



Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Barangay III (Poblacion), Roxas, Palawan  
Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

**MEMORANDUM**

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

**FROM** : The CENRO Officer

**SUBJECT** : **PUBLIC LAND APPLICATIONS COVERING RESULTANT LOTS  
IN THE MUNICIPALITY OF SAN VICENTE, PALAWAN**

**DATE** : 26 July 2023

Herewith for clearance confirming LC findings as required in the processing and issuance of patent pursuant to DMC 2019-10, are land classification certifications of the resultant lots, which are found to be within the agricultural (alienable/disposable) lands.


	NAME	LOT NO.	AREA	LOCATION
1.	Jessielyn B.Efenio	6,Css-04-002741-D	13,663 sq.m.	San Isidro, San Vicente, Palawan.
2.	Gennet Limtanhoa-Sze	2941-D,Csd-4B- 001905-D	16,687 sq.m.	New Agutaya San Vicente, Palawan.
3.	Edrie Marie Bond Cua	2941-A,Csd-4B- 001905-D	10,000 sq.m.	New Agutaya, San Vicente, Palawan.

Attached in support hereof as required by the Surveys and Mapping Division (SMD) are the technical description thereof and a print of the corresponding projection map recently provided this office also by the SMD.

Thank you for considering the matter soonest.

  
PABLO L. CRUZ

Copy: The PENRO  
File

DENR-CENRO ROXAS  
**RELEASED**  
DATE: JUL 27 2023  
BY:   
FILE NO. 2023107-1074



Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Barangay III (Poblacion), Roxas, Palawan  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

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## CERTIFICATION

### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay **San Isidro**, Municipality of **San Vicente**, Province of **Palawan**, containing an area of **Thirteen Thousand Six Hundred Sixty Three (13,663) square meters**, identified as **Lot No. 6, Ccs-04-002741-D surveyed** in the name of **Rolly Palacio and Santiago Baaco** was verified to be within the **AGRICULTURAL (Alienable or Disposable) Lands** per L. C. Map No. 1614, Project No. 9-A, Block No.1 as certified on **September 23, 1952**.

Issued this 24<sup>th</sup> of July 2023 at CENRO Roxas, Palawan.

Checked by:

**RONNIE P. LILANG**  
LMO III/Chief, RPS

Approved:

**PABLO L. CRUZ**  
CENRO





Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Roxas, Palawan

No. \_\_\_\_\_ Applicant: JESSIELYN BARBOSA EFENIO  
Lot No. 6, CCS-04-002741-D Ident. to Lot No. 7463 CAD 860-D  
Portion of Lot No. 2855 (PORT) CAD 860-D Surveyed for: ROLLY PALACIO & SANTIAGO BAXCO  
Date of Original Survey: OCT. 5, 1987 - NOV. 21, 1988 Surveyed by: MARIANO G. MAGLINES  
Area (sq. m.) 13,663 SQ. METERS Date of Survey: JULY 8-10, 2009  
Location: SAN ISIDRO, SAN VICENTE, PALAWAN Date Approved: MAY 21, 2010

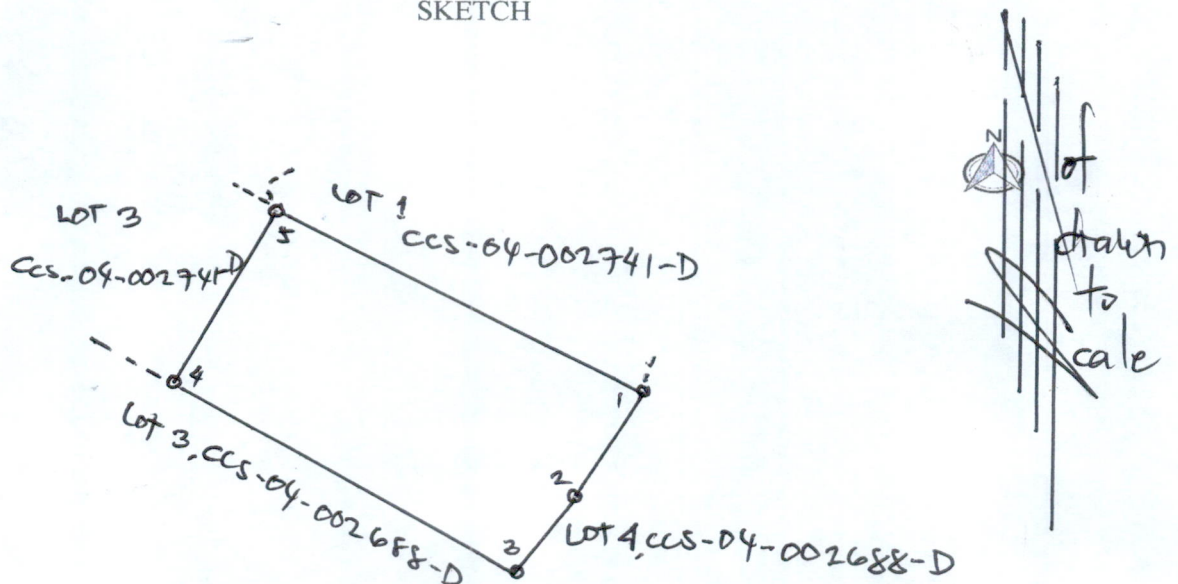
TECHNICAL DESCRIPTION

TIE LINE: N. 38° 12' E. 7389.54 METERS FROM BLLM NO. 1 CAD 860-D SAN VICENTE  
CADASTRE TO CORNER 1.

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S. 30° 46' W.	50.19 METERS		43.13	- 25.67
2-3	S. 34° 18' W.	39.32 - do -		- 32.48	- 22.16
3-4	N. 61° 34' W.	157.24 - do -		+ 74.87	- 138.27
4-5	N. 28° 26' E.	80.63 - do -		+ 70.90	+ 38.39
5-1	S. 64° 36' E.	163.54 - do -		- 70.15	+ 147.73
				<u>+ 0.01</u>	<u>+ 0.02</u>
Note: All corners are 7.5. cyl. conc mons.					

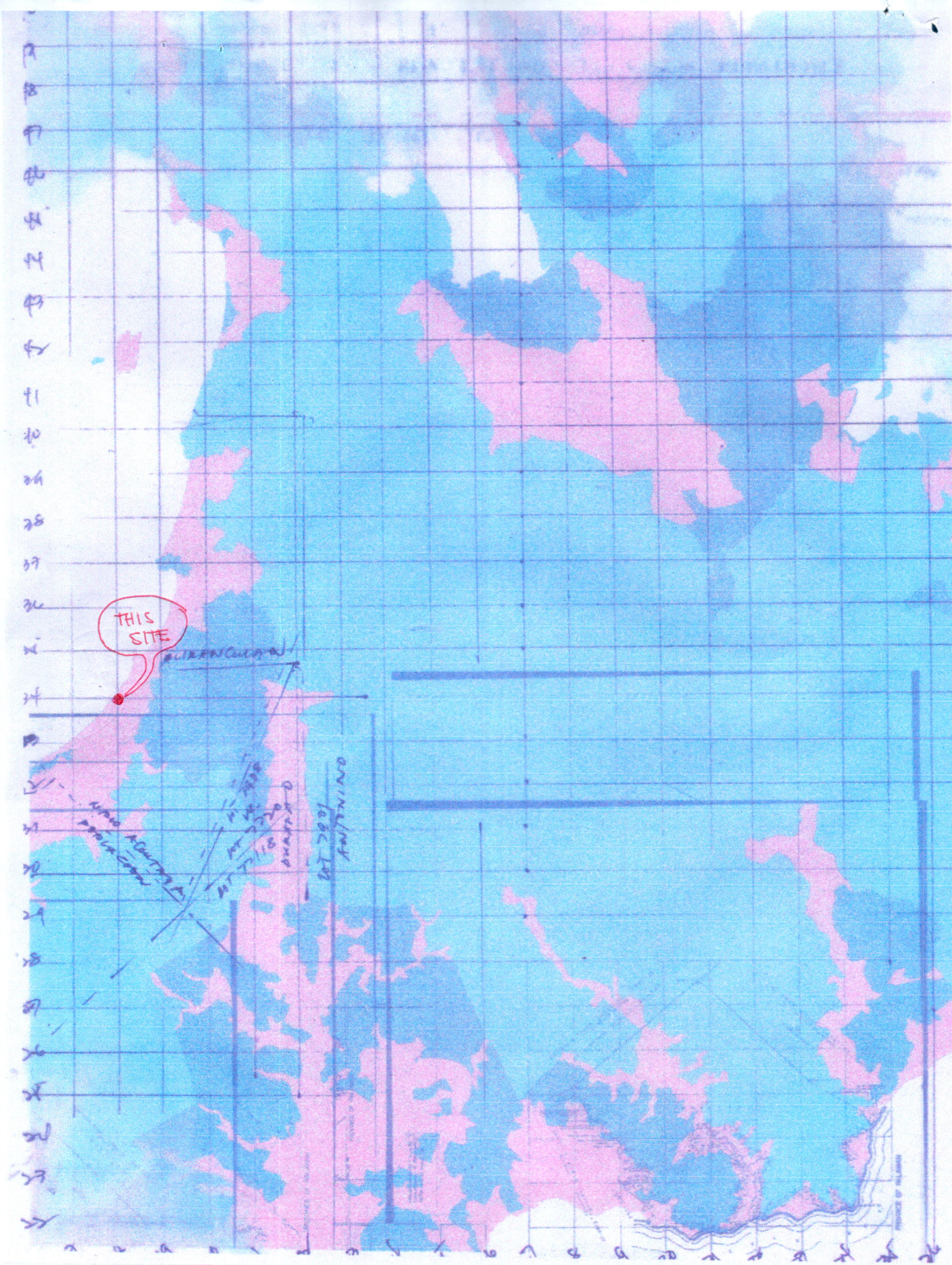
CM: 10° 39' N. 119° 18' E.

SKETCH



T.D. Researched by: [Signature] Date: July 17 2023  
T.D. Sketched by: [Signature] Date: July 17 2023  
T.D. Checked by: [Signature] Date: July 17 2023







# TECHNICAL DESCRIPTION

LINE BEARING DISTANCE

BOUNDARY

LINE	BEARING	DISTANCE
1-2	S.30-46W.	50.19 M.
2-3	S.34-18W.	39.32 M.
3-4	N.61-34W.	179.82 M.
4-5	N.62-58W.	265.27 M.
5-6	N.49-08E.	77.97 M.
6-7	N.50-20E.	115.42 M.
7-8	N.44-20E.	92.11 M.
8-9	S.57-46E.	480.71 M.
9-10	S.01-26W.	5.22 M.
10-11	S.23-20E.	12.52 M.
11-12	S.24-58E.	9.73 M.
12-13	S.66-03W.	14.56 M.
13-14	S.50-01W.	19.48 M.
14-15	N.44-44W.	18.44 M.
15-16	N.63-36W.	45.04 M.
16-17	N.75-44W.	30.45 M.
17-18	N.54-58W.	11.76 M.
18-19	S.37-23W.	20.06 M.
19-20	S.48-56W.	65.63 M.
20-1	S.30-46W.	9.52 M.

## LOT 1

1-2	N.64-36W.	163.54 M.
2-3	N.64-36W.	5.11 M.
3-4	N.84-18E.	19.48 M.
4-5	N.09-01E.	7.08 M.
5-6	N.18-38W.	19.76 M.
6-7	N.63-33W.	20.04 M.
7-8	S.82-36W.	11.28 M.
8-9	S.47-23W.	18.28 M.
9-10	N.34-55W.	18.73 M.
10-11	N.79-41W.	18.67 M.
11-12	N.36-21W.	18.07 M.
12-13	N.70-56W.	19.59 M.
13-14	N.87-29W.	21.43 M.
14-15	N.61-52W.	42.16 M.
15-16	N.21-30W.	19.73 M.
16-17	N.62-51W.	29.15 M.
17-18	S.68-00W.	15.01 M.
18-19	S.88-52W.	16.88 M.
19-20	N.56-30W.	12.82 M.
20-21	N.50-20E.	103.43 M.
21-22	S.57-48E.	480.71 M.
22-23	S.01-26W.	
23-24		

Tie lines from BILLM NO. 1,  
Cad-860-D, SAN VICENTE CADASTRE  
to Corner "1":

LOT NO.	BEARING	DISTANCE
BDY.	N.38-12E.	7389.54 M.
LOT 1	N.38-12E.	7389.54 M.
LOT 2	N.35-00E.	7318.71 M.
LOT 3	N.35-55E.	7326.08 M.
LOT 4	N.35-55E.	7326.08 M.
LOT 5	N.36-21E.	7337.88 M.
LOT 6	N.36-12E.	7362.54 M.

LOT 2858, CAD. 860-D, SAN VICENTE CADASTRE

LOT 1

AREA= 69,485 sqm

AREA= 13,072

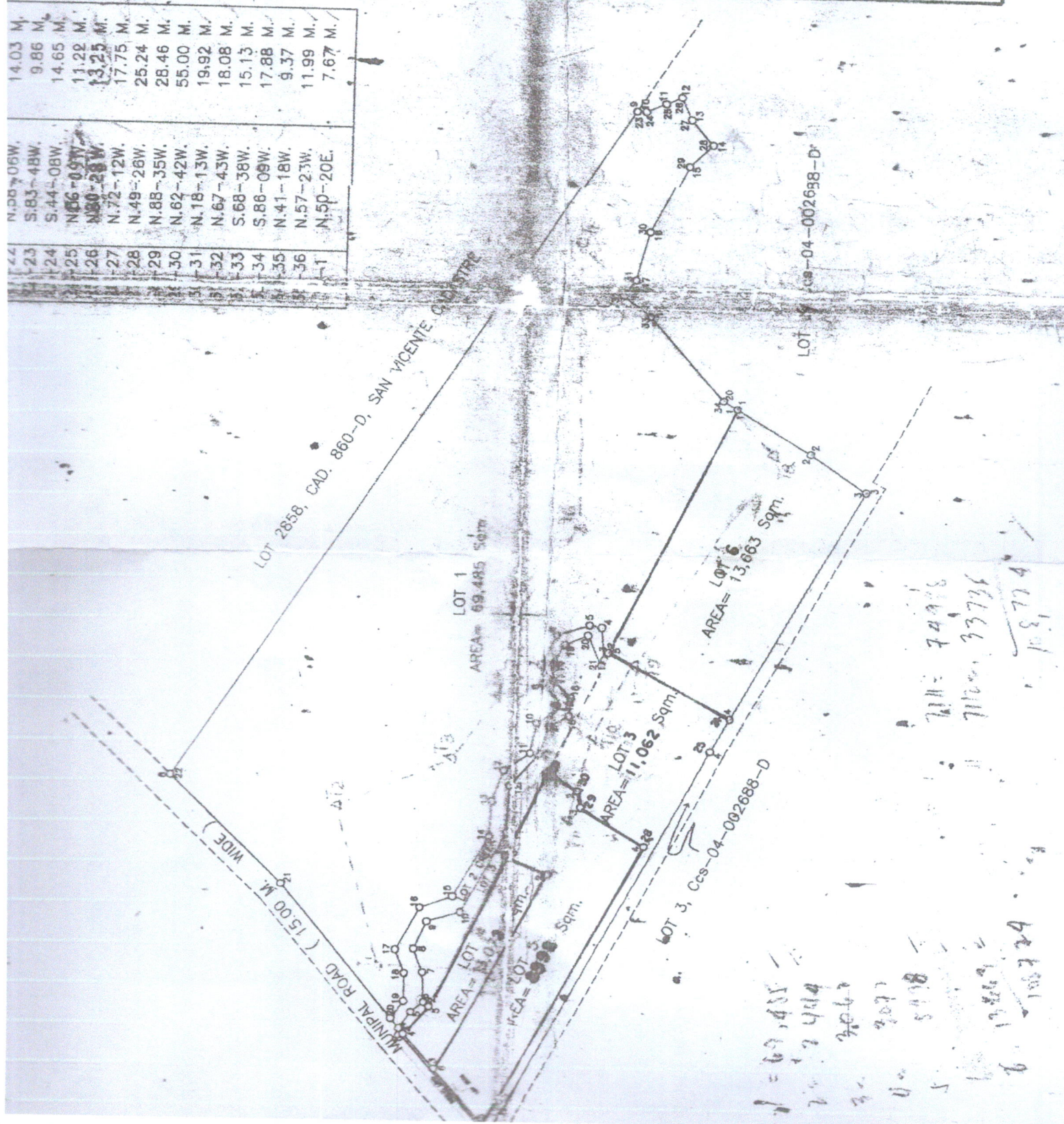
AREA= 13,072



21-22	S 64-36E	3.78 M.
22-23	S 64-36E	5.11 M.
23-24	S 28-26W	80.63 M.
24-25	N 61-34W	22.58 M.
25-26	N 62-58W	263.27 M.
26-27	N 49-08E	6.48 M.
27-28	S 62-58E	192.42 M.
28-29	N 31-11E	43.38 M.
29-30	N 78-07E	9.93 M.
30-31	N 31-19E	20.88 M.
31-1	N 66-08W	55.63 M.

22	N 55-06W	14.03 M.
23	S 83-48W	9.86 M.
24	S 44-08W	14.65 M.
25	N 66-09W	11.22 M.
26	N 50-23W	13.25 M.
27	N 72-12W	17.75 M.
28	N 49-26W	25.24 M.
29	N 88-35W	28.46 M.
30	N 62-42W	55.00 M.
31	N 18-13W	19.92 M.
32	N 67-43W	18.08 M.
33	S 68-38W	15.13 M.
34	S 86-09W	17.88 M.
35	N 41-18W	9.37 M.
36	N 57-23W	11.99 M.
37	N 50-20E	7.67 M.

LOT 2858, CAD. 860-D, SAN VICENTE C.D. 579E



Handwritten calculations and notes:

69,485  
7,444  
70,929  
70,929  
5,998  
76,927  
108,724

76,927  
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Republic of the Philippines  
**REGIONAL TRIAL COURT OF PALAWAN  
AND PUERTO PRINCESA CITY**

Fourth Judicial Region  
Email Address: [rtc1prpccc@judiciary.gov.ph](mailto:rtc1prpccc@judiciary.gov.ph)  
Hotline Number: 09289352669

**OFFICE OF THE CLERK OF COURT**  
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

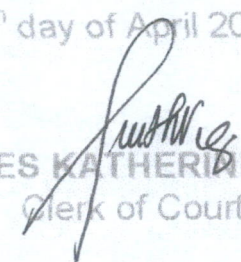
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Jessielyn B. Efenio covering Lot No. 6, Ccs, 04-002741-D located at Bgy. San Isidro, San Vicente, Palawan.

This Certification is being issued upon the request of Ronnie P. Lilang for survey/patent of public agricultural land.

At Puerto Princesa City, this 13<sup>th</sup> day of April 2023.

  
**ATTY. PRINCES KATHERINE C. VERGARA**  
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 06780013/0682832/4135603  
Dated: April 13, 2023  
Sion/





Republic of the Philippines  
Province of Palawan  
CITY OF PUERTO PRINCESA

OFFICE OF THE PROVINCIAL TREASURER

**TAX CLEARANCE CERTIFICATE**

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that according to the records of this office,  
**RODOLFO PALACIO** of **SAN VICENTE, PALAWAN**

has/have already paid the taxes due in his/her its Real Property declared under  
Tax Declaration No. 21-009-0267 with an Assessed Value of 19,260.00  
situated at SAN ISIDRO SAN VICENTE, PALAWAN

OFFICIAL RECEIPT NO.	DATE	YEAR COVERED	AMOUNT PAID
7430025	04/12/2023	2016-2022	4,144.74
**	04/12/2023	2023	392.90
XXXXXXXXXXXXXXXXXX			4,537.64

Issued this 12th day of April 2023  
subject person/entity for whatever legal purpose it may serve.

Misc. Fees : P 50.00  
O. R. No. : 1419103  
Date issued : 4/12/2023



0433022304003071

**ERLINDA T. NIZADA**  
Provincial Accountant / Actg. Asst. Prov. Treasurer





Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente  
Barangay San Isidro



**OFFICE OF THE PUNONG BARANGAY**

**CERTIFICATION**

**TO WHOM IT MAY CONCERN:**

**THIS IS TO CERTIFY** that **JESSIELYN B. EFENIO**, 20 years of age, single and a resident of Sipalay City is the actual owner/occupant of certain parcel of land identified as part of Lot No. 6, Cad. 860-D containing area of 13, 663 square meters at Barangay San Isidro, San Vicente, Palawan.

This certification is hereby issued upon request of subject person for whatever legal purpose/s it may serve her best.

Issued this 13<sup>th</sup> day of March, 2023 at Barangay San Isidro, San Vicente, Palawan.

  
**REMEDIOS T. PABLICO**  
Punong Barangay

Paid O.R. No.: 5953483  
Date Paid : 3-13-2023  
Amount : ₱160/-

## TAX DECLARATION OF REAL PROPERTY

T.D. No.: **21-009-0267**Property Identification No.: **066-21-009-05-067**Owner: **RODOLFO PALACIO**

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Administrator/Beneficial User: **ROLLY AND RONNIE B. PALACIO**

TIN: \_\_\_\_\_

Address: **SAN ISIDRO, SAN VICENTE, PALAWAN**

Telephone No.: \_\_\_\_\_

Location of Property: \_\_\_\_\_

**SAN ISIDRO****SAN VICENTE, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. **CAD-860-D**

CCT: \_\_\_\_\_

Lot No. **2855 (PART)**

Date: \_\_\_\_\_

Block No. \_\_\_\_\_

Boundaries: North: **ALN 006**South: **ALN 017**East: **ALN 013 & 014**West: **ALN 066**

## KIND OF PROPERTY ASSESSED:



LAND



BUILDING

No. of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_



MACHINERY

Brief Description: \_\_\_\_\_



Others: \_\_\_\_\_

Specify: \_\_\_\_\_

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (ORCHA2-ML)	0.2426 ha.	100,000 Php	24,260.00	AGRICULTURAL (Orchard Land)	16 %	3,880.00	TAXABLE
AGRICULTURAL (RICLW2-ML)	0.4675 ha.	100,000 Php	46,750.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	7,480.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	1.0000 ha.	40,000 Php	40,000.00	AGRICULTURAL (Upland R/L)	16 %	6,400.00	TAXABLE
AGRICULTURAL		Php	9,380.00	AGRICULTURAL (Plants/Trees)	16 %	1,500.00	TAXABLE
Total	<b>17,101.00 sq.m</b>	Php	<b>120,390.00</b>			Php <b>19,260.00</b>	
Total Assessed Value <b>NINETEEN THOUSAND TWO HUNDRED SIXTY PESOS</b>							

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2014**  
YEAR

Approved by: By Authority of the Provincial Assessor:

(SGD) **EUVICA M. COLBE****10/29/2013**

MUNICIPAL ASSESSOR

Date

This declaration cancels TD No. **009-0972-A**

Previous A.V. Php.

**15,260.00**

Previous PIN:

**066-21-009-05-067**Previous Owner: **RODOLFO PALACIO; Prev. Admin: ROLLY AND RONNIE B. PALACIO**Previous Area: **17101 sq.m.**

## Memoranda:

REVISED PURSUANT TO SECTION 219, RA 7160 &amp; SECTION 23 OF PROVINCIAL ORDINANCE NO. 1281-12, SERIES OF 2012.

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: - NONE -

SWORN STATEMENT Date:

Machine Validation: Printed by Abencio Jr. C Gabayan/ 1:42:00 pm/ 04/12/2023

CERTIFIED COMPUTER GENERATED COPY  
By Authority of the Provincial Assessor:

DATE: 04/12/2023

**ABENCIO C. GABAYAN, JR.**

LAOON

 Sec. Fee: 50.00  
 O.R. No.: 1419102  
 O.R. Date: 04/12/2023  
 Place: PPCity



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **JESSIELYN B. EFENIO**, of legal age, Filipino, and with residence and postal address at Port Barton, Puerto Princesa City, do hereby appoint, name and constitute, **GINA NIANGA**, to be my true and lawful attorney-in-fact for me and in my name, to do and execute all or any of the following acts, deeds and things, to wit:

- 1. To act on our behalf to transact/pay, follow-up and apply for titling parcel of land Lot 6,Ccs-04-002741-D portion of Lot No. 2855(PART) Survey No. CAD-860-D, Containing an area of THIRTEEN THOUSAND SIX HUNDRED SIXTY-THREE (13,663) Square meters, Situated at Barangay San Isidro, San Vicente, Palawan, including the all improvements found and existing thereon and to process from the office of the Department of Environment and Natural Resources (DENR), office of the Provincial Environment and Natural Resources Office (PENRO), Municipal Environment and Natural Resources Office (MENRO), office of the Registry of Deeds for the Province of Palawan, office of the Provincial and Municipal Assessor and the office of the Bureau of Internal Revenue (BIR);
- 2. To act on our behalf to request a Barangay Certification from the office of the Punong Barangay certified true copy of Tax Declaration, sketch map, from the office of the Municipal and Provincial Assessor and to request Lot Verification from the office of the Department of Environment and Natural Resources (DENR) and to make, sign, deliver and/or execute and to receive and /or accept the documents and for in our behalf, any documents which may be necessary;
- 3. To act on our behalf to relocate and to survey the said property stated-above;
- 4. To act on our behalf to make, sign, deliver and/or execute and for in our behalf, any documents which may be necessary;
- 5. To receive and accept the all-original copy of documents stated in above, for the release of the all documents from the office of the Department of Environment and Natural Resources (DENR), office of the Registry of Deeds for the Province of Palawan, office of the Punong Barangay and the office of the Provincial and Municipal Assessor and the office of the Bureau of Internal Revenue (BIR and any other government agencies concerned in connection thereto.

HEREBY GIVING AND GRANTING unto my said attorney's-in-fact full power and authority to do any and every act and thing, whatsoever necessary, requisite and proper to be done in and about the premises as fully to all intent and purpose as I might or could do if personally present and acting in person. HEREBY RATIFYING AND CONFIRMING all that my said attorney's-in-fact shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this MAR 09 2023 at Puerto Princesa City.

**JESSIELYN B. EFENIO**  
Principal  
Passport No: P6295002A

I accept my commissionship;  
**GINA NIANGA**  
Atty-in-fact  
ID No. \_\_\_\_\_

Signed in the presence of:

Rea Grijaldo

Genar Millare

ACKNOWLEDGMENT

Republic of the Philippines)  
City of Puerto Princesa) S.S.  
Province of Palawan  
X- - - - -x)

BEFORE ME, A Notary Public for the City of Puerto Princesa City, this MAR 09 2023, personally appeared the above-Principal exhibiting competent evidence of their identities indicated below their names, known to me and to be the same persons who executed the foregoing instrument and acknowledged to me that the same is own free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day, year, and place above-written.



409  
83  
252  
2023  
JUL. NO.  
AGE NO.  
BOOK NO.  
SERIES OF



**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF LATE  
SPOUSES RODOLFO PALACIO AND OPILIA B. PALACIO WITH  
WAIVER OF RIGHTS**

**KNOW ALL MEN BY THESE PRESENTS:**

We are the Heirs of Spouses Rodolfo Palacio and Opilia B. Palacio, namely: **RONNIE B. PALACIO**, of legal ages, single, Filipinos citizen, and with residence and postal addresses at Barangay Tumarbong, Roxas Palawan and **ROLLY B. PALACIO**, of legal ages, single, Filipinos citizen, and with residence and postal addresses at Barangay San Isidro, San Vicente, Palawan and, hereinafter called the all HEIRS/WAIVORS/WAIVEE;

**WITNESSETH:**

*Ronnie*  
WHEREAS, **SPOUSES RODOLFO PALACIO AND OPILIA B. PALACIO**, both died intestate in Barangay Alimanguan, San Vicente, Palawan, on April 27, 1981, leaving a certain interest in real property, Identified as Lot No. 2855(PART) Survey No. CAD-860-D, containing an area of THIRTEEN THOUSAND SIX HUNDRED SIXTY-THREE (13,663) SQUARE METERS, covered by Tax Declaration No. 21-009-0267, Property Identification No. 066-21-009-05-067, located in Barangay San Isidra, San Vicente, Palawan, described as follows:

**Boundaries:**

*RD*  
North : ALN 006

South : ALN017

East : ALN 013&014

West : ALN 066

Area : THIRTEEN THOUSAND SIX HUNDRED SIXTY-THREE (13,663) SQUARE METERS.

**WHEREAS**, the decedent have left no other known property, real or personal, except the property mentioned in this instrument, in and outside of Palawan, Philippines

**WHEREAS**, there is not known debts or obligations of any kind that have not been paid or settled nor are there any claims against the said property;

**WHEREAS**, the parties hereto are the sole and only heirs of the decedent entitled to succeed to his estate, being surviving grand Children;

**NOW, THEREFORE**, for and in consideration of the foregoing premises, and invoking the provisions of Section 1, Rule 74 of the Rules of Court, the parties hereto have agreed, as they hereby do so agree, to ADJUDICATE the above-mentioned property of Spouses Rodolfo Palacio and Opilia B. Palacio, subject, however, to contingent liabilities to creditors, heirs, or other persons who might have been deprived of lawful participation in the estate of the decedents, for a period of two years from and after the settlement and distribution thereof, in accordance with the provisions of Section 4, Rule 74 of the Rules of Court.

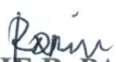
That FOR AND CONSIDERATION of the sum of **TWO HUNDRED FIFTY THOUSAND PESOS (Php250,000.00) Philippine currency**, they receipt, whereof is hereby acknowledged by us, to our great satisfaction from **JESSIELYN B. EFENIO**, of legal age, Filipino citizen, single, with residence and postal address at Barangay San Isidro, San Vicente, Palawan, do hereby SELL, CEDE, CONVEY and TRANSFER by way of absolute sale unto said, **JESSIELYN B. EFENIO**, his heirs and assigns and successors-in-interest, the Lot 6, Ccs-04-002741-D portion of Lot No. 2855(PART) Survey No. CAD-860-D, Containing an area of THIRTEEN THOUSAND SIX HUNDRED SIXTY-THREE (13,663) Square meters, Situated at Barangay San Isidro, San Vicente, Palawan, described above, with all the improvements found therein, free from all liens and encumbrances.

That they hereby affirm that they have executed the foregoing instrument out of their own voluntary free will, without force, intimidation or violence upon their person, that they have hereby received their just and proper share and have no claim or demand each other.

*g*



IN WITNESS WHEREOF, we have hereunto signed their names this March 9,2023, at Puerto Princesa City, Palawan.

  
**RONNIE B. PALACIO**  
Heir/Waivor  
Brgy. ID No. 385

  
**ROLLY B. PALACIO**  
Heir/Waivor  
PhilHealth ID No. 09-200268336-0

Signed in the presence of:

Gina Nianga

  
Crispin Alaska

**- ACKNOWLEDGMENT -**

Republic of the Philippines)  
City of Puerto Princesa. . )S.S.  
Province of Palawan . . . )  
X -----X)

BEFORE ME, A Notary Public for the Province of Palawan such as, Municipalities of Aborlan, Agutaya, Cuyo, Magsaysay and Narra, and in the City of Puerto Princesa, this March 9,2023, personally appeared the above-parties exhibiting competent evidence of their identities indicated below their name, known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same are their own free and voluntary act and deed.

This instrument, entitled “Extrajudicial Settlement of Estate of Late Spouses Rodolfo Palacio and Opilia B. Palacio”, consisting of Two (2) pages including this page whereon the acknowledgment is written, has been signed by the parties as well as their instrumental witnesses on each and every page thereon, and relates to one (1) parcel of land and the improvements thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day, year, and place above-written.

Doc. No.: 409;  
Page No.: 83;  
Book No.:252 ;  
Series of 2023.



  
**ATTY. JOSEPH ALLEN P. QUINUN**  
NOTARY PUBLIC  
COMMISSIONER UNTIL DECEMBER 31, 2023  
ROLL NO. 47519/TIN NO. 223-829-182  
IBP NO. 001817/PTR NO. 2942859  
MCLE NO. VI-0027765



Republic of the Philippines  
Department of Environment and Natural Resources

**Region IV- MIMAROPA**

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

**CERTIFICATION**

**To Whom It May Concern:**

This certifies that subject to confirmation by the DENR-MIMAROPA Regional Office pursuant to Department Memorandum Circular (DMC) No. 2019-10, the land described as Lot 6 of Ccs. 04-002741-D with Thirteen Thousand Six Hundred Sixty-three (13,663) square meters in Bgy. San Isidro, San Vicente, Palawan is within the agricultural (alienable/disposable) lands, falling inside Block 1 of Land Classification Project Numbered 9-A which was approved on 23 September 1952 as **LC Map No. 1614**.

Further, the subject lot is identical to Lot 2855(part) of Cad. 860-D and is covered by public land application recorded in the name of Irene Tipanero as FPA 045319-2052.

This is issued this 15<sup>th</sup> day of December 2021 to Mr. Jessie Efenio for whatever legal purposes it may best serve.

Projected By:

**VITALIANO B. MARAÑAN**

F III/Chief, Monitoring & Enforcement

Verified By:

**RONNIE B. LILANG**

LMO III/Chief, Regulation & Permitting

Attested To:

**RONIE B. GANDEZA**

OIC-CENRO



Admin. Fees P60.00

OR No. **7126714**

Date: **JAN 12 2023**

Copy: file





Republic of the Philippines  
Department of Environment and Natural Resources

Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

## APPLICATION FOR AGRICULTURAL FREE PATENT (under Chapter VII of CA 141, as amended, and R.A. No. 11573)

### Lot Information:

Lot No. LOT-6

Survey No. \_\_\_\_\_

Area (sq.m.) 13.663.871m

### Location:

Barangay: San Esidmo

City/Municipality: San Vicente

Province: Palawan

### Applicant's Information

Name: Jessielyn Barbosa Egenio

Mailing Address: 43A 5th Street Brgy. Maniana New Manila Quezon City

Sex: Male ☐ Female ☒

Age: 19

Civil Status: ☒ Single ☐ Married ☐ Divorced ☐ Separated ☐ Widowed

Citizenship: \_\_\_\_\_ Mobile No.: 09064640744 Email address: jessielynbegenio@gmail.com

Mother's Maiden Name: Lene Brical Barbosa Name of Spouse (if married): \_\_\_\_\_

1. I am not an owner of more than 12 hectares of land.
2. I have not filed any petition for judicial titling on the same subject lot.
3. I entered upon and began cultivation of the same on \_\_\_\_\_ (dd/mm/yyyy), since then, I have continuously cultivated the land; and have made thereon the following improvements: \_\_\_\_\_

4. (Optional, if the applicant is a transferee) \_\_\_\_\_

The land described and applied for is not claimed or occupied by any other person but is public land which was first occupied and cultivated by \_\_\_\_\_ on \_\_\_\_\_ (dd/mm/yyyy).

5. (Optional, if the applicant is an heir)

The previous cultivator, \_\_\_\_\_ who was my ancestor, died on and existing improvements thereon which consists of the following: \_\_\_\_\_

Evidence of relationship, death, burial, and heirship is hereto attached and consist of \_\_\_\_\_

The following are the names and addresses of the heirs of my ancestor \_\_\_\_\_

Name	Address
1. _____	_____
2. _____	_____

6. I am \_\_\_\_\_, the only heir/representative of the heirs of \_\_\_\_\_ entitled to succeed him/her according to the laws of the Philippines

7. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated, except during the following period, when the land was not occupied for the reason stated \_\_\_\_\_



8. To the best of my knowledge, information and belief, the land applied for is an alienable and disposable public agricultural land suitable for agricultural purposes.
9. I agree to demarcate applicable easements consistent with the existing policies and regulations.
10. The following named witnesses will testify that the allegations in this application are true:

	Name	Signature	Address
1.	Aliza P. Apolon	[Signature]	San Roque, San Vito, Rd.
2.	Harold P. Apolon	[Signature]	San Roque, San Vito, Rd.

11. I understand that any applicant who willfully and knowingly submit false statements or executes false affidavits in connection with this application shall be deemed guilty of perjury and that any person who, not being qualified to apply for public lands, files an application or induces or permits another to file it on his/her behalf shall be punishable in accordance with existing laws. His/her application shall be rejected or cancelled and all amount paid on account thereof shall be forfeited in favor of the Government, and he/she shall not be entitled to apply for any public land in the Philippines.

Jesselyn B. Efenio  
Applicant's Name and Signature

### AFFIDAVIT

Republic of the Philippines)

: S.S.

The person making the foregoing application under oath depose and say:

That I have read, or someone has read to me, and I thoroughly understand the foregoing application and that I signed the same and this affidavit in the presence of the officer who administered the oath; and that each and every statement in the application is true and correct.

Jesselyn B. Efenio  
Applicant's Name and Signature

*\*This portion shall be filled up by the DENR*

Application No. \_\_\_\_\_

Entry No. \_\_\_\_\_

Before me, at the place aforesaid on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ personally appeared \_\_\_\_\_ known to be the person whose name appears in the foregoing application, and in my presence signed the said application and subscribed and sworn to this affidavit. He/She exhibited to me his/her Government Issued ID No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_ (dd/mm/yyyy).

Officer Authorized to Administer Oath

LMO 1/ LMI/DPLI  
Official Title

*This form is not for sale*





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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Barangay III (Poblacion), Roxas, Palawan  
Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I, CHITKA R. SLOW, married to \_\_\_\_\_,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free Patent Application No. \_\_\_\_\_ for a tract of land located in the Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of  
Palawan.

CHITKA R. SLOW  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI





Republic of the Philippines  
Department of Environment and Natural Resources

**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Barangay III (Poblacion), Roxas, Palawan  
Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I Marial Ruben Perez, married to Nichy Perez,  
Filipino, of legal age, and resident of the Municipality of San Vicente, San Jhon, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free Patent Application No. \_\_\_\_\_ for a tract of land located in the Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of Palawan.

Marial Ruben Perez  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI



**TAX DECLARATION OF REAL PROPERTY**T.D. No.: **21-009-0267**Property Identification No.: **066-21-009-05-067**Owner: **RODOLFO PALACIO**

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Administrator/Beneficial User: **ROLLY AND RONNIE B. PALACIO**

TIN: \_\_\_\_\_

Address: **SAN ISIDRO, SAN VICENTE, PALAWAN**

Telephone No.: \_\_\_\_\_

Location of Property: \_\_\_\_\_

**SAN ISIDRO****SAN VICENTE, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. **CAD-860-D**

CCT: \_\_\_\_\_

Lot No. **2855 (PART)**

Date: \_\_\_\_\_

Block No. \_\_\_\_\_

Boundaries: North: **ALN 006**South: **ALN 017**East: **ALN 013 & 014**West: **ALN 066****KIND OF PROPERTY ASSESSED:****LAND****MACHINERY****BUILDING**

Brief Description: \_\_\_\_\_

No. of Storeys: \_\_\_\_\_

Others: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Specify: \_\_\_\_\_

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (ORCHA2-ML)	0.2426 ha.	100,000 Php	24,260.00	AGRICULTURAL (Orchard Land)	16 %	3,880.00	TAXABLE
AGRICULTURAL (RICLW2-ML)	0.4675 ha.	100,000 Php	46,750.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	7,480.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	1.0000 ha.	40,000 Php	40,000.00	AGRICULTURAL (Upland R/L)	16 %	6,400.00	TAXABLE
AGRICULTURAL		Php	9,380.00	AGRICULTURAL (Plants/Trees)	16 %	1,500.00	TAXABLE
Total	<b>17,101.00 sq.m</b>	Php	<b>120,390.00</b>			Php <b>19,260.00</b>	
Total Assessed Value <b>NINETEEN THOUSAND TWO HUNDRED SIXTY PESOS</b>							

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2014****YEAR**

Approved by: By Authority of the Provincial Assessor:

**(SGD) EUVICA M. COLBE****10/29/2013**

MUNICIPAL ASSESSOR

Date

This declaration cancels TD No. **009-0972-A**

Previous A.V. Php.

**15,260.00**Previous PIN: **066-21-009-05-067**Previous Owner: **RODOLFO PALACIO; Prev. Admin: ROLLY AND RONNIE B. PALACIO**Previous Area: **17101 sq.m.****Memoranda:**

REVISED PURSUANT TO SECTION 219, RA 7160 &amp; SECTION 23 OF PROVINCIAL ORDINANCE NO. 1281-12, SERIES OF 2012.

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: - NONE -

SWORN STATEMENT Date: \_\_\_\_\_

Machine Validation: Printed by Abencio Jr. C Gabayan/ 1:42:00 pm/ 04/12/2023

**CERTIFIED COMPUTER GENERATED COPY**  
By Authority of the Provincial Assessor:DATE: **04/12/2023****ABENCIO C. GABAYAN, JR.**

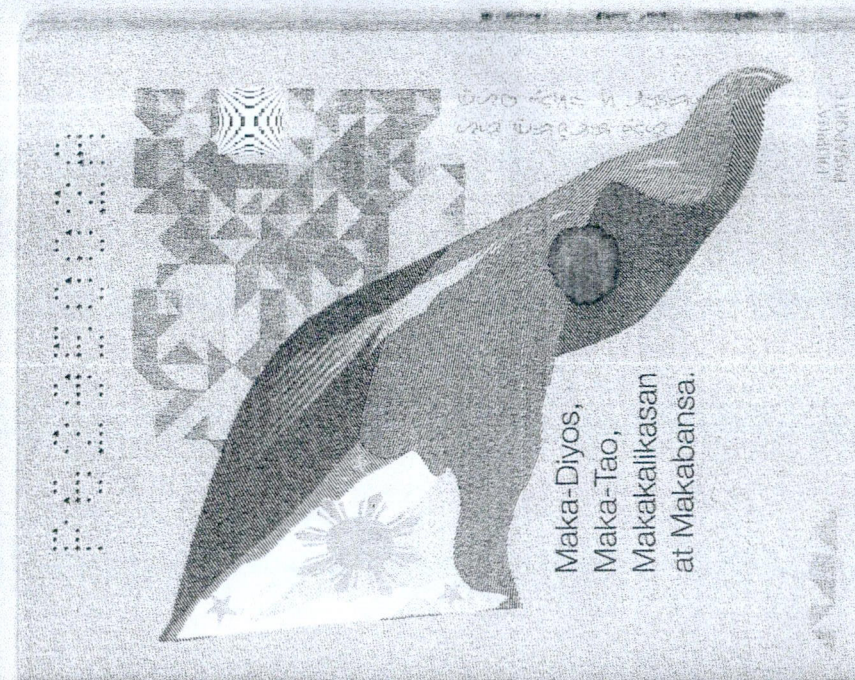
Sec. Fee: 50.00

O.R. No.: 1419102

O.R. Date: 04/12/2023

Place: PPCity









Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Barangay III (Poblacion), Roxas, Palawan  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

---

### CERTIFICATION

#### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay New Agutaya, Municipality of **San Vicente**, Province of **Palawan**, containing an area of **Sixteen Thousand Six Hundred Eighty Seven (16,687) square meters**, identified as **Lot No.2491-D, Csd-4B-001905-D** surveyed in the name of **Edrie Marie Bond Cua et.al.** was verified to be within the **AGRICULTURAL (Alienable or Disposable) Lands** per L. C. Map No. 1614, Project No. 9-A, Block No.1 as certified on **September 23, 1952**.

Issued this 24<sup>th</sup> of July 2023 at CENRO Roxas, Palawan.

Checked by:

**RONNIE P. LILANG**  
LMO III/Chief, RPS

Approved:

  
**PABLO I. CRUZ**  
CENRO





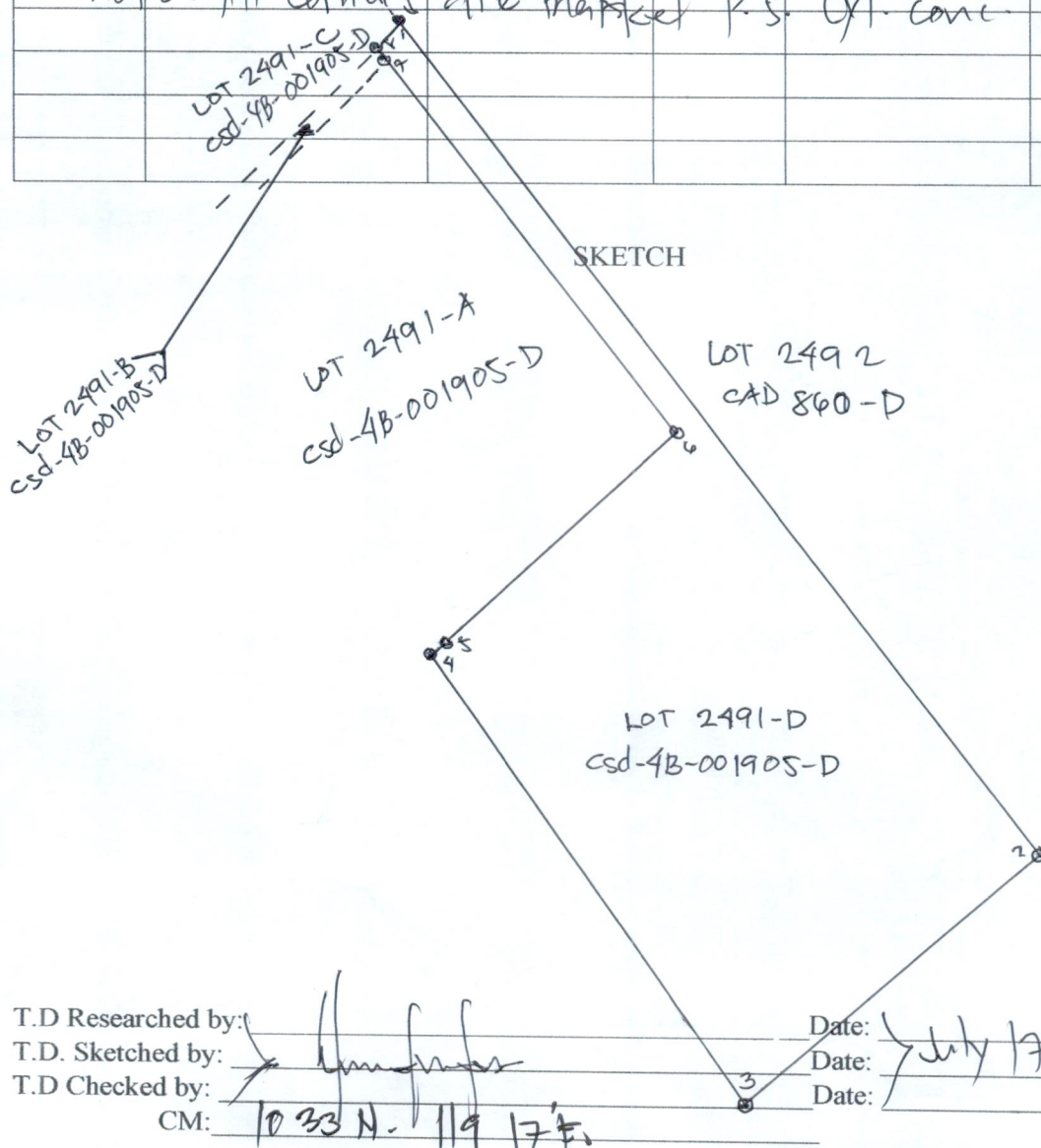
No. \_\_\_\_\_ Applicant: GENNET LIMTANHOA-SZE  
Lot No. 2491-D, Csd-4B-001905-D Ident.to Lot No. 8649 CAD 860-D  
Portion of Lot No. 2491 CAD 860-D Surveyed for: EDRIE NARIE BOND CUA ET.AL.  
Date of Original Survey: OCT. 05-DEC. 12, 1987 Surveyed by: ALDRIC G. ECO  
Area (sq. m.) 16,687 Square Meters Date of Survey: SEPTEMBER 18 2014  
Location: NEW AGUTAYA SAN VICENTE PALAWAN Date Approved: OCTOBER 21, 2014

TECHNICAL DESCRIPTION

TIE LINE:- N. 33° 11' E. 4174.86 METERS FROM BLUM NO. CAD 860-D San Vicente  
CADASTRE TO CORNER "1".

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	S. 35° 26' E.	288.14 Meters		- 234.77	+ 167.05
2 - 3	S. 48° 33' W.	105.68 -do-		- 69.96	- 79.21
3 - 4	N. 33° 01' W.	152.64 -do-		+ 127.99	- 83.17
4 - 5	N. 48° 33' E.	4.04 -do-		+ 2.67	+ 3.03
5 - 6	N. 48° 33' E.	86.47 -do-		+ 57.24	+ 64.81
6 - 7	N. 35° 43' W.	129.88 -do-		+ 105.45	- 75.82
7 - 8	N. 35° 43' W.	4.21 -do-		+ 3.42	- 2.46
8 - 1	N. 36° 00' E.	9.85 -do-		+ 7.97	+ 5.79
				10.01	+ 0.02

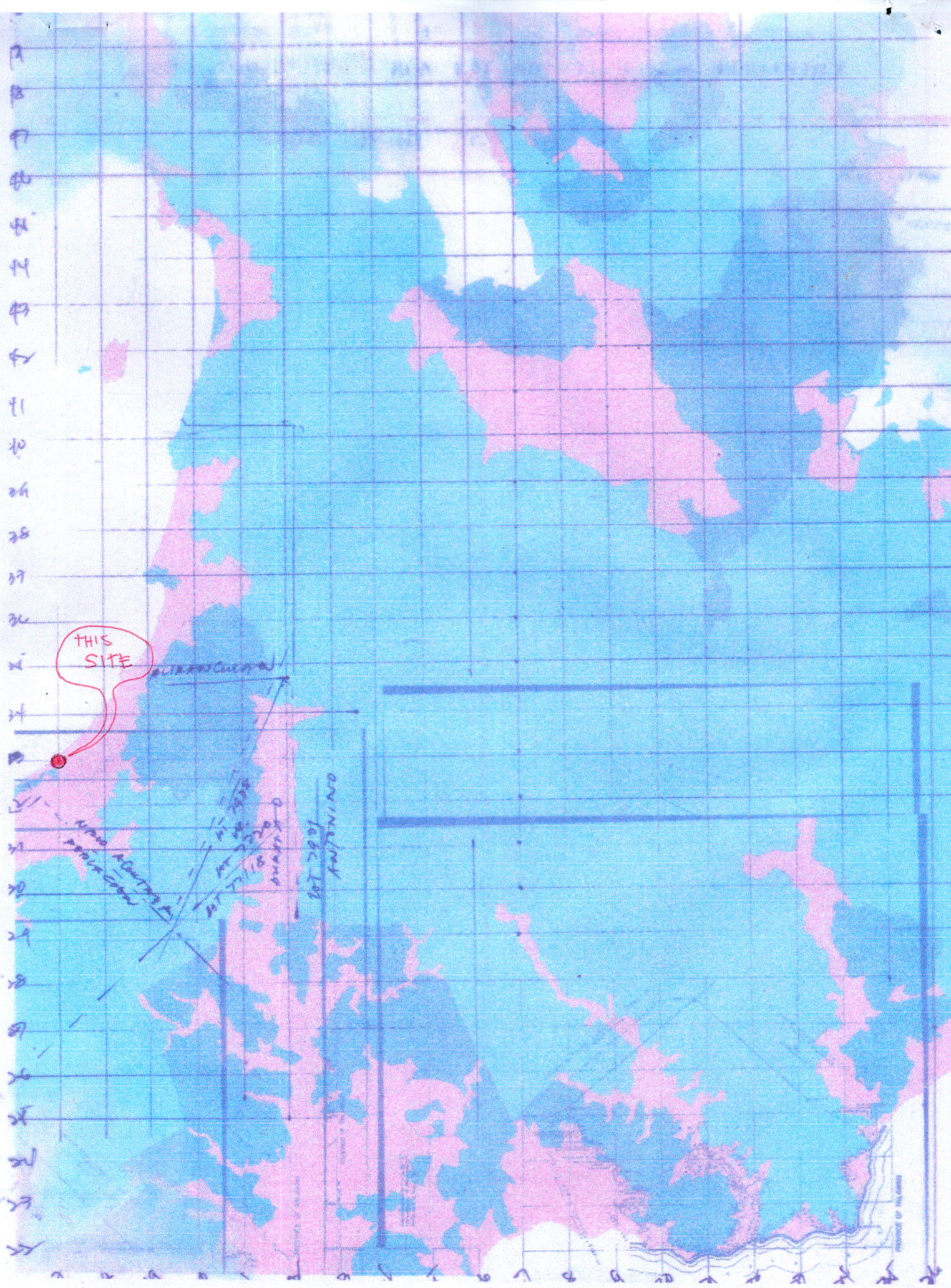
Note: All corners are marked P.S. cyl. conc. mang.



of  
drawn  
to  
scale

T.D. Researched by: \_\_\_\_\_ Date: July 17, 2023  
T.D. Sketched by: \_\_\_\_\_ Date: \_\_\_\_\_  
T.D. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_  
CM: 1033 N. 119 17 E.







lie lines from BLIM#1,  
Cad. 860-D, San Vicente,  
Cadastral to Corner "1".

LOT NO.	BEARINGS	DISTANCES
BDRY	N.36°57'E.	4,078.58M.
2491-A	N.33°14'E.	4,163.51M.
2491-B	N.33°14'E.	4,163.51M.
2491-C	N.33°11'E.	4,174.86M.
2491-D	N.33°11'E.	4,174.86M.

TECHNICAL DESCRIPTION			
LINES	BEARINGS	DISTANCES	
BOUNDARY			
1-2	S.36°00'W.	9.85M.	
2-3	S.36°00'W.	86.45M.	
3-4	N.28°04'W.	27.80M.	
4-5	N.36°00'E.	92.54M.	
5-1	S.35°26'E.	26.37M.	
LOT 2491-D, A=16,687SQ.M.			
1-2	S.35°26'E.	288.14M.	
2-3	S.48°33'W.	105.68M.	
3-4	N.33°01'W.	152.64M.	
4-5	N.48°33'E.	4.04M.	
5-6	N.48°33'E.	86.47M.	
6-7	N.35°43'W.	129.88M.	
7-8	N.35°43'W.	4.21M.	
8-1	N.36°00'E.	9.85M.	
LOT 2491-A, A=10,000SQ.M.			
1-2	S.35°43'E.	129.88M.	
2-3	S.48°33'W.	86.47M.	
3-4	N.33°01'W.	86.45M.	
4-5	N.28°04'W.	23.63M.	
5-6	N.03°58'E.	4.80M.	
6-1	N.36°00'E.	79.80M.	
LOT 2491-B, A=800			
1-2	S.36°00'W.	79.80M.	
2-3	S.03°58'W.	4.80M.	
3-4	S.28°04'E.	23.63M.	
4-5	S.33°01'E.	86.45M.	
5-6	S.48°33'W.	4.04M.	
6-7	N.33°01'W.	87.22M.	
7-8	N.28°04'W.	29.14M.	
8-9	N.36°00'E.	86.45M.	
9-1	S.15°43'E.	4.21M.	

ORIGINAL SURVEY \_\_\_\_\_ Surveyed \_\_\_\_\_  
 Cadastre \_\_\_\_\_ 860-D SAN VICENTE  
 Lot No. 2491 Patent No. \_\_\_\_\_  
 Decree No. \_\_\_\_\_ Date \_\_\_\_\_  
 OCT No. \_\_\_\_\_ Dated \_\_\_\_\_ Issu. \_\_\_\_\_  
 TCT No. \_\_\_\_\_ Dated \_\_\_\_\_ Issu. \_\_\_\_\_

SUBDIVISION  
 PLAN OF LOT 2491,  
 SAN VICENTE,  
 AS SURVEYED

EDRIE NARIE BON  
 SITUATED IN  
 URBAN CODE  
 BARANGAY OF NEW AGUTAY  
 MUN. / CITY OF SAN VICENTE  
 PROVINCE OF PALAWAN  
 ISLAND OF PALAWAN

Containing an area of

PPCS - TM/PRS 92 ZONE NO  
 BEARINGS  
 SCALE 1:1000

2 10 20

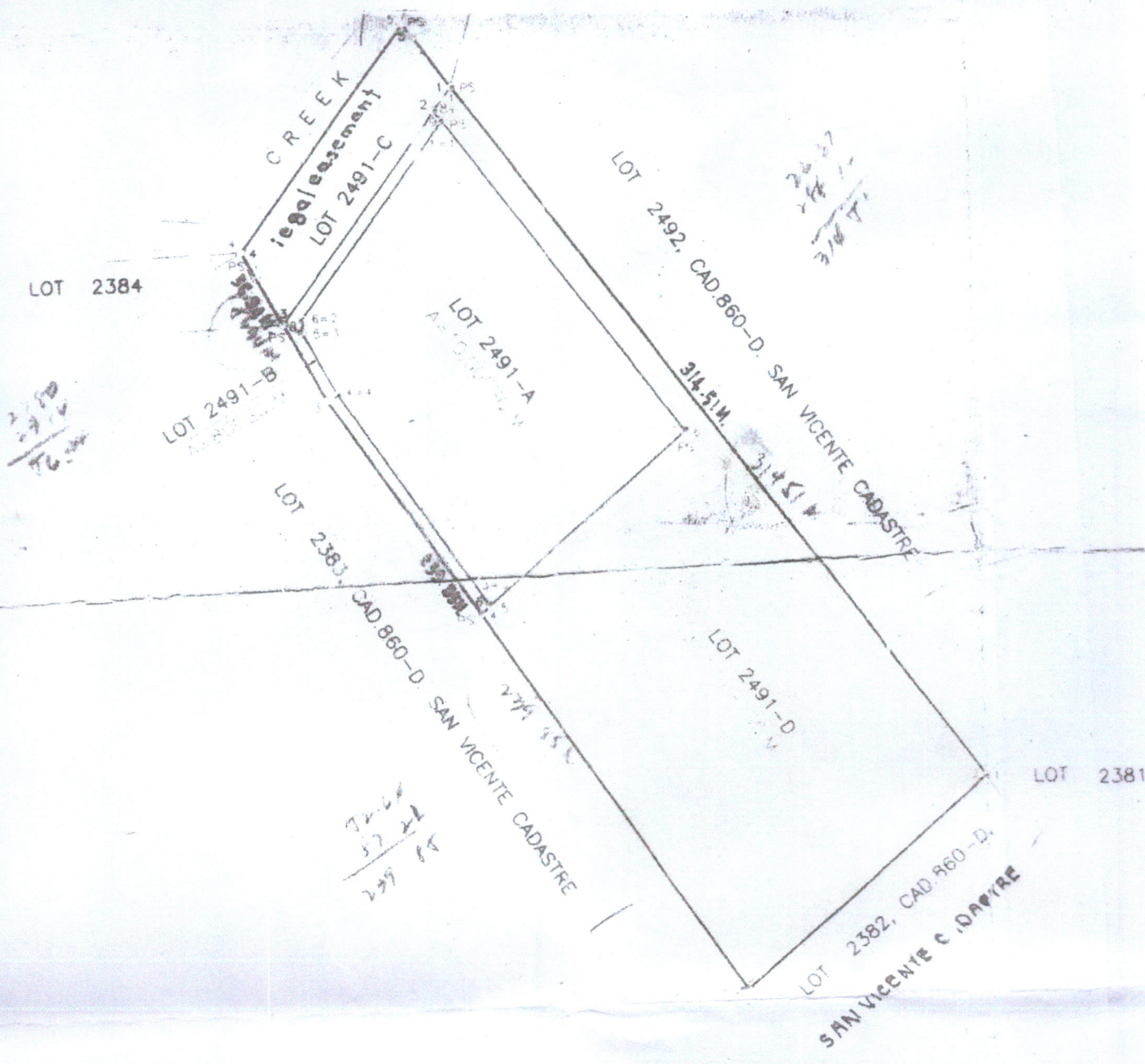
I hereby certify that this is a correct plan of the land under my direct supervision in conformity with the regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicates the position of the monument on the ground by the survey, and is based on the available legal and technical data that I assume full responsibility for the technical accuracy of the monument setting.

Sept. 10, 2004  
 Date of Survey

1,166,591





**NOTE:**

This lot was originally surveyed for Helen Oblan. Submitted is "Pag-uuring ng Katapatan sa Isang Parselang Lupa" executed by Ellen Zabala in favor of Ernie Marie Bond Cua with an area of 10,000 sq. m., dated August 11, 2014 duly notarized.

**RECOMMENDING APPROVAL:**

WILFREDO R. ANGELES  
CENRO OFFICER

The cyl. conc. mans. 15x60 cm.  
scribed are PS cyl. conc. mans. 15x40 cm.  
Survey Authority No. 045318-406 dated Sept. 5, 2014 as  
xas, Palawan. The survey returns were indorsed  
er 25, 2014.  
atural Land as per L.E. Map No. 1614 under Proj. No. 8-A,  
nber 23, 1982 as per "Certification" dated Aug. 29, 2014  
ic Chief PWS and attested by OIC-CENRO Wilfredo R. Angeles  
D are equivalent to lots 8641 up to 8650, Cad 860-D.

1,924 E



Republic of the Philippines  
**REGIONAL TRIAL COURT OF PALAWAN  
AND PUERTO PRINCESA CITY**

Fourth Judicial Region  
Email Address: rtc1prpccc@judiciary.gov.ph  
Hotline Number: 09289352669

**OFFICE OF THE CLERK OF COURT**  
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

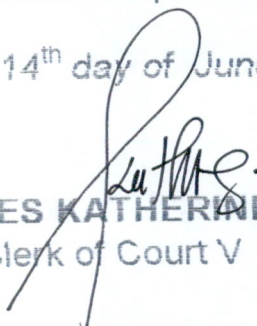
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Gennet S. Limtanhoa-Sze covering of Lot No. 2491 D Csd-4B-001905-D located at Bgy. New Agutaya, San Vicente Palawan.

This Certification is being issued upon the request of Christopher T. Padrones for residential free patent/survey authority.

At Puerto Princesa City, this 14<sup>th</sup> day of June 2023.

  
**ATTY. PRINCES KATHERINE C. VERGARA**  
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00  
O.R. NO. 0679474/0684213/4232550  
Dated: June 14, 2023

"DOCUMENTARY STAMP TAX PAID"  
GOR SERIAL NUMBER: 2285616  
Date of Payment: June 14, 2023

Sion/



**The 16<sup>th</sup> Council of  
Barangay Government of  
New Agutaya, San  
Vicente Palawan.**



**NORLITA C. ZABALO**  
Punong Barangay



**LUCILITA  
D. CAMERIA**



**MARK ANTHONY  
EADIER**



**LEO P. LAURENTE**  
Barangay Kagawad



**ELSA B. MORAL**  
Barangay Kagawad



**JOCELYN F. ABELA**  
Barangay Kagawad



**RUTHELIA T.  
TIRADA**



**NORIE A. ADIER**  
Barangay Kagawad



**WELMARK V. SALCEDO**  
SK CHAIRMAN/Barangay



**ARLYN A. POLINARIO**  
Barangay Secretary



**RUBY A. LIBUTAN**  
Barangay Treasurer



Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente  
Barangay New Agutaya

OFFICE OF THE PUNONG BARANGAY

**CERTIFICATION**

TOWHOM IT MAY CONCERN;

THIS IS TO CERTIFY that **GENNET LIMTANHOA-SZE**, of legal age, married, Filipino Citizen and a bona fide resident of 15J East Tower Serendra BGC, is the actual occupant/possession of a certain parcel of Agricultural Land identified as PART of Lot No. 2491, Cad. 860-D, covered of Tax Declaration No. 18-21-005-0312, with an area of 1.9847 hectares more or less, which located at Purok Damayan, Barangay New Agutaya, San Vicente, Palawan.

Certified further that the preparation of this certification is based on the waiver of right & previous Barangay Certification presented.

This certification is being issued upon the request of the above for whatever legal purpose it may serve her best.

Issued this 29<sup>th</sup> day of May, 2023 at Barangay New Agutaya, San Vicente, Palawan.

  
**NORLITA C. ZABALO**  
Punong Barangay

Paid under O.R. No. 5956\_\_\_\_\_  
Amount paid: Php 230.00  
Issued on: May 29, 2023  
Issued at: BTO, New Agutaya



## WAIVER OF RIGHTS

### KNOW ALL MEN BY THESE PRESENTS:

That I, **JESSIE V. EFENIO.**, legal age, married, to LENE B. EFENIO Filipino citizen, residing at 43 5<sup>th</sup> St. New Manila, Quezon City, Philippines by virtue of the Waiver of Rights registered as Doc. No. 417 Page No. 85. Book No. 111 Series Of 2019. Of the Notarial of atty. Ma. Cecilia Lauchengco-Rebollido, a Notary public for and in the City of Quezon City, for and in consideration of the service rendered to me by GENNET LIMTANHO-SZE, of legal age married, Filipino citizen, with residence and postal address at 15J East Tower Serendra BGC, do hereby WAIVER OF RIGHTS and CONVEY, unto said GENNET LIMTANHOA-SZE her heirs and assigns all of my rights, interest and participation on a Sixteen Thousand Six Hundred eighty-seven (16,687) square meters, portion of land covered by tax declaration No. 18-21-005-0312, of the Provincial Assessors Office of Palawan, situated in Brgy. Agutaya, San Vicente, Palawan, Philippines, and more particularly described as follows, to wit:

### BOUNDARIES

LOT NO. 2491 (PART)

NORTH ALN 019

EAST ALN 013

SOUTH ALN 016

WEST ALN 001 SEC. 06

**TOTAL AREA: 16,687.00 SQ.M**

That if and necessary to give full force and effect to above waiver of rights, I further bind myself to execute such other legal documents that maybe required by existing laws and regulations for the purpose.

That I further waive, transfer and convey my right to apply for the above lot in favor of GENNET LIMTANHOA-SZE with the DENR, PENRO, CENRO, and other government offices concerned and shall have no objection in the issuance of title in her favor by the government agencies concerned.

I hereby warrant continuous and peaceful possession of the above-described parcel of land if favor of the GENNET LIMTANHOA-SZE.

IN WITNESS WHEREOF. The parties have hereunto set their hands on May 29 2019 at Quezon City.



JESSIE VILLAMOR EFENIO  
First party

GENNET LIMTANHOA-SZE  
Second party

*Lenie*  
LENE B. EFENIO  
Conforme:

SIGNED IN THE PRESENCE OF:

*Justo*  
\_\_\_\_\_

*Anggy*  
\_\_\_\_\_

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)  
QUEZON CITY )S.S

**BEFORE ME**, personally appeared this \_\_\_\_ day MAY 29 2019 of \_\_\_\_ 2019 at Quezon City , Philippines, known to me to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their free act and deed.

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

**WITNESS MY HAND AND SEAL**, the day, year, and place above-written.

Doc. No. 462  
Page No. 94  
Book No. 111  
Series of 2019

*Meber*  
**MA. CECILIA LAUCHENGCO-REBOLLIDO**  
ADM Matter No. NP-169  
Notary Public for Quezon City  
Valid until December 31, 2020  
SUITE 307 PASDA MANSIONS  
NO. 77 PANAY AVENUE, QUEZON CITY  
Telefax (02) 373 6019  
Roll No. 43697  
PTR No. 5491624/01-05-19/QC  
IBP No. 063347/01-04-19/QC  
MCLE Comp. No. VI-0018286/02-06-19/Pasig



SPECIAL POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS:

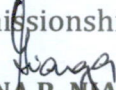
That I, **GENNET SIM LIMTANHOA-SZE**, of legal age, married, Filipino citizen and with residence and postal address at Barangay of New Agutaya, San Vicente, Palawan, Philippines, do hereby NAME, APPOINT and CONSTITUTE, **GINA R. NIANGA**, of legal age, married, Filipino citizen with residence and postal address at Brgy. Poblacion, San Vicente, Palawan, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead and to do any or all of the following acts and deeds, to wit:



1. To represent me transact, and process, request, claim and/or accept the court clearance, my parcel of land, identified as Lot No. 2491, Cad. 860-D, situated in the Barangay of New Agutaya, San Vicente, Palawan;
2. To represent me to attend any meetings, regarding to my property stated in above from the office of the Office of the City Assessor's, office of the City Treasurer, Office of the Department of Environment and Natural Resources (DENR) office of the City Environment and Natural Resource Office (CENRO) office of the Provincial Environment and Natural Resources Office (PENRO), office of the Clerk of Court and Court , Registry of Deeds for the Province of Palawan and any government agencies connection thereto;
3. To transact, pay, process and follow-up with the office of the Punong Barangay, Office of the City Assessor's, office of the City Treasurer, Office of the Department of Environment and Natural Resources (DENR) office of the City Environment and Natural Resource Office (CENRO) office of the Provincial Environment and Natural Resources Office (PENRO), office of the Clerk of Court and Court , Registry of Deeds for the City of Puerto Princesa and any government agencies connection thereto;
4. To make, sign and/or execute, receive and to comply all requirements for and in my behalf, any documents which may be necessary;
5. To make, sign, and/or execute, for and in my behalf any documents and papers relevant to the pursuit of the above objectives and/or necessary to give effect to the above powers.

HEREBY GIVING AND GRANTING unto my attorney-in-fact, full power and authority to do and perform all and every act and thing whatsoever necessary or required to be done in and about the premises as fully to all of intent and purposes as we might or could lawfully do if personally present and HEREBY RATIFYING AND CONFIRMING all that she may do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we have hereunto signed their names this **FEB 03 2023** at Puerto Princesa City, Palawan.

  
**GENNET SIM LIMTANHOA-SZE**  
Principal  
Passport No. P4678705B

I accept my commissionship:  
  
**GINA R. NIANGA**  
Atty-in-Fact  
Vin No. 5319-0007A-C1966GRN20000

  
**GEMAR C. WILLARE**  
Signed in the presence of:  
  
**CRISPIN L. ALASKA**  
-ACKNOWLEDGMENT-

Republic of the Philippines)  
City of Puerto Princesa ) S.S.

BEFORE ME, a Notary Public for and in the City of Puerto Princesa, this **FEB 03 2023** personally appeared the above-named parties exhibiting competent evidence of their identities indicated below their names, 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 own free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day, year, and place first above-written.

Doc. No.: 480  
Page No.: 91  
Book No.: 246  
Series of 2023



**ATTY. JOSEPH ALLEN P. QUINON**  
NOTARY PUBLIC  
COMMISSIONED UNTIL DECEMBER 31, 2023  
ROLL NO. 47519/TIN NO. 223-829-182  
IGP NO. 001017/PTD NO. 2942859  
MCLE NO. VI-0027765





P<PHLLIMTANHOA<SIZE<<GENNET<<<<<<<<<<<<<<<<<<  
P4678705B9PHL8003258F3002038<<<<<<<<<<<<<08





Republic of the Philippines  
**Social Security System**

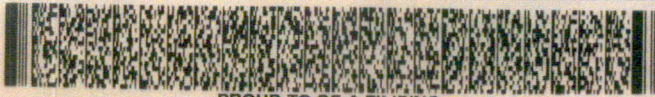


**GENNET LIMTANHOA SZE**

**33-7429547-0**  
MARCH 25, 1980



ROMULO L. NERI  
SSS PRESIDENT



PROUD TO BE A FILIPINO





Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV- MIMAROPA  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Barangay III (Poblacion), Roxas, Palawan  
Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

**APPLICATION FOR AGRICULTURAL FREE PATENT**  
(under Chapter VII of CA 141, as amended, and R.A. No. 11573)

**Lot Information:**

Lot No. 2491  
Survey No. \_\_\_\_\_  
Area (sq.m.) 16,687.00

**Location:**

Barangay: New Agutaya  
City/Municipality: San Vicente  
Province: Palawan

**Applicant's Information**

Name: GENNET S LIMTANHOA-SZE Birthday MARCH 25, 1980 Age 42  
Sex: Male ☐ Female ☒  
Mailing Address: 150 EAST TOWER ONE SERENDRA BGC, PORT BENIFACIO, TAGUIG CITY, N.M.  
Civil Status: ☐ Single ☒ Married ☐ Divorced ☐ Separated ☐ Widowed  
Name of Spouse (if married): SHI, CONGXIAO @ SZE, CHUNG HUI  
Citizenship: \_\_\_\_\_ Mobile No.: 09176314098 Email address: gennet.s.2015@gmail.com

1. I am not an owner of more than 12 hectares of land.
2. I have not filed any petition for judicial titling on the same subject lot.
3. I entered upon and began cultivation of the same on \_\_\_\_\_ (dd/mm/yyyy), since then, I have continuously cultivated the land; and have made thereon the following improvements:

4. (Optional, if the applicant is a transferee)

The land described and applied for is not claimed or occupied by any other person but is public land which was first occupied and cultivated by \_\_\_\_\_ on \_\_\_\_\_ (dd/mm/yyyy).

5. (Optional, if the applicant is an heir)

The previous cultivator, \_\_\_\_\_ who was my ancestor, died on and existing improvements thereon which consists of the following:

Evidence of relationship, death, burial, and heirship is hereto attached and consist of \_\_\_\_\_

The following are the names and addresses of the heirs of my ancestor

Name	Address
1. _____	_____
2. _____	_____

6. I am \_\_\_\_\_, the only heir/representative of the heirs of \_\_\_\_\_ entitled to succeed him/her according to the laws of the Philippines

7. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated, except during the following period, when the land was not occupied for the reason stated



8. To the best of my knowledge, information and belief, the land applied for is an alienable/disposable public agricultural land suitable for agricultural purposes.
9. I agree to demarcate applicable easements consistent with the existing policies and regulations.
10. The following named witnesses will testify that the allegations in this application are true:

Name	Signature	Address
1. <u>Dolores F. Nolasco</u>	<u>[Signature]</u>	<u>New Bantaya</u>
2. <u>Nove Line A. Plimel</u>	<u>[Signature]</u>	<u>New Bantaya</u>

11. I understand that any applicant who willfully and knowingly submits false statements or executes false affidavits in connection with this application shall be deemed guilty of perjury and that any person who, not being qualified to apply for public lands, files an application or induces or permits another to file it on his/her behalf shall be punishable in accordance with existing laws. His/her application shall be rejected or cancelled and all amount paid on account thereof shall be forfeited in favor of the Government, and he/she shall not be entitled to apply for any public land in the Philippines.

[Signature]  
Applicant's Name and Signature

### AFFIDAVIT

Republic of the Philippines)

: S.S.

The person making the foregoing application under oath, depose and say:

That I have read, or someone has read to me, and I thoroughly understand the foregoing application and that I signed the same and this affidavit in the presence of the officer who administered the oath; and that each and every statement in the application is true and correct.

[Signature]  
Applicant's Name and Signature

*\*This portion shall be filled up by the DENR*

Application No. \_\_\_\_\_  
Entry No. \_\_\_\_\_

Before me, at the place aforesaid on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ personally appeared \_\_\_\_\_ known to be the person whose name appears in the foregoing application, and in my presence signed the said application and subscribed and sworn to this affidavit. He/She exhibited to me his/her Government Issued ID No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_ (dd/mm/yyyy).

\_\_\_\_\_  
Officer Authorized to Administer Oath

\_\_\_\_\_  
Official Title





Republic of the Philippines  
Department of Environment and Natural Resources

**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Barangay III (Poblacion), Roxas, Palawan  
Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

**AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT**

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I DOLORES F. XON, married to JOSE XON,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free Patent Application No. \_\_\_\_\_ for a tract of land located in the Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of Palawan.

DOLORES F. XON  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI





## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I DIONIS F. ADIN, married to LORDE ADIN,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free Patent Application No. \_\_\_\_\_ for a tract of land located in the Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of  
Palawan.

DIONIS F. ADIN  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI





## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I Nore Jane A. Hamid, married to Kevin G. Hamid,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free Patent Application No. \_\_\_\_\_ for a tract of land located in the Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of  
Palawan.

\_\_\_\_\_  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI





## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I Nore Jane A. Hamid, married to Kevin G. Hamid,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
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4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
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IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of  
Palawan.

  
\_\_\_\_\_  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI





Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Barangay III (Poblacion), Roxas, Palawan  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

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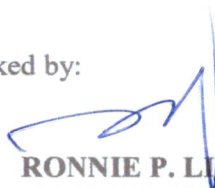
## CERTIFICATION

### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay **New Agutaya**, Municipality of **San Vicente**, Province of **Palawan**, containing an area of **Ten Thousand (10,000) square meters**, identified as **Lot No.2491-A, Csd-4B-001905-D** surveyed in the name of **Edrie Marie Bond Cua et.al.** was verified to be within the **AGRICULTURAL (Alienable or Disposable) Lands** per L. C. Map No. 1614, Project No. 9-A, Block No.1 as certified on **September 23, 1952**.

Issued this 24<sup>th</sup> of July 2023 at CENRO Roxas, Palawan.

Checked by:

  
**RONNIE P. LILANG**  
LMO III/Chief, RPS

Approved:

  
**PABLO L. CRUZ**  
CENRO





No. \_\_\_\_\_ Applicant: EDRIE MARIE BOND CUA  
Lot No. 2491-A, Csd-4B-001905-D Ident.to Lot No. 8647 CxD 860-D  
Portion of Lot No. 2491 CxD 860-D Surveyed for: EDRIE MARIE BOND CUA ET. AL  
Date of Original Survey: OCT. 05 - DEC. 12, 1987 Surveyed by: ALDRIC B. ECO  
Area (sq. m.) 10,000 Date of Survey: SEPTEMBER 18, 2014  
Location: NEW AGUTAYA, SAN VICENTE, PALAWAN Date Approved: OCTOBER 21, 2014

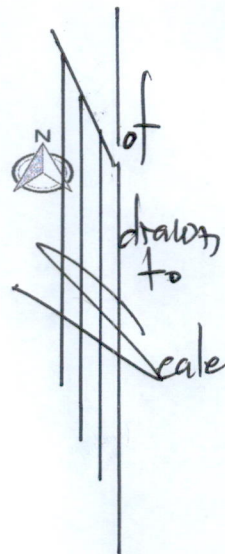
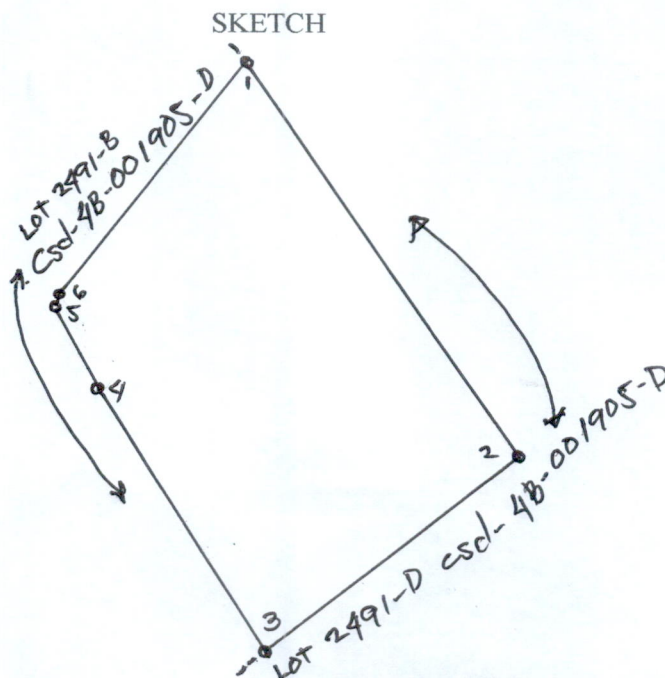
TECHNICAL DESCRIPTION

TIE LINE:- N. 33° 14' E. 9163.51 METERS FROM BLLM NO. 1 CxD 860-D SAN VICENTE  
Cx5x8 TO CORNERS

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S. 35° 43' E.	129.88 METERS		- 105.45	+ 75.82
2-3	S. 48° 33' W.	86.74 -do-		- 57-42	- 65.01
3-4	N. 33° 01' W.	86.45 -do-		+ 72-49	- 47.10
4-5	N. 28° 04' W.	23.63 -do-		+ 20-85	- 11.12
5-6	N. 03° 58' E.	4.80 -do-		+ 4.79	+ -33
6-1	N. 36° 00' E.	79.80 -do-		+ 64.56	+ 46.91
				<u>- 18</u>	<u>+ 17</u>
Note: All corners are P.S. cyl. conc. mons.					

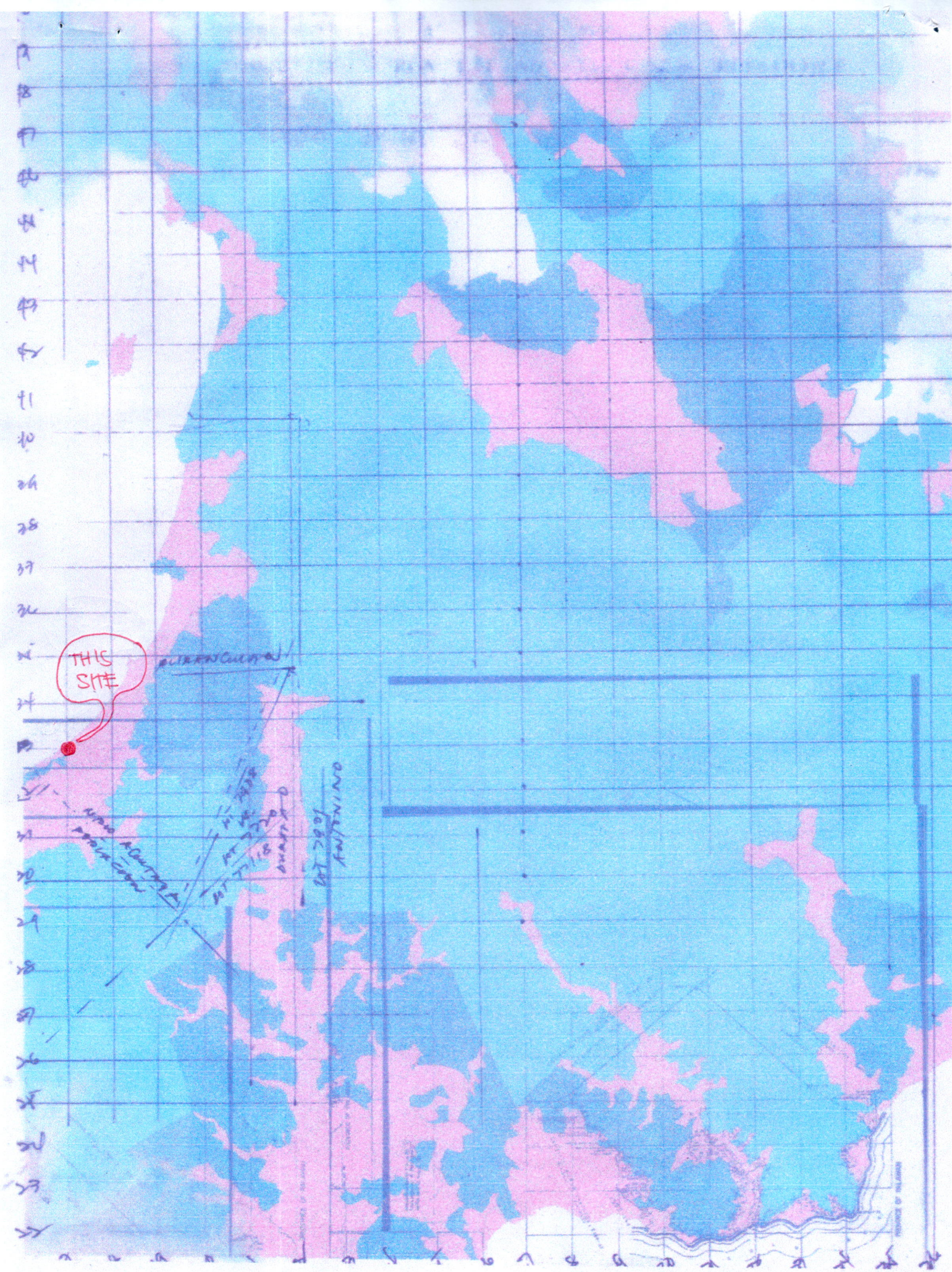
123.04  
123.03

162.67  
162.69



T.D. Researched by: \_\_\_\_\_ Date: July 18 2023  
T.D. Sketched by: \_\_\_\_\_ Date: \_\_\_\_\_  
T.D. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_  
CM: 10 33 H 119 17 E.







lie lines from BLIM#1,  
Cad.860-D, San Vicente,  
Cadastral to Corner "1".

LOT NO.	BEARINGS	DISTANCES
BDRY	N.36°57'E.	4,078.58M.
2491-A	N.33°14'E.	4,163.51M.
2491-B	N.33°14'E.	4,163.51M.
2491-C	N.33°11'E.	4,174.86M.
2491-D	N.33°11'E.	4,174.86M.

# TECHNICAL DESCRIPTION

LINES	BEARINGS	DISTANCES
BOUNDARY		
1-2	S.36°00'W.	9.85M.
2-3	S.36°00'W.	86.45M.
3-4	N.28°04'W.	27.80M.
4-5	N.36°00'E.	92.54M.
5-1	S.35°26'E.	26.37M.
LOT 2491-D, A=16,687SQ.M.		
1-2	S.35°26'E.	288.14M.
2-3	S.48°33'W.	105.68M.
3-4	N.33°01'W.	152.64M.
4-5	N.48°33'E.	4.04M.
5-6	N.48°33'E.	86.47M.
6-7	N.35°43'W.	129.88M.
7-8	N.35°43'W.	4.21M.
8-1	N.36°00'E.	9.85M.
LOT 2491-A, A=10,000SQ.M.		
1-2	S.48°33'W.	105.68M.
2-3	N.33°01'W.	239.85M.
3-4	N.28°04'W.	56.94M.
4-5	N.36°00'E.	92.54M.
5-1	S.35°26'E.	314.51M.
LOT 2491-B, A=800		
1-2	S.36°00'W.	79.80M.
2-3	S.03°58'W.	4.80M.
3-4	S.28°04'E.	23.63M.
4-5	S.33°01'E.	86.45M.
5-6	S.48°33'W.	4.04M.
6-7	N.33°01'W.	87.22M.
7-8	N.28°04'W.	29.14M.
8-9	N.36°00'E.	86.45M.
9-1	S.35°43'E.	4.21M.

ORIGINAL SURVEY \_\_\_\_\_ Surveyed  
Cad/Plex/Ges 966-D SAN VICENTE  
Lot No. 1091 Patent No.  
Decree No. \_\_\_\_\_ Date  
OCT No. \_\_\_\_\_ Dated  
TCT No. \_\_\_\_\_ Dated

## SUBDIVISION PLAN OF LOT 2491, SAN VICENTE AS SURVEYED

EDRIE NARIE BON

SITUATED IN

RURBAN CODE:

BARANGAY OF NEW AGUTAY

MUN. / CITY OF SAN VICENTE

PROVINCE OF PALAWAN

ISLAND OF PALAWAN

Containing an area of

PPCS - TM/PRS 92 ZONE NO.

BEARING

SCALE 1:

I hereby certify that this is a correct plan of the land under my direct supervision in conformity with the regulations of the Department of Environment and Natural Resources.

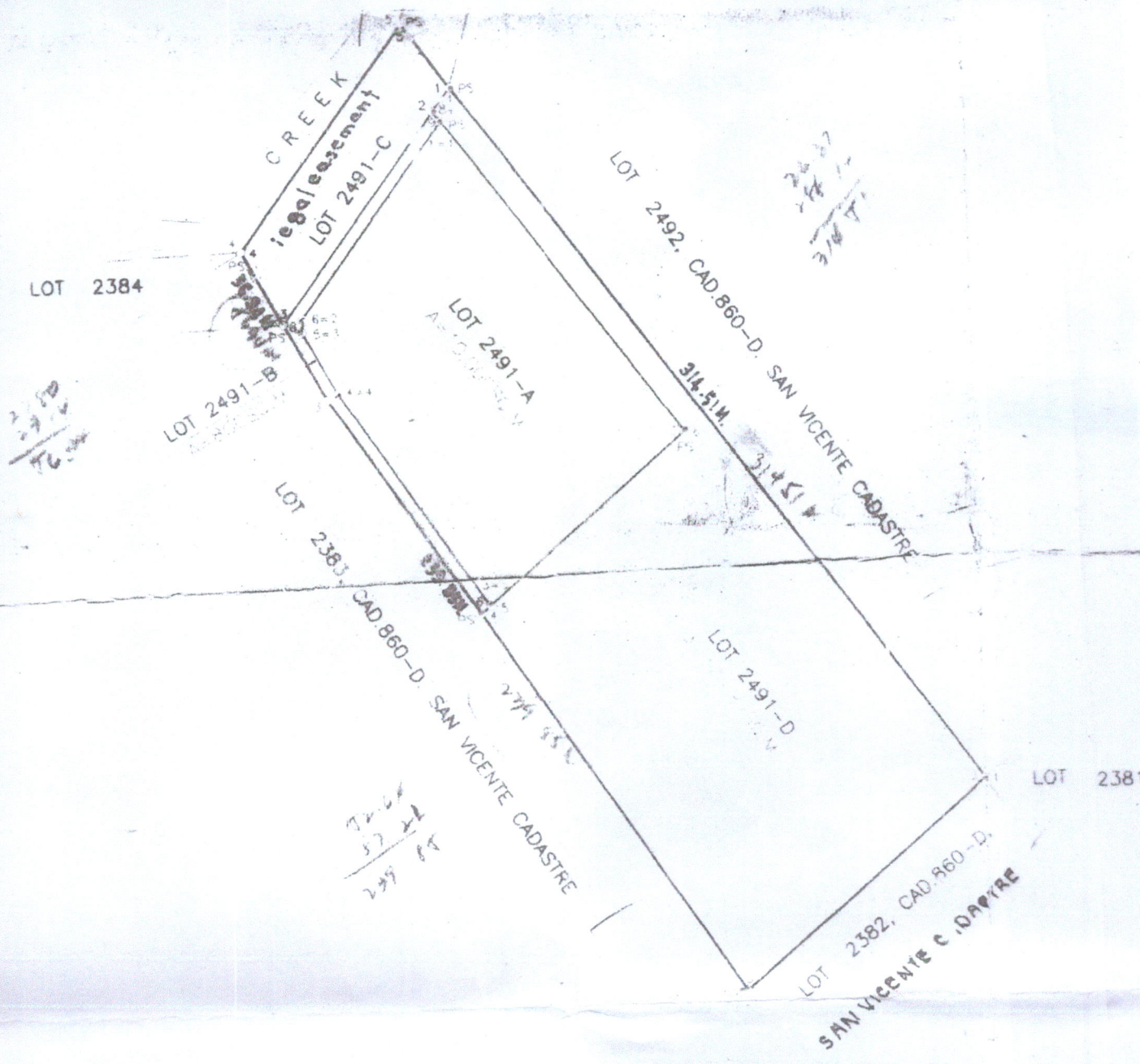
I further certify that this plan accurately indicates the location of the monument setting on the ground by the survey and/or based on the available legal and technical data that I assume full responsibility for the accuracy of the monument setting.

Sept. 10, 2004

Date of Survey

U. 166, 591





**NOTE:**

This lot was originally surveyed for Helen Oblan - Submitted is "Pag-uuring ng Katapatan sa Isang Parselang Lupa" executed by Ellen Zabala in favor of Edie Marie Bond Cue with an area of 10,000 sq. m., dated August 11, 2014 duly notarized.

**RECOMMENDING APPROVAL:**

WILFREDO R. ANGELES  
CENTRO OFFICER

the cyl. conc. mons. 15X60 cm.  
scribed are PS cyl. conc. mons. 15X40 cm.  
Survey Authority No. 045318-406 dated Sept. 5, 2014 as  
xas, Palawan. The survey returns were indorsed  
er 25, 2014.  
atural Land as per L.E. Map No. 1614 under Proj. No. 8-A,  
mber 23, 1982 as per "Certification" dated Aug. 29, 2014  
ic-Chief PMS and attested by the CENTRO Wilfredo R. Angeles  
D are equivalent to lots 8647 up to 8650, Cad' 860-D.



Republic of the Philippines  
**REGIONAL TRIAL COURT OF PALAWAN  
AND PUERTO PRINCESA CITY**

Fourth Judicial Region  
Email Address: rtc1prpccc@judiciary.gov.ph  
Hotline Number: 09289352669

**OFFICE OF THE CLERK OF COURT**  
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

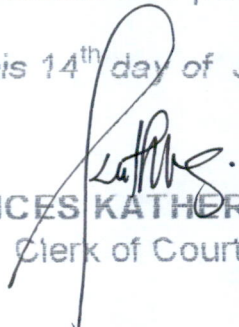
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Edrie Marie Bond Cua covering of Lot No. 2491-A Csd-4B-001905-D located at Bgy.New Agutaya, San Vicente Palawan.

This Certification is being issued upon the request of Christopher T. Padrones for residential free patent/survey authority.

At Puerto Princesa City, this 14<sup>th</sup> day of June 2023.

  
**ATTY. PRINCESS KATHERINE C. VERGARA**  
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00  
O.R. NO. 0679474/0684213/4232550  
Dated: June 14, 2023

"DOCUMENTARY STAMP TAX PAID"  
GOR SERIAL NUMBER: 2265016  
Date of Payment: June 14, 2023

Sion/



**The 16<sup>th</sup> Council of  
Barangay Government of  
New Agutaya, San  
Vicente Palawan.**



**NORLITA C. ZABALO**  
Punong Barangay



**LUCILITA  
D. CAMESA**



**MARK ANTHONY  
EADIER**



**LEO P. LAURENTE**  
Barangay Kagawad



**ELSA B. MORAL**  
Barangay Kagawad



**JOCELYN F. ABELA**  
Barangay Kagawad



**RUTHELIA T.  
IIRADDA**



**NORIE A. ADIER**  
Barangay Kagawad



**WELMARK V. SALCEDO**  
SK CHAIRMAN/Barangay



**ARLYN A. APOLINARIO**  
Barangay Secretary



**RUBY A. LIBUTAN**  
Barangay Treasurer



Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente  
Barangay New Agutaya

**OFFICE OF THE PUNONG BARANGAY**

**CERTIFICATION**

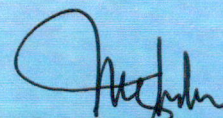
**TOWHOM IT MAY CONCERN;**

THIS IS TO CERTIFY that **EDRIE MARIE BOND CUA** married to **ARNOLD SZE CUA**, of legal age, married, Filipino Citizen and a bona fide resident of 15 Samaria St., Multi National Village Parañaque City, Metro Manila, is the actual occupant/possession of a certain parcel of Agricultural Land identified as PART of Lot No. 2491, Cad. 860-D, covered of Tax Declaration No. 18-21-005-0311, with an area of 1.000 hectares more or less, which located at Purok Damayan, Barangay New Agutaya, San Vicente, Palawan.

Certified further that the preparation of this certification is based on the Tax Declaration presented.

This certification is being issued upon the request of the above for whatever legal purpose it may serve her best.

Issued this 29<sup>th</sup> day of May, 2023 at Barangay New Agutaya, San Vicente, Palawan.

  
**NORLITA C. ZABALO**  
Punong Barangay

Paid under O.R. No. 5956 \_\_\_\_\_  
Amount paid: Php 230.00  
Issued on: May 29, 2023  
Issued at: BTO, New Agutaya



**TAX DECLARATION OF REAL PROPERTY**T.D. No.: **18-21-005-0311**Property Identification No.: **066-21-005-02-019**Owner: **EDRIE MARIE BOND CUA kasal kay ArnoldSze Cua**

TIN: \_\_\_\_\_

Address: **15 SAMARIA STREET, MULTI NATIONAL VILLAGE, PARAÑAQUE CITY, METRO MANILA**

Telephone No.: \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Location of Property: \_\_\_\_\_

**NEW AGUTAYA****SAN VICENTE, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. **CAD.860-D**

CCT: \_\_\_\_\_

Lot No. **2491 (PART)**

Date: \_\_\_\_\_

Block No. \_\_\_\_\_

Boundaries: North: **NASALUGAN RIVER**South: **ALN 020**East: **ALN 013**West: **ALN 001 OF SEC. 06****KIND OF PROPERTY ASSESSED:**☒ **LAND**☐ **MACHINERY**☐ **BUILDING**

Brief Description: \_\_\_\_\_

No. of Storeys: \_\_\_\_\_

Others: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Specify: \_\_\_\_\_

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (RICLW2-ML)	1.0000 ha.	170,000 Php	149,600.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	23,940.00	TAXABLE
Total	<b>10,000.00 sq.m</b>	Php	<b>149,600.00</b>			Php <b>23,940.00</b>	
Total Assessed Value	<b>TWENTY-THREE THOUSAND NINE HUNDRED FORTY PESOS</b>						

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

**2019**  
**YEAR**

Approved by: By Authority of the Provincial Assessor:

**(SGD) PENNY PENNEL R. ROMBO, REA****08/24/2018**

ACTING MUNICIPAL ASSESSOR

Date

This declaration cancels TD No. **21-005-2450**

Previous A.V. Php.

**14,080.00**Previous PIN: **066-21-005-02-019**Previous Owner: **EDRIE MARIE BOND CUA kasal kay Arnold Sze Cua**Previous Area: **10000 sq.m.****Memoranda:**

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: - NONE -

SWORN STATEMENT Date:

Machine Validation: Printed by Abencio Jr. C Gabayan/ 1:25:49 pm/ 05/18/2023

**CERTIFIED COMPUTER GENERATED COPY**  
By Authority of the Provincial Assessor:

DATE: 05/18/2023

**ABENCIO C. GABAYAN, JR.**Sec. Fee: 50.00  
O.R. No.: 1518920  
O.R. Date: 05/18/2023  
Place: PPCity



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **EDRIE MARIE BOND CUA**, of legal age, Filipino Citizen, married to Arnold Sze Cua, Filipino and a resident of Brgy. New Agutaya, San Vicente, Palawan, Philippines, do hereby NAME, APPOINT and CONSTITUTE, **GINA R. NIANGA**, of legal age, Filipino Citizen, married, filipino with residence and postal address at Brgy. Poblacion, San Vicente, Palawan, to be my true and lawfully attorney-in- fact, for me and in my name, place and stead and to do any or all of the following acts and deeds, to wit:

To act on my behalf, transact/process, transfer and follow-up, over the parcel of land, described, containing an area of 10,000 SQUARE-METER, Covered by Tax Declaration No. 21-005-2450 and Pin No. 066-21-005-02-019, situated at Brgy, New Agutaya, San Vicente, Palawan, issued the Registry of Deed for Provincial Palawan, before the Office of BIR, City/Provincial Registry of Deed, City/Provincial Assessor's Office, DAR, NIA, To represent me before Department of Environment and Natural Resources (DENR), CENRO, COURT, Philippines Statistic Authority (PSA) and/or any concerned agencies, either public or private, more particularly described hereunder;

To comply all the necessary requirements needed thereto; thereafter, apply and secure TIN;

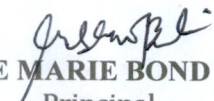
To accept get/claim and receive the certificates of title/s Tax Declaration; and all other certifications/documents/ clearances/ Certificate of Live Birth/Certificate of Marriage/ Death Certificate/ Tin upon its release; and

To submit, sign and execute Affidavit of DAR Clearance, Affidavit of Confirmation and any and all the necessary documents that may be required in order to perform the aforescribed authority.


HEREBY RATIFYING AND CONFIRMING all that our said attorney-in-fact shall lawfully do or cause to be done by virtue thereof.

HEREBY GIVING AND GRANTING unto my said attorney-`in-fact, full power and authority to do and perform all and every act and thing whatsoever necessary or required to be done in and out the premises as fully to all intent and purposes as I might or could lawfully do it personally present and HEREBY RATIFYING AND CONFIRMING all that she may do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto signed my name this **MAY 17 2023** at Puerto Princesa City.

  
**EDRIE MARIE BOND CUA**  
Principal

Id No. \_\_\_\_\_  
With Marital Consent;

  
**ARNOLD SZE CUA**  
Id No. \_\_\_\_\_

*I accept my commission ship;*

**GINA R. NIANGA**  
Attorney-in-fact

Signed in the presence of:

Divine Grace Comedia Rea Grijaldo

- ACKNOWLEDGMENT -

Republic of