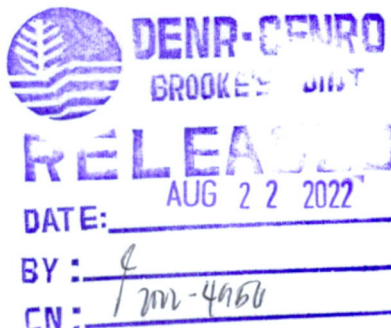
The same is respectfully recommended to be evaluated and transmitted to the Regional Office for the approval of **NEW CONSOLIDATION SUBDIVISION PLAN** submitted by Engr. Arsenio D. Tamayao, Jr which was forwarded to that Office in a memorandum dated May 23, 2022. If there are still lacking requirements, kindly specify in order for this Office to act and supply the lack.

For his information, record and forward action.

*For and in the absence of the
CENRO:*


FRANKLIN M. AQUINO
FIII/ OIC, DMO IV/ PASu
In-Charge, Office of the CENRO

Doc. Ref. No. 2022-4956/RPS-MQS



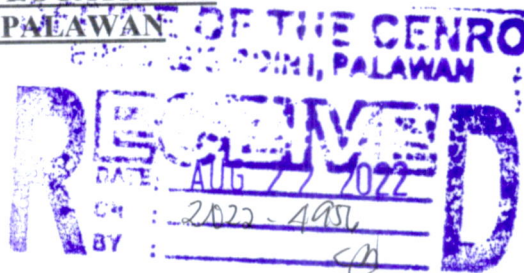


Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

August 22, 2022

SUBJECT: **REQUEST FOR CANCELLATION OF PLAN CSD-04-020630 FOR LOT NO. 2011, PLS 96 IDENTICAL TO LOT NO. 3028, CAD 796-D CONTAINING AN AREA OF 49,828 SQUARE METERS LOCATED AT BGY. SARAZA, BROOKE'S POINT, PALAWAN**

The Community Environment and
Natural Resources Officer
Brooke's Point, Palawan



Sir:

In connection with the above-subject, I have the honor to submit herewith my report, to wit:

That on August 22, 2022, this Office received a letter from Ronald Tan and Bienvenido Dalisay requesting for cancellation of Plan CSD-04-020630 for Lot 2011, PLS 96 and approval of consolidation survey conducted by Engr. Arsenio Tamayao, Jr. based on their actual occupation, copy of letter hereto attached;

Records verification show that Lot No. 2011, PLS 96 identical to Lot 3028, Cad 796-D containing an area of 49,828 square meters is located at Bgy. Saraza, Brooke's Point, Palawan. The cadastral surveyors listed Manuel Guzman as the survey claimant during the execution of cadastral survey on January 11, 1983. That the subject lot is covered by SA V- 20286 of Leopoldo Amar which was rejected on January 10, 1972 after relinquishing his rights over the subject lot in favor of Conchita Rubio paving the way for her Homestead Application No. (III-7) 6509 filed on June 25, 1968. On March 07, 1978, Conchita Rubio sent letter addressed to this Office stating her intention to transfer her rights over the subject lot in favor of one Hipolito Besas. Conchita Rubio and Hipolito Besas signed a Transfer of Homestead Rights but the document was not ratified by an investigator authorized to administer oath and thus not consummated. That the subject lot is also covered by Homestead Application No. (IV-29) 00635 of Bienvenido Dalisay for the whole tract filed on October 19, 1987 and unnumbered Free Patent Application of Bienvenido Dalisay for 17,250 square meter portion of the subject lot filed on May 23, 2005;

That on July 24, 1997, Evelyn Setias-Guzman, wife of Dr. Manuel Guzman executed an Affidavit of Waiver of Rights and Interests duly notarized, waiving the 1.25 hectare portion of the subject lot in favor of Filler Dalisay and 1.75 hectare portion in favor of Bienvenido Dalisay and that the remaining area of more or less 1.9878 hectares shall pertain to her (Guzman). With this, the subject lot was subdivided into three (3) resultant lot under **Plan CSD-04-020630** executed by Geodetic Engineer Jesus C. Perilla surveyed on August 27, 1997 and approved on January 21, 2000 as surveyed for Evelyn S. Guzman.

That on April 02, 2018, Felir Dalisay transferred his rights over his portion of the subject lot in favor of Ronald G. Tan containing an area of 1.25 hectare as evidenced by a duly notarized Deed of Absolute Sale. But, it was observed that the actual occupation of Felir Dalisay now claimed by Ronald Tan was on the southern portion which is in contradiction to the sketch as shown in the approved plan.

That on February 23, 2021, this Office issued an Order rejecting the Homestead Application No. (III-7) 6509 of Conchita Rubio and dropping the unnumbered Free Patent Application of Bienvenido Dalisay, and amending the HA No. (IV-29) 000635 of Bienvenido Dalisay to cover only the 17,500 square meters portion of the lot waived to him by Evelyn Guzman;

That on March 31, 2021, Evelyn Setias-Guzman, executed an Affidavit of Waiver of Rights and Interests duly notarized waiving 20,001 square meters (more or less) portion of the subject lot in favor of Ronald G. Tan, identified as Lot No. 3028-A, CSD-04-020630;

M.Rodriguez St. Poblacion District I, Brooke's Point Palawan 5305
Mobile Phone: Globe: 0945-257-1402; Smart: 0912-429-0856
Email/Gmail: cenbrookespoint@denr.gov.ph

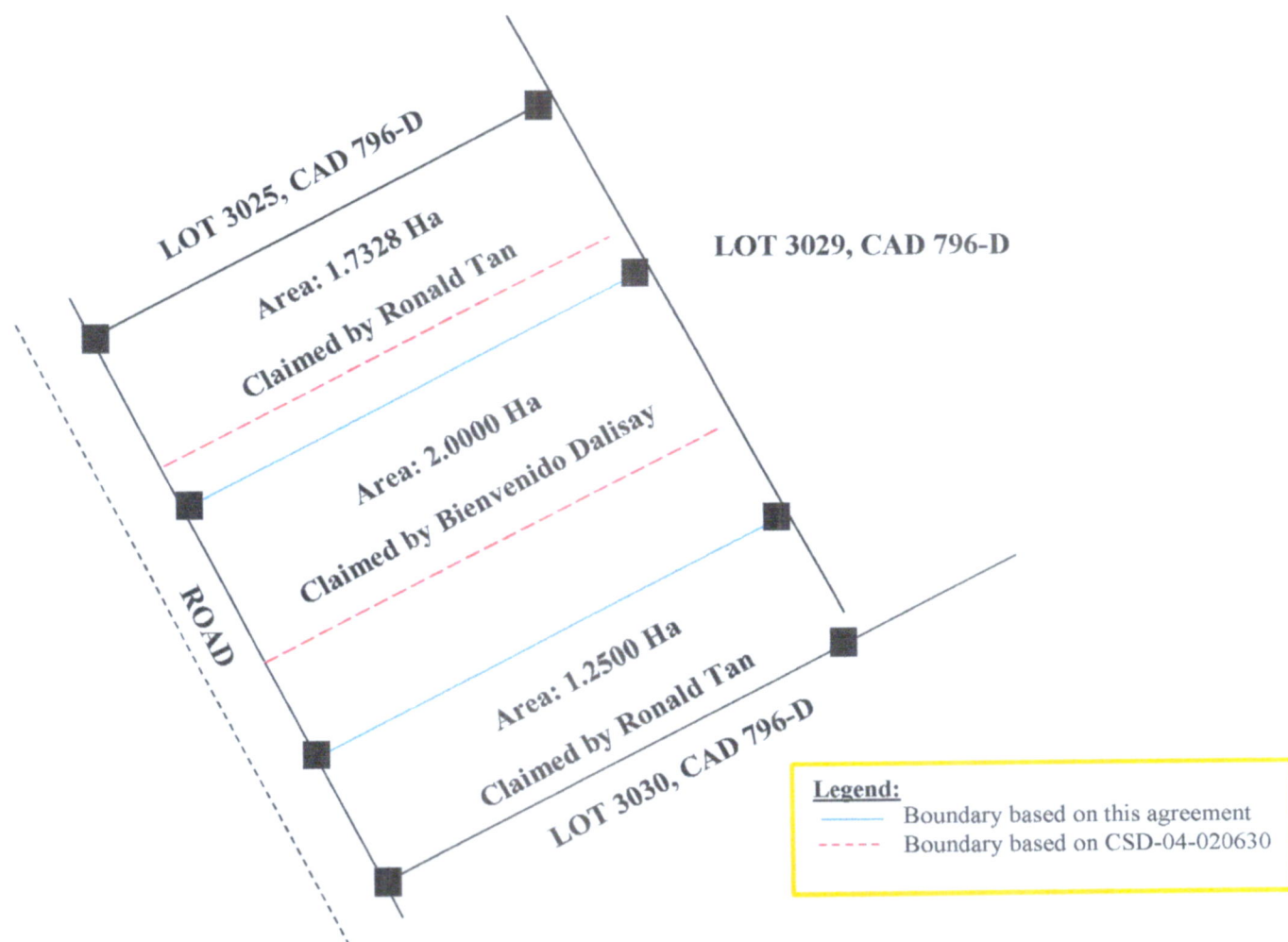
That the subject lot was endorsed to this Office for settlement of land claims a conflict by Punong Barangay Romel A. Mahinay involving Emelia Gabo (relative of Conchita Rubio), Swennie Dalisay and Ronald Tan. That under the provisions of Alternative Dispute Resolution (ADR), a PENRO Order dated November 09, 2021 was issued admitting and approving the Kasunduan entered and signed between Dalisay and Tan and dropping the conflict from the records of this Office, hence, the case was considered terminated and close per PENRO Order dated November 09, 2021;

That on January 26, 2022, this Office received a request for Survey Authority with complete documentary requirements from Mr. Ronald G. Tan for Lot No. 2011, PLS 96 identical to Lot No. 3028, Cad 796-D containing an area of 49,828 square meters located at Bgy. Saraza, Brooke's Point, Palawan which was forwarded to the Regional Office thru the PENRO for confirmation of Land Classification and clearance to issue survey authority on February 14, 2022;

That on April 18, 2022, this Office received a memorandum Clearance to issue survey authority from the Assistant Regional Director for Technical Services dated April 08, 2022 for the subject lot;

That on May 04, 2022, this Office issued Survey Authority No. 045306-05-22 to Geodetic Engineer Arsenio D. Tamayao, Jr. to conduct subdivision survey on the subject lot rectifying **Plan CSD-04-020630**;

That on May 10, 2022, the undersigned assisted the survey team led by Engr. Tamayao in the conduct of relocation and subdivision survey on the subject lot. Concrete monuments were established/placed in each corners on the boundaries of the three (3) resultant lots, as shown in the sketch below:




That the subject lot is peacefully, exclusively and notoriously occupied by Tans and Dalisays and that the subject lot is free from claims and conflict.

That the subject lot is within Alienable and Disposable Zone under project No. 12-A, LC Map No. 884 duly certified by the Bureau of Forestry on April 30, 1931 and was confirmed by the Chief, Surveys and Mapping Division of the Regional Office.

IN VIEW OF THE FOREGOING, it is respectfully recommended that **Plan CSD-04-020630** be **CANCELLED** and the survey returns submitted by Engr. Arsenio Tamayao, Jr. be given due course leading to the approval of the consolidation subdivision plan.

Very truly yours,

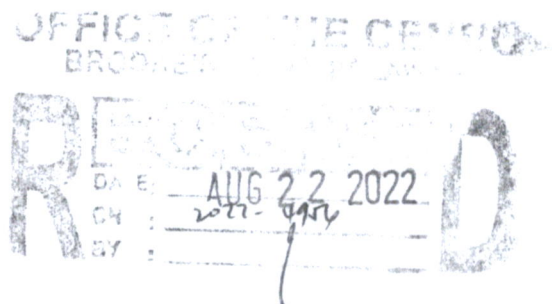

MAY O. SOCRATES
Special Investigator I

SUBSCRIBED AND SWORN to before me, this **22nd** day of **August 2022** at Brooke's Point, Palawan.


MARIVIC C. QUITAIN
LMO II/ OIC-Chief, RPS

August 16, 2022

CONRADO M. CORPUZ
CENRO
Brooke's Point, Palawan



Sir:

Magandang araw po.

Kami po ay ang mga kasalukuyang nagmamay-ari, naninirahan, naka-ukupa at nagkukultiba ng Lot No. 2011, PLS 96 katulad ng Lot No. 3028, Cad 796-D may sukat na 49,828 metro kuwadrado matatagpuan sa Bgy. Saraza, Brooke's Point, Palawan ay humihiling sa inyong butihing tanggapan na KANSELAHIN ang Plan CSD-04-020630 para sa nasabing lupa sapagkat ang resulta nito ay taliwas at hindi tugma sa aming aktuwal na posisyon.

Nais din naming hilingin na sana ay inyong aprubahan ang isinagawang survey ni Engr. Arsenio D. Tamayao dahil ito base sa aming aktuwal na posisyon at aming pinagkasunduan.

Maraming salamat po.

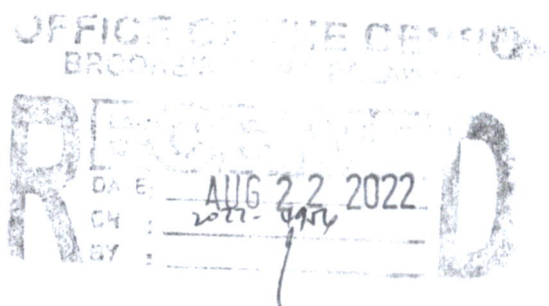
Lubos na gumagalang,


RONALD G. TAN

Bienvenido Dalisay
BIENVENIDO DALISAY

August 16, 2022

CONRADO M. CORPUZ
CENRO
Brooke's Point, Palawan



Sir:



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Province of Palawan

Bgy. Sta. Monica, Puerto Princesa City
Telfax: (048) 434-8791; Email: penropalawan@denr.gov.ph

June 14, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-MIMAROPA, 1515 L & S Bldg.,
Roxas Blvd., Ermita, Manila

ATTENTION : The OIC-Assistant Regional Director for Technical Services
The Chief, Surveys and Mapping Division

FROM : Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR RECTIFICATION OF PLAN CSD-04-020630
AND TRANSMITTAL OF SURVEY RETURNS SUBMITTED
BY ENGR. ARSENIO D. TAMAYAO, JR. FOR SA NO.
045306-05-22 FOR LOT NO. 2011, PLS 96 IDENTICAL TO
LOT NO. 3028, CAD 796-D LOCATED AT BGY. SARAZA,
BROOKE'S POINT, PALAWAN**

Forwarded is the Memorandum of CENRO Brooke's Point, Palawan dated May 23, 2022 recommending approval of the subject subdivision plan prepared and submitted by Engr. Arsenio D. Tamayao, Jr. per Survey Authority No. 045306-05-22 dated May 04, 2022 covering Lot No. 2011, PLS 96 identical to Lot No. 3028, CAD 796-D situated at Barangay Saraza, Brooke's Point, Palawan.

The subject lot is within Alienable and Disposable zone per LC Map No. 884, Project No. 12-A approved by the then Bureau of Forestry on April 30, 1931 and confirmed by the Chief, Surveys and Mapping Division of the Regional Office. It consists of three (3) resultant lots covered by Post Survey Report dated May 16, 2022 of Special Investigator I May Q. Socrates. Further, as per findings on the investigation report, Plan CSD-04-020630 is recommended to be rectified and a Consolidation Subdivision Survey (CCS) be conducted on the subject lot according to the actual occupation of the claimants.

For review and approval.

Ref. No.: 2022-4850
SMU/Idm061422

CC:

1. CENRO Brooke's Point
2. Surveys

FELIZARDO B. CAYATOC
DENR PENRO
PALAWAN RECORDS
RELEASED
BY: JP
DATE: JUN 15 2022 22-1943



Republic of the Philippines

MIMAROPA Region

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Subject: Land dispute between Spouses Swinnie and Beinvinido A. Dalisay and Ronald G. Tan involving lot 3028, Cad 796-D identical to Lot 2011, Pls 96 located at Barangay Saraza, Brooke's Point, Palawan

X-----X

ORDER

Submitted by CENRO Brooke's Point is the accomplished Alternative Dispute Resolutions Forms on ADR Case No. 2021-004 along with the "Kasunduan" of parties quoted as follows:

*Kami, sina Swinnie S. Dalisay and Beinvinido A. Dalisay, Pilipin, nasa hustong gulang, mag-asawa at kasalukuyang naninirahan at may pahatirang sulat sa Barangay Saraza, Brooke's Point, Palawan ay nagpatawag ng pag-uusap sa barangay tungkol sa loteng aplay nila sa lupa bilang 3028-B, Csd 04-020630 na ang karapatan ay nagmula kay Evelyn S. Guzman ay tatawagin ngayong **Unang Panig;***

at

*Ako, si Ronal G. Tan, Pilipino, nasa hustong gulang at kasalukuyang naninirahan at may pahatirang sulat sa Barangay Saraza, Brooke's Point, Palawan a nakabili ng bahagi ng lote mula kay Filer Dalisay at Evelyn S. Guzman, tatawagin ngayong **Ikalawang Panig;***

Na, ang magkabilang panig ay inindorso ng Tanggapan ng Punong Barangay ng Saraza sa tanggapan ng DENR noong ika-4 ng Oktubre 2021 dahil sa kanilang di pagkakaunawaan sa lupa ba mapagkakakilanlan bilang Lot No. 2011, Pls 96 katulad ng Lot No. 3028, Cad 796-D na may sukat na humigit kumulang 49,828 metro kwadrado matatagpuan sa Barangay Saraza, Brooke's Point, Palawan

Na ang pinag-uusapang lupa ay naitala sa pangalan ni Manuel Guzman bilang survey claimant noong pag survey ng cadastral taong 1983-1984. Na si Evelyn Setias-Guzman ay nagbigay ng 1.2500 ektarya na bahagi ng lote pabor kay Filler Dalisay at 1.75000 ektarya na bahagi ng lote pabor kay Beinvinido Dalisay at ang natitirang bahagi na humigit kumulang dalawang (2) ektarya ay nananatili sa pangalan ni Evelyn S. Guzman sa bisa ng notaryadong Waiver of Rights and Interests na ginawa noong Hunyo 24, 1997.

Na ang bahaging 1.2500 ektarya na isinalin at kinukultiba ni Filer Dalisay ay kaniyang inilipat ang karapatan pabor kay Ronald G. Tan sa bisa ng notaryadong dokumento may petsa Abril 02, 2018;

Na si Evelyn S. Guzman ay nagsalin ng kaniyang karapatan sa bahagi ng lupa mapagkikilanlan bilang Lot 3028-A, Csd 04-020630 may sukat na humigit kumulang dalawang (2) ektarya pabor sa Ikalawang Panig sa bisa ng Waiver of Rights may petsa Marso 31, 2021;

Na ang Unag Panig ay may hawak na sulat kamay na dokumento na gawa ni Manuel Guzman na nagsasabing binigyan sila ng karagdagang 0.2500 ektarya bahagi ng lote may petsa June 29, 2006;

Na ang Plan Csd 04-020630 ay hindi tugma sa aktuwal na okupasyon ayon sa mga dokumentong pinaghahawakan ng magkabilang panig

Na ang magkabilang panig ay nagkaroon ng naunang pag uusap dito sa Tanggapan ng DENR CENRO Brooke's Point at nagkasundong mag uusap muli.

Dahil dito, ang magkabilang panig ay nagkasundo na pumasok sa Alternative Dispute Resolution (ADR) na nilagdaan ngayong Oktubre 26, 2021.

Na sa pangangasiwa ng ilang kawani ng DENR CENRO Brooke's Point, ang Una at Ikalawang Panig ay nagkasundo sa mga kaparaanang sumusunod:

Kasunduan bilang Isa

Na, ang 1.2500 ektarya unang ibinigay kay Filer Dalisay na kaniyang isinalin muli sa Ikalawang Panig na matatagpuan sa bahaging Timog Silangan ng Lot 2011, Pls 96 katulad ng Lot 3028, Cad 796-D (karatig ng Lot 3030, Cad 796-D) at makikita ngayon bilang bahagi ng Lot 3028-A, Csd 04-020630 ay siya nang kikilalanin bilang pag aari ng Ikalawang Panig.

Na, ang Ikalawang Panig ay magbibigay ng 0.2500 ektarya bawat mula sa dalawang (2) ektaryang kanilang nabili sa mag-asawang Evelyn at Manuel Guzman pabor sa Unang Panig bilang pagkakasundo sa hinihiling ng Unang Panig. Dahil dito, ang bahaging 1.7500 ektarya na nasukat para sa Unang Panig ay magiging dalawang (2) ektarya na ngayon. Ito ay matatagpuan karatig ng 1.2500 ektarya na nakasaaad sa unang talata.

Na ang natitirang humigit kumulang 1.7328 ektarya bahagi g lupa na matatagpuan sa Hilagang-Kanluran (Karataig ng Lot 3025, Cad 796-D) ay kikilalaning bahaging nabili ng Ikalawang Panig mula sa mag asawang Evelyn at Manuel Guzman.

Ang sketch ng napagkasunduang mga bahagi ng lote ay nakaguhit sa ibabang bahagi ng dokumentong ito.

Kasunduang Bilang Dalawa

Na ang pananim na niyog na matatagpuan sa loob ng 1.7328 ektarya bahagi ng lupa na matatagpuan sa Hilagang-Kanluran ay aanihin at kokoprasan ng Unang Panig sa loob ng isang (1) taon mula sa araw na ito o hanggang sa Oktubre 25, 2022. Pagkatapos ng isang taon ang Unang Panig ay kusang loob na ipauubaya ang pagmamay-ari ng mga nabanggit na pananim pabor sa Ikalawang Panig at ang Ikalawang Panig na ang siyang mag aani at magmamay ari ng mga nabanggit na pananim.

Kasunduan bilang Tatlo

Na nag magkabilang panig ay humihiling sa Tanggapan ng DENR na mabigyan ng Survey Authority upang maisaayos ang hangganan ng kanilang pag aari ayon sa mga napagkasunduang nabanggit sa itaas nito at upang mabago ang Plan Csd 04-020630.

Kung sakali man na lumipas ang isang taon at hindi pa naisasagawa ang pagsusukat ng isang lisensyadong Geodetic Engineer, ang magkabilang panig ay nagkakasundong magsasagawa ng pansamantalang pagsusukat upang malaman ang posibleng hangganan ayon na rin sa kanilang napagkasunduan.

Kasunduan bilang Apat

Na ang magkabilang panig ay nagkasundo na magiging magkaibigan at kakalimutan ang anumang nagging alitan sa pagitan nila. Kaugnay nito, kasama ang kani-kanilang mga pamilya ay magiging mabuti sa isat-isa.

Na ang magkabilang panig ay nagkasundo na susundin ang lahat ng nasasaad sa kasunduang ito. Ang anumang uri ng paglabag sa kasunduang nakasaad dito ay maaaring magiging kasangkapan upang idulog sa korte upang ipatupad

Na ang bawat panig ay nagkasundo ng hindi pinilit o tinakot ninuman at lubos na nauunawaan ang nilalaman at nakapaloob sa kasunduang ito.

Bilang patunay, ang magkabilang panig ay lalagda ngayong Ika-26 ng Oktubre taong 2021, dito sa Tanggapan ng DENR-CENRO Brooke's Point, Palawan

WHEREFORE, the said "Kasunduan" being not contrary to law is hereby admitted and approved. The conflicting land claim between Spouses Swinnie and Beinvinido A. Dalisay and Ronald G. Tan is ordered dropped from the record and the case is considered terminated and closed.

SO ORDERED, 9 November 2021

Copy Furnished:

The CENRO, Brooke's Point, Palawan
TSD-RPS DRN 202110688/Imo

Sta. Monica, Puerto Princesa City
Telefax (048) 453-5638
mail add:denrpalawan@yahoo.com


ERIBERTO B. SAÑOS, CESE
PENRO

DENR PENRO
PALAWAN RECORDS
FILED

NOV 19 2021 21-10688

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

This Waiver of Rights made and entered into by and between:

EVELYN S. GUZMAN, of legal age, Filipino, married to Manuel C. Guzman and a resident of No. 131 Mabini St, Bgy. Maunlad, Puerto Princesa City, Palawan, as the **WAIVOR**;

And

RONALD G. TAN, of legal age, Filipino, married to Nova Christine D. Tan and a resident of Poblacion, District 1, Brooke's Point Palawan, as the **WAVEE**;

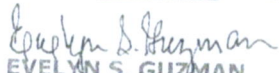
WITNESSETH:

That the WAIVOR is the actual possessor and claimant of a parcel of land, located at Bgy. Saraza, Brooke's Point, Palawan, containing an area of Forty Nine Thousand Eight Hundred Twenty Eight (49, 828) square meters, identified as Lot No. 3028, CAD 796-D, Brooke's Point Cadastre;

That for some valuable consideration, the WAIVOR DOES HEREBY WAIVE AND CONVEY by way of Waiver of Rights unto the Waivee RONALD G. TAN, his heirs and successors-in-interest, all THE WAIVOR'S rights and interests over a PORTION of the above-mentioned land, containing an area of TWENTY THOUSAND ONE (20,001) square meters, more or less, now identified as Lot 3028-A, Csd-04-020630, free from all liens and encumbrances whatsoever.



That henceforth, ownership of the property above described shall pertain unto the waivee and that the waivor shall defend its rights from any and all claims by third persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ at Puerto Princesa City, Palawan.


EVELYN S. GUZMAN
WAIVOR
ID. No. 42569
Issued by DSCA - Puerto Princesa City


RONALD G. TAN
WAVEE
Driver's License No. D11-12-002462

With marital consent: 
MANUEL C. GUZMAN

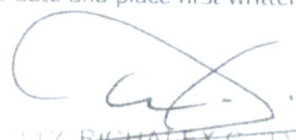
 witnesses 

ACKNOWLEDGMENT

Republic of the Philippines)
Province of Palawan)s.s.
City of Puerto Princesa)

BEFORE ME, this _____ at Puerto Princesa City, Palawan, appeared parties with their IDs above written, known to me to be the same persons who executed the foregoing and they acknowledged to me that the same is their free and voluntary act and deed. **WITNESS MY HAND AND SEAL**, the date and place first written above.

Doc. No. 179; Book No. 275;
Page No. 37; Series of 2021


JOY RICHARLEX G. JACOBIS
NOTARY PUBLIC
Until December 31, 2021
NPL No. 2020-023
P No. 001574 / 12-10-20 / PALAWAN
P No. 2572433 / 12-07-20 / PALAWAN
MCL No. VI-002133703-25, 2019
Valid until April 14, 2022
CPL Ref No. 12313



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
**COMMUNITY ENVIRONMENT AND NATURAL
RESOURCES OFFICE**

X

MANUEL GUZMAN

Lot No. 3028, Cad 796-D, Ident. to



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
**COMMUNITY ENVIRONMENT AND NATURAL
RESOURCES OFFICE**

MANUEL GUZMAN	X	Lot No. 3028, Cad 796-D ident. to
Survey Claimant	:	
HA No. (III-7) 6509	:	Lot No. 2011, PLS 96
CONCHITA RUBIO	:	Area: 49,828 square meters
Applicant	:	9
HA No. (IV-29) 00635	:	Location: Bgy. Saraza
BIENVENIDO DALISAY	:	Brooke's Point, Palawan
Applicant	:	
Unnumbered Free Patent Application	:	
BIENVENIDO DALISAY	:	
Applicant	:	
X ----- X	:	

ORDER

In an investigation conducted on the premises by Special Investigator I May Q. Socrates contained in her report dated February 22, 2021, it was found and ascertained that the above-subject lot now actually occupied, cleared and improved by Bienvenido Dalisay, Ronald Tan and Manuel Guzman.

In that same investigation, it was further reported that above-named applicant, Conchita Rubio had tried to transfer her rights and interests over the lot in favor of Hipolito Besas, which did not ripen into fruition as the proposed document was not ratified;

It is ordered that the Homestead Application No. (III-7) 6509 of Conchita Rubio, unnumbered Free Patent Application of Bienvenido Dalisay be, as hereby they are being ordered rejected and dropped, respectively, from the records of this Office forfeiting in favor of the Government whatever amounts has been paid on their account.

That the HA No. (IV-29) 000635 of Bienvenido Dalisay is hereby ordered amended to cover only the 17,500 square meters portion of the lot.

SO ORDERED:

Brooke's Point, Palawan, February 23, 2021.

For and by the authority of the
DENR Secretary:

CONRADO M. CORPUZ
OIC-CENRO

Copy Furnished:

CONCHITA RUBIO
BIENVENIDO DALISAY
MANUEL GUZMAN

The PENRO

The Regional Executive Director

- Bgy. Saraza, Brooke's Point, Palawan
- Bgy. Saraza, Brooke's Point, Palawan
- Bgy. Saraza, Brooke's Point, Palawan
- Sta. Monica, Puerto Princesa City
- MIMAROPA, DENR by the Bay, 1515 L & S Bldg., Roxas Blvd., Ermita, Manila

M. Rodriguez St. Poblacion District I, Brooke's Point Palawan 5305
Mobile Phone: Globe: 0917-502-8916, 0917-502-8773, 0917-502-8915
Email/Gmail: cenro_brkspt@yahoo.com, cenrobrkspt@gmail.com

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE is made, executed and entered into by:

FELIR A. DALISAY, of legal age, Filipino citizen with residence and postal address at Brgy. Saraza, Brooke's Point, Palawan, hereinafter called the **SELLER** of Portion A fee simple parcel of agricultural land donated by the transferor Mrs. Evelyn S. Guzman.

-AND-

RONALD G. TAN, Filipino citizen with residence and postal address at Poblacion, District 1, Brooke's Point, Palawan, hereinafter referred to as the **BUYER**.

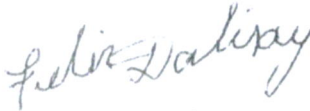
WITNESSETH;

WHEREAS, the **SELLER** is the owner of a fee simple parcel of agricultural land with improvements located at Brgy. Saraza, Brooke's Point, Palawan, containing an area of **1.25 HECTARES** (12,500 square meters) more particularly described as follows:

"A certain fee simple parcel of agricultural land which is known as Portion A of Lot No. 2011, Pls-96 equivalent to lot 3028, Cad 796-D bounded on the North by Lot No. 2008, Pls-96; on the east by Lot No. 2012, Pls - 96; on the west by Homestead Road, on the South by Lot No. 2013, Pls - 96 consisting an area of 4.4928 HECTARES as surveyed, situated at Brgy. Saraza, Brooke's Point, Palawan".

WHEREAS, the **BUYER** has offered to buy and the **SELLER** has agreed to sell the above mentioned property for the amount of ONE HUNDRED THOUSAND PESOS (P 100,000.00) Philippine Currency;

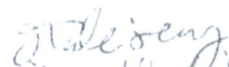
NOW THEREFORE, for and in consideration of the sum of ONE HUNDRED THOUSAND PESOS (P 100,000.00) Philippine Currency, hand paid by the vendee to the vendor, the **SELLER** DO HEREBY SELL, TRANSFER, and CONVEY by way of Absolute Sale unto the said **BUYER**, his heirs and assigns, the certain parcel of land together with all the improvements found thereon, free from all liens and encumbrances of whatever nature including real estate taxes as of the date of this sale.


FELIR A. DALISAY
Seller


RONALD G. TAN
Buyer

SIGNED IN THE PRESENCE OF:


Felir A. Dalisay


Felir A. Dalisay


Felir A. Dalisay

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
PROVINCE OF PALAWAN
MUNICIPALITY OF BROOKE'S POINT
X.....X

} S.S.

BEFORE ME, a Notary Public for and in the Municipality of Brooke's Point, Palawan, personally appeared:




Name	CTC Number	Date/Place Issued
FELIR A. DALISAY	<u>27571143</u>	<u>2/19/18 - Saraya, Brooke's Pt.</u>
RONALD G. TAN	<u>27577997</u>	<u>2/05/18 - RLO TUBA</u>

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

This instrument, consisting of 2 pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL on this APR 02 2018 Brooke's Point, Palawan

Doc. No. 398
Page No. 87
Book No. 30
Series of 2018

 Notary Public

ATTY. MARIETA BOLOS-BUENAVISTA
NOTARY PUBLIC until December 31, 2019
Roll No. 63322

IBP Lifetime member no. 010019
PTR No. 2841737/ Jan. 12, 2018 / PAL
MCLE Compliance No. V-0012025
Brooke's Point, Palawan

INSTRUMENT OF WAIVER OF RIGHTS AND
INTEREST (AMICABLE SETTLEMENT)

KNOW ALL MEN BY THESE PRESENTS:

That EVELYN SETIAS GUZMAN married to DR. MANUEL C. GUZMAN, businessman of legal age, of Brooke's Point, Palawan is the owner and fee simple of a parcel of agricultural land, Lot No. 2011, Pls-96 equivalent to Lot 3028, Cad 796-D the land is more particularly described as follows:

"Lot No. 2011, Pls-96 equivalent to Lot 3028, Cad 796-D bounded on the North by Lot No. 2008, Pls-96; on the East by Lot No. 2012, Pls-96; on the West by Homestead Road, on the South by Lot No. 2013, Pls-96, with an area of 4.4928 Hectares as surveyed.

NOW THEREFORE, as the owner and fee simple, by virtue of this presents I hereby waive all my rights and interest in favor of HIRNWINIDO DALISAY with an area of 4.4928 Hectares portion "B", in favor of TILLER DALISAY with an area of 1.5600 Hectares as portion "A" subject to the result of the survey. The remaining portion 1.5600 Hectares shall pertain to me, subject to the result of survey, the land Lot No. 2011, Pls-96 is now free from claims and is not tenanted. The Sketch of this instrument at the back of this document.

Upon material understanding we all signed this instrument of Waiver of waiver of Rights and Interest this 24th day of July, 1997.

Hirwinido Dalisay
HIRNWINIDO DALISAY
Transferee

Tiller Dalisay
TILLER DALISAY
Transferee

Evelyn Setias Guzman
EVELYN SETIAS GUZMAN
Transferor

WITH MY MARITAL CONSENT

Manuel C. Guzman
DR. MANUEL C. GUZMAN
Transferor Husband

SIGNED IN THE PRESENCE OF:

1. *[Signature]*

2. *[Signature]*

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN :s.s
MUNICIPALITY OF BROOKE'S POINT)

BEFORE ME, Notary Public for Brooke's Point, Palawan personally appeared the transferor, who exhibited to me Ins. Rec. Cert. No. _____ issued on _____ issued at _____ known to me and to me known as the same person who executed the foregoing instrument and acknowledge before, that the same is their free act and deed.

WITNESS MY HAND AND MY NOTARIAL SEAL.

Doc. No. 05
Page No. 01
Book No. IV
Series of 1997

[Signature]
MARCELO C. GARCIA
Notary Public/until Dec. 31, 1998
PIR NO. 7570140 LPC
IBF NO. 345590
TAN NO. 270-113-02-465, PGB, BFP