



Republic of the Philippines
Department of Environment and Natural Resources

MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

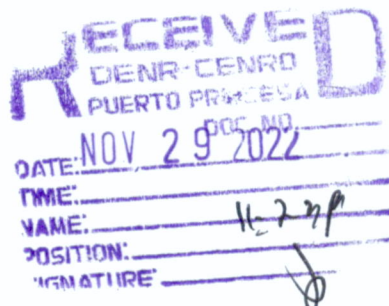
November 28, 2022

MEMORANDUM

TO : The Community Environment and Natural Resources Officer
Puerto Princesa City, Palawan

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : **LETTER DATED NOVEMBER 21, 2022 FROM ATTY. ARNEL M. PEDROSA, CITY ADMINISTRATOR RE: ALLEGED CUTTING AND OCCUPATION OF THE MANGROVE AREA AT BARANGAY MARUYOGON, PUERTO PRINCESA CITY**



Referred is the letter dated November 21, 2022 from City Administrator Atty. Arnel M. Pedrosa relative the above subject.

Per letter, Atty. Pedrosa indorsed the attached letter dated November 12, 2022 of Mr. Randy G. Paz of Barangay Maruyogon, Puerto Princesa City pertaining the alleged cutting of mangrove trees and occupation therein by erecting structures within the mangrove area of certain Loduvico D. Romantico, Jr.

In view hereof, you are instructed to conduct validation and investigation on the cutting and occupation of mangrove species/area. Submit a report upon completion of your validation and/or investigation activities for monitoring purposes.

For information and compliance.

“For the PENRO”

DAVID F. DALINO

Land Management Officer III,
Chief, Patents Deeds & Permitting Unit
In-Charge, Office of the PENRO

Copy Furnished:
Atty. Arnel M. Pedrosa, City Administrator, Puerto Princesa City
The RED, DENR MIMAROPA mimaroparegion@denr.gov.ph
The Enforcement Division, DENR MIMAROPA enforcement.mimaropa@gmail.com
File/2022-055ACG/MES Doc. Ref. No. 2022-10751

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 29 NOV 2022
Date: 22-10751



DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2022-10751

Date and Time received:

11/22/2022 3:35:19 pm

From: ATTY. ARNEL M. PEDROSA

Document Type: Letters

CITY MAYOR, PPC.

Subject: LETTER DATED NOV. 21 2022 FROM: ATTY. ARNEL M. PEDROSA RE: ALLEGED CUTTING AND OCCUPATION OF THE MANGROVE IN BRGY. MARUYOGON

Attachment(s): LETTER DATED 09-12-2022, MAP AND PERT DOCS

Earmarked As :

Date: 11/23/22	From: OK - TSD	To: Chief MTS
Action Recommended/Required: ☒ For Action ☐ For Approval ☐ For Disbursement/Payment ☐ For Official Release ☐ For Signature ☐ For Review/Recommendation ☐ For Information, Record and File ☐ For Indorsement to concerned Party(ies) ☐ Return to Payee/Sender		Processing Time: ☐ Urgent (w/in the day) ☒ Priority (w/in 3 days) ☐ Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s): pls. refer to COMAR PPC for immediate action on the matter & let them submit report (for the pte. monitor action taken here)		
Date:	From:	To:
Action Recommended/Required: ☐ For Action ☐ For Approval ☐ For Disbursement/Payment ☐ For Official Release ☐ For Signature ☐ For Review/Recommendation ☐ For Information, Record and File ☐ For Indorsement to concerned Party(ies) ☐ Return to Payee/Sender		Processing Time: ☐ Urgent (w/in the day) ☐ Priority (w/in 3 days) ☐ Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
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Action Recommended/Required: ☐ For Action ☐ For Approval ☐ For Disbursement/Payment ☐ For Official Release ☐ For Signature ☐ For Review/Recommendation ☐ For Information, Record and File ☐ For Indorsement to concerned Party(ies) ☐ Return to Payee/Sender		Processing Time: ☐ Urgent (w/in the day) ☐ Priority (w/in 3 days) ☐ Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s):		
Date:	From:	To:
Action Recommended/Required: ☐ For Action ☐ For Approval ☐ For Disbursement/Payment ☐ For Official Release ☐ For Signature ☐ For Review/Recommendation ☐ For Information, Record and File ☐ For Indorsement to concerned Party(ies) ☐ Return to Payee/Sender		Processing Time: ☐ Urgent (w/in the day) ☐ Priority (w/in 3 days) ☐ Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s):		

Printed on 11/22/2022 3:35:34pm Received at: OFFICE OF THE PENRO Received by: ALMINE, ALYSSA



Republic of the Philippines
OFFICE OF THE CITY MAYOR
City of Puerto Princesa

21 November 2022

MR. FELIZARDO B. CAYATOC
PENRO, Palawan
DENR PENRO Puerto Princesa
Barangay Sta. Monica

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 11-22-2022 22:10:51

Dear PENRO Cayatoc:

Warmest greetings from the City Government of Puerto Princesa!

This is to respectfully indorse the attached letter dated 12 November 2022 of **MR. RANDY G. PAZ** of Barangay Maruyogon, concerning the alleged cutting and occupation of the mangrove area of certain Loduvico D. Romantico adjacent to the former's property, for information and proper action.

Thank you very much.

Very truly yours,

BY AUTHORITY OF THE CITY MAYOR:


ATTY. ARNEL M. PEDROSA
City Administrator

Apuradong Administrasyon

September 12, 2022

HON. LUCILO R. BAYRON
City Mayor
Puerto Princesa City



OFFICE OF THE CITY / M
RECEIVED
By: *[Signature]* C/N: *[Signature]*
Time: 10:23 Date: 09/14/2022

2569

09/15/22
OTSD
pb
reply to this

Ginoo,

mid 9/15/22 map

Pagbati! Kami po ay lumalapit at nagsusumamo sa inyong tanggapan upang humingi ng tulong sa pagpapaalis at pagsira ng mga illegal na istrakturang itinayo ng isang Loduvico D. Romantico Jr. dito sa Brgy. Maruyogon sa aming tituladong lupain. Nagkapagpatayo po sila ng bahay at iba pa sa kabila ng aming pagpigil sa kadahilanang sa amin ang area. Kanila pong binunot at itinapon ang mga mohon, kaya napalitan po kaming magpa relocate at magpa subdivide narin sa isang lehitimong geodetic engineer, na nasaksihan ni Loduvico D. Romantico at sinaksihan din ng ilang brgy. officials at tanod ng Brgy. Maruyogon sa aming kahilingan. Pumasok po ang kanilang ginawang mga istraktora pagkatapos ng relocation/subdivision ng naturang lugar, ngunit binalewala ni Loduvico D. Romantico Jr.. Kami po ay nagharap narin sa tanggapan ng punong barangay at binigyan po namin sila ng tatlong buwan para sirain ang kanilang illegal na istraktora at umalis subalit pagkatapos ng tatlong buwan ay nagmamatigas parin po silang umalis.

Isa pong dahilan ang aming nakikita sa kanilang pagmamatigas na umalis dahil ang mangroves po na kasunod sa aming lupain ay kanilang kinakaingin at naglalagay ng mga pilapil na pumipigil sa pagadaloy ng tubig sa kanilang mga natural na daluyan. Kung sila ay aalis mapapalayo sila at lalong magastos para sa kanilang illegal na operasyon. Illegal po ang kanilang ginagawa dahil sa pagkakaalam po namin PROTECTED AREA po ito.

Kalakip po rito ang approved subdivision plan na magpapakita ng aming lote-LOT 2-D-2-F-6, certified true copy ng orihinal na titulo at deed of absolute sale sa pagitan ni Randy G. Paz at Ricky M. Bacaltos.

Maraming salamat po at nawa ay matugunan po ninyo ang aming pagasusumamo, na mapaalis si Loduvico D. Romantico kasama ng kanyang mga itinayong illegal na istraktora.

Lubos na sumasainyo,

[Signature]
Randy G. Paz

097741396 98
0947383 208

09-71

JUL 07 2022

ORIGINAL SURVEY: SEPT. 25-25. 1931

Department of Justice
LAND REGISTRATION AUTHORITY

Verified and recommended for approval as complex plan.

Quezon City. 14 JUN 2022 20

MARCO A. GASTRO
ACTG. CHIEF, SUBD. CONS. DIVISION

HELEN J. TABADA
Actg. DIRECTOR, DEPT. OF REGISTRATION

Approved pursuant to P.D. 1529

Quezon City, Philippines JUL 05 2022 20

20 ROBERT NOMAR V. LEYRETANA, CESO II
DCC-ADMINISTRATOR
AS PER DEC. NO. 033 DATED MARCH 17, 2022

Plotted on PIM/MIM No.	Date
Recorded by	Date
Plan checked against title	Date
Prel. Exam	Date
Sec. Exam	Date
Final Exam	Date
Additional information and Remarks SUBJECT TO WHATEVER SUBSISTING ENCUMBRANCES & CONDITIONS IMPOSED ON PATENT TITLES. AFFIDAVIT BY SUBDIVISION PROJECT SUBMITTED.	

(LRA) PSD-E2022005972

PSD-E2022005972

This is to certify that R. L. CORREA Preliminary

Examiner, have examined this plan (LRA) PSD-E2022005972

and found the same to be in order and that I have recorded the

plan in plan (LRA) PSD-04-113994

Envelop Status Book of Survey Plans, and I

Final Examiner, have reviewed this plan and found that the same

is in order and that the same was recorded as plan (LRA)

Survey Enveloped Status Book of

Survey Plans.

ROBERT L. CORREA Preliminary Examiner

SHANE ALFANDER PINSON Final Examiner

Date: 06 13.22

(LRA) PSD-E2022005972

VERIFICATION FEE

AMOUNT P. 504.45

Official Receipt No. 10272654

Date 5-6-2022

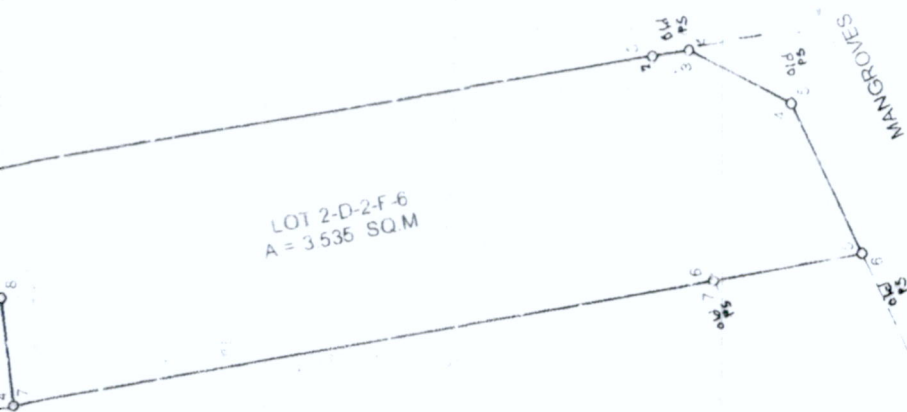
10 Lots 5 Corners 28

LOT 2-D-2-F-6
A = 3536 SQM

MANGROVES

This is to certify that
 the surveyor have examined
 and found the same to be
 correct in plan and in fact
 in every particular, have re-
 signed Status Book of
 Fiscal Examiner, have re-
 signed in order and that the

Survey Plane.



PSD-04-113994

NOTES:
 All corners marked Old P.S. are cyl. conc. mons. 15x60 cms.
 All corners not otherwise described are P.S. cyl. conc. mons. 15x40 cms.

PLAN

OF
SUBDIVISION SURVEY MADE FOR
RICKY BACALTOS

OF LOT 2-D-2-F, PSD-04-113994
DESCRIBED IN TCT No. 156049
ISSUED IN FAVOR OF
RICKY BACALTOS

SITUATED IN THE
RURBAN CODE : 135316
BARRIO/DISTRICT OF: BABUYAN
MUN. / CITY OF : PUERTO PRINCESSA CITY
PROVINCE OF : PALAWAN
ISLAND OF : PALAWAN
CONTAINING AN AREA OF 7472 SQ. M.
BEARINGS TRUE (GRID)
SCALE: 1:1000

I certify that this is a correct plan of the land survey herein plotted in accordance with the actual measurements and observations performed by me, that the boundaries of the property indicated to me by the owner or his authorized representative are identical with those stated in the Certificate of Title subject matter hereof, that the corners along the boundary of each lot shown in this plan are marked on the ground by concrete monuments or other visible marks as described; that there is no alteration of the boundary, perimeter or aggregate area as appearing in the title(s) subject of the plan; that the survey and plot are both accurate; that the survey was executed with the full knowledge and consent of the owner(s); and that the survey was executed by me in conformity with the existing laws of the Republic of the Philippines and the regulations of the Land Registration Authority.

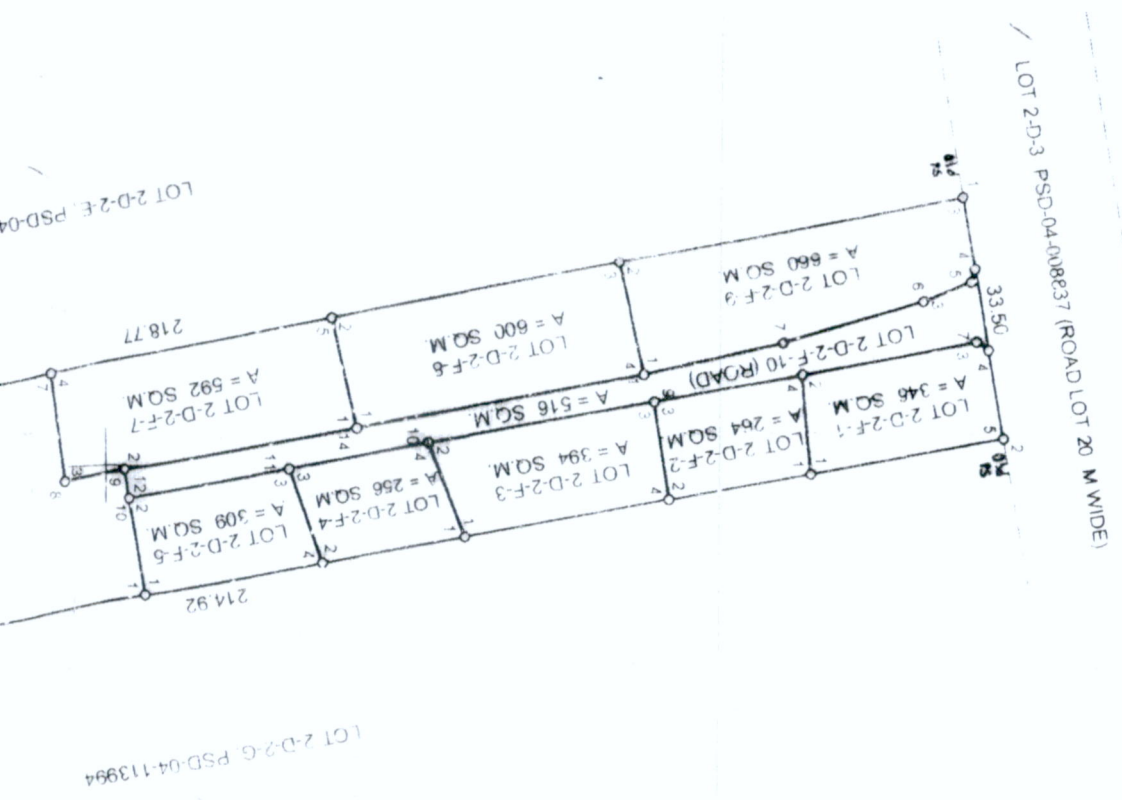
SURVEYED:
FEBRUARY 22 2022

ARNOLFO R. ANTOJIAO
GEOMETRIC ENGINEER
Reg. Cert. No. 0609197 Date: 01-09-2014
PSD No. 1632880

LOT 2-D-2-F-6			LOT 2-D-2-F-10 (ROAD)		
1-2	S 09° 29' E	98.65 M.	1-2	N 12° 06' W	19.02 M.
2-3	S 09° 29' E	5.00 M.	2-3	N 15° 39' W	19.42 M.
3-4	S 26° 43' W	15.37 M.	3-4	N 21° 56' W	6.90 M.
4-5	S 64° 30' W	22.37 M.	4-5	N 72° 21' W	1.86 M.
5-6	N 10° 11' W	20.00 M.	5-6	N 30° 57' E	11.22 M.
6-7	N 10° 11' W	94.47 M.	6-7	S 35° 23' W	1.95 M.
7-8	N 82° 58' E	14.77 M.	7-8	S 09° 38' E	23.68 M.
8-9	N 09° 27' W	8.45 M.	8-9	S 09° 41' E	20.02 M.
9-10	N 80° 42' E	3.89 M.	9-10	S 09° 19' E	30.53 M.
10-1	N 80° 42' E	13.35 M.	10-11	S 09° 44' E	18.79 M.
LOT 2-D-2-F-7			11-12	S 09° 48' E	21.92 M.
1-2	S 09° 27' E	31.68 M.	12-13	S 80° 42' W	3.89 M.
2-3	S 09° 27' E	8.45 M.	13-14	N 09° 27' W	31.66 M.
3-4	S 82° 58' W	14.77 M.	14-1	N 09° 40' W	38.83 M.
4-5	N 10° 11' W	38.73 M.	The lines from BLM No. 1, Bgy. of Bobuyan, Puerto Princesa to Corner Marked "1".		
5-1	N 77° 36' E	15.28 M.			
LOT 2-D-2-F-8					
1-2	S 77° 36' W	15.28 M.			
2-3	N 10° 11' W	38.93 M.			
3-4	N 78° 03' E	15.62 M.			
4-1	S 09° 40' E	38.83 M.			
LOT 2-D-2-F-9			LOT NO.	BEARINGS	DISTANCES
1-2	S 78° 03' W	15.62 M.	BDRY	S 87° 41' W	4,256.68 M.
2-3	N 10° 11' W	46.64 M.	-1	S 87° 23' W	4,220.21 M.
3-4	N 80° 57' E	10.07 M.	-2	S 87° 23' W	4,220.21 M.
4-5	S 72° 21' E	1.86 M.	-3	S 86° 45' W	4,214.84 M.
5-6	S 21° 56' E	6.90 M.	-4	S 86° 45' W	4,214.84 M.
6-7	S 15° 39' E	19.42 M.	-5	S 86° 10' W	4,210.36 M.
7-1	S 12° 08' E	19.02 M.	-6	S 86° 10' W	4,210.36 M.
			-7	S 86° 34' W	4,230.73 M.
			-8	S 86° 34' W	4,230.73 M.
			-9	S 87° 06' W	4,235.12 M.
			-10 (ROAD)	S 87° 06' W	4,235.12 M.

LOT 2-D-2-F, PSD-04-113994

PHYSICAL DESCRIPTION		
S	BEARINGS	DISTANCES
BDRY		
1-2	N 80° 57' E	33.50 M.
2-3	S 09° 29' E	214.92 M.
3-4	S 09° 29' E	5.00 M.
4-5	S 26° 43' W	15.37 M.
5-6	S 64° 30' W	22.37 M.
6-7	N 10° 11' W	20.00 M.
7-1	N 10° 11' W	218.76 M.
LOT 2-D-2-F-1		
1-2	S 85° 14' W	13.57 M.
2-3	N 09° 38' W	23.68 M.
3-4	N 35° 23' E	1.95 M.
4-5	N 80° 57' E	12.21 M.
5-1	S 09° 29' E	26.08 M.
LOT 2-D-2-F-2		
1-2	S 06° 28' E	19.19 M.
2-3	S 81° 43' W	13.45 M.
3-4	N 06° 41' W	20.02 M.
4-1	N 85° 14' E	13.57 M.
LOT 2-D-2-F-3		
1-2	S 70° 12' W	13.77 M.
2-3	N 09° 19' W	30.53 M.
3-4	N 81° 43' E	13.45 M.
4-1	S 09° 29' E	27.79 M.
LOT 2-D-2-F-4		
1-2	S 09° 29' E	19.10 M.
2-3	S 71° 24' W	13.64 M.
3-4	N 09° 44' W	18.79 M.
4-1	N 70° 12' E	13.77 M.
LOT 2-D-2-F-5		
1-2	S 80° 42' W	13.35 M.
2-3	N 09° 48' W	21.92 M.
3-4	N 71° 24' E	13.64 M.
4-1	S 09° 29' E	24.12 M.



LOT 2-D-2-F-6			LOT 2-		
1-2	S 09° 29' E	98.65 M.	1-2	N 1°	
2-3	S 09° 29' E	5.00 M.	2-3	N 1°	
3-4	S 26° 43' W	15.37 M.	3-4	N 2°	
4-5	S 64° 30' W	22.37 M.	4-5	N 7°	
5-6	N 10° 11' W	20.00 M.	5-6	N 34°	
6-7	N 10° 11' W	94.47 M.	6-7	S 34°	
7-8	N 82° 58' E	14.77 M.	7-8	S 04°	
8-9	N 09° 27' W	8.45 M.	8-9	S 04°	
9-10	N 80° 42' E	3.89 M.	9-10	S 04°	
10-1	N 80° 42' E	13.35 M.	10-11	S 04°	
LOT 2-D-2-F-7			11-12	S 04°	
1-2	S 09° 27' E	31.68 M.	12-13	S 8°	
2-3	S 09° 27' E	8.45 M.	13-14	N 04°	
3-4	S 82° 58' W	14.77 M.	14-1	N 05°	
4-5	N 10° 11' W	38.73 M.	The lines of Babuys Corn		
5-1	N 77° 36' E	15.28 M.			
LOT 2-D-2-F-8					
1-2	S 77° 36' W	15.28 M.			
2-3	N 10° 11' W	38.93 M.			
3-4	N 78° 03' E	15.62 M.	LOT NO.		
4-1	S 09° 40' E	38.83 M.	BC		
LOT 2-D-2-F-9			BDRY		
1-2	S 78° 03' W	15.62 M.	-1		
2-3	N 10° 11' W	46.54 M.	-2		
3-4	N 80° 57' E	10.07 M.	-3		
4-5	S 72° 21' E	1.86 M.	-4		
5-6	S 21° 56' E	6.90 M.	-5		
6-7	S 15° 39' E	19.42 M.	-6		
7-1	S 12° 08' E	19.02 M.	-7		
			-8		
			-9		
			-10 (PROV)		

Form No. 140
January 1991)Book 1560
Page 49

No. 1438959

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE PUERTO PRINCESA CITY

Transfer Certificate of Title

No. 156049

IT IS HEREBY CERTIFIED that certain land situated in the Bgy. of Babuyan, Puerto Princesa City, more particularly bounded and described as follows:

LOT 2-D-2-F PSD-04-113994

A parcel of land (Lot 2-D-2-F of the subdivision plan Psd-04-113994, being a portion of lot 2-D-2, Psd-04-008837, LRC Rec. No.), situated in the Bgy. of Babuyan, Puerto Princesa City, Province of Palawan. Bounded on the NW., along line 1-2 by lot 2-D-3, Psd-04-008837 (Road lot 20.00 m. wide); on

is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of

RICKY MACALTOS, of legal age, filipino, single and a resident of Bgy. Maruyogan, Puerto Princesa City.

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

(HIS OWN EXCLUSIVE CAPITAL PROPERTY).

IT IS FURTHER CERTIFIED that said land was originally registered on the 14th day of December, in the year nineteen hundred and thirty-two, in Registration Book No. 1, page 265, of the Office of the Register of Deeds of Palawan, as Original Certificate of Title No. G-265, pursuant to a Homestead patent, in the name of Silveria Mango, granted by the President of the Philippines, on the 15th day of November, in the year nineteen hundred and thirty-two, under Act No.

This certificate is a transfer from transfer Certificate of Title No. 123065, which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at City of Puerto Princesa
Philippines, on the 13th day of December
in the year nineteen hundred and ninety-nine
at 8:00 a. m.

LUCIANO C. ROXAS
(Register of Deeds)

Bgy. of Maruyogan, Puerto Princesa City
(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

This is a Certified True Copy of TCT 156049 on file at Registry of Deeds of Puerto Princesa City. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: PAZ, RANDY GAPILAO.

Ref. No. : 2022003891 OR No. : 1025066377
Date : 07/04/2022 OR Date : Jul 4 2022
Time : 05:13:28 PM Amt. Paid: 273.35

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

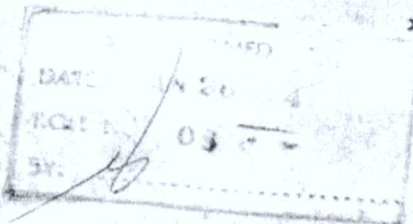
Entry No. continuation of technical description

the NE., along lines 2-3-4 by lot 2-B-2-G; of the subdivision plan; on the SE., along lines 4-5-6 by Mangroves; on the SW., along lines 6-7-8 by lot 2-D-2-E, of the subdivision plan. Beginning at a point marked "1" on plan being S. 87 deg. 41'W., 4,256.68 m. from BLIM No. 1, Bgy. of Babuyan, Puerto Princesa City.

thence N. 80 deg. 57'E., 33.50 m. to point 2;
thence S. 09 deg. 29'E., 214.92 m. to point 3;
thence S. 09 deg. 29'E., 5.00 m. to point 4;
thence S. 26 deg. 43'W., 15.37 m. to point 5;
thence S. 64 deg. 30'W., 22.37 m. to point 6;
thence N. 10 deg. 11'W., 20.00 m. to point 7;
thence N. 10 deg. 11'W., 218.76 m. to point of

beginning; containing an area of SEVEN THOUSAND FOUR HUNDRED SEVENTY TWO (7,472) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground PS. Cyl. Conc. Mons., 15 x 60 cms; bearings true, date of original survey September 23-25, 1931 and that of the subd. survey May 12, 1998 and was approved on Sept. 7, 1999.

X-X-X-X-X-X-X-X



Entry No. 9112: AFFIDAVIT OF LOSS: Executed by Ma. Rosario Concepcion Viranda-Gregorio, daughter of Ma. Matilde Viranda, attesting that the owner's duplicate copy of this title was lost. Subscribed and sworn to before Zolito C. Cruzat, Notary Public for City per Doc. No. 217, Page No. 45, Book No. 424, Series of 2012.

Date of Instrument : June 18, 2012

Date of Inscription : July 06, 2012 at 1:05 p.m.

ATTY. MA. RACHEL FE PAEROS-DILIG
City Register of Deeds

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds

This is a Certified True Copy of TCT 150049 on file at Registry of Deeds of Puerto Princesa City. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: PAZ, RANDY GAPILAO.

Ref. No.: 2022003891 OR No.: 1025066377

Date: 07/04/2022 OR Date: Jul 4 2022

Time: 05:13:28 PM Amt. Paid: 273.35

(Continuation of the Memorandum of Encumbrances from Page A)

Entry No. 9113: AFFIDAVIT OF CONFIRMATION: Executed by Ricky M. Bacaltos, owner of this property confirming and affirming the statements made by Ma. Rosario Concepcion Viranda-Gregorio, daughter of the late Ma. Matilde Viranda on June 18, 2012 before Notary Public Atty. Zoilo C. Cruzat, and further confirming that he surrendered the Owner's Duplicate copy of this title TCT No. 156049 to Ma. Matilde Viranda to guarantee the payment of his loan. Subscribed and sworn to before Atty. Edgar P. Palay, Notary Public PPCity per Doc. No. 229, Page No. 47, Book No. 329, Series of 2012.

Date of Instrument : July 06, 2012

Date of Inscription : July 06, 2012 At 1:10 p.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

NOTHING FOLLOWS

XXX

A subsequent registration shall be filed in electronic form in the PHILARIS.

late 8/18/21

(Continued on Page -C

Register of Deeds

This is a Certified True Copy of TCT 156049 on file at Registry of Deeds of Puerto Princesa City. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: PAZ, RANDY GAPILAO.

Ref. No. : 2022003891 OR No. : 1025066377

Date : 07/04/2022 OR Date : Jul 4 2022

Time : 05:13:28 PM Amt Paid: 273.35

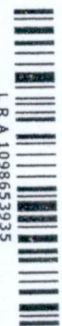
(Continuation of the Memorandum of Encumbrances from Page-B)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet Page Register of Deeds)

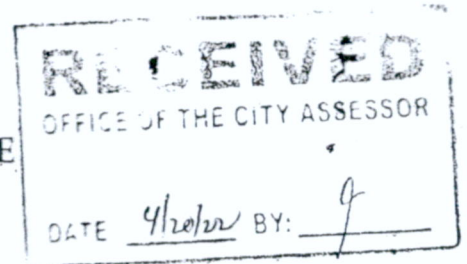
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DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:



This DEED OF ABOSLUTE SALE is made and executed on this APR 19 2022 by and between:

RICKY BACALTOS, single, of legal age, Filipino, and with residence and postal address at Barangay Maruyogon, Puerto Princesa City, Palawan herein referred to as the "SELLER/VENDOR";

- AND -

RANDY G. PAZ, married, of legal age, Filipino, and residing at Barangay Maruyogon, Puerto Princesa City, herein referred to as the "BUYER/VENDEE";

WITNESSETH

WHEREAS, the SELLER/VENDOR is the absolute and registered owner of a parcel of land consisting of Three Thousand Five Hundred Thirty-Five (3,535 sqm.) square meters, more or less, located at Barangay Babuyan, Puerto Princesa City and identified as Lot 2-D-2-F-6 a lot portion of Transfer Certificate of Title No. 156049, Lot 2-D-2-F, PSD-04-113994, issued by the Registry of Deeds - Puerto Princesa City;

WHEREAS, the parcel of land is particularly described as follows:

A portion of Transfer Certificate of Title No. 156049,

Boundaries:

Line	Direction	Adjoining lots/Features
1-3	NE.	Lot 2-D-2-G, PSD-04-113994
3-5	SE.	Mangroves
5-7	SW.	Lot 2-D-2-E, PSD-04-113994
7-9	NW. & SW.	Lot 2-D-2-F-7
9-10	NW.	Lot 2-D-2-F-10 (Road)
10-1	NW.	Lot 2-D-2-F-5
Tie Point: BLLM No. 1, Bgy. Of Babuyan, Puerto Princesa City		

	Bearing	Distance
Tie Point-1	S 86 deg. 10' W	4210.36 m.
1-2	S 09 deg. 29' E	98.65 m.
2-3	S 09 deg. 29' E	5.00 m.
3-4	S 26 deg. 43' W	15.37 m.
4-5	S 64 deg. 30' W	22.37 m.
5-6	N 10 deg. 11' W	20.00 m.
6-7	N 10 deg. 11' W	94.47 m.
7-8	N 82 deg. 58' E	14.77 m.
8-9	N 09 deg. 27' W	8.45 m.
9-10	N 80 deg. 42' E	3.89 m.
10-1	N 80 deg. 42' E	13.35 m.

CONTAINING AN AREA OF THREE THOUSAND FIVE HUNDRED THIRTY-FIVE (3,535sqm.) SQUARE METERS.

WHEREAS, the BUYER/VENDEE has offered to buy and the SELLER/VENDOR has agreed to sell the above-mentioned properties under the terms and conditions herein below set forth:

NOW THEREFORE, for and in consideration of the sum of **ONE HUNDRED THOUSAND PESOS (P100,000.00)** 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.

Bacaltos
RICKY BACALTOS
 SELLER/VENDOR

Paz
RANDY G. PAZ
 BUYER/VENDEE

SIGNED IN THE PRESENCE OF:

[Signature]

[Signature]

THE PHILIPPINES)
OF PUERTO PRINCESA)S.S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for the City of Puerto Princesa and Province of Palawan, personally appeared the following:

Name	Date/Place Issued	Competent Evidence of Identity
RICKY BACALTOS	Puerto Princesa City	Voters Cert No. 53160258BE3074RMB10000
RANDY G. PAZ	Puerto Princesa City	Driver's License No. D11- 93-021951

Known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed.

This instrument consists of Three (3) pages including this page on which this Acknowledgment is written.

WITNESS MY HAND AND SEAL, on APR 19 2022 in the city of Puerto Princesa, Palawan, Philippines.

Doc. No. 38;

Page No. 69;

Book No. IV;

Series of 2022.



ATTY. PAUL MICHAEL D. RILLO
NOTARY PUBLIC

Until 30 June 2022 per B.M. No. 3795
Roll No. 74754

IBP No. 169305 - 02 January 2022
PTR No. 1638637 - 03 January 2022
264 Rizal Avenue, Puerto Princesa City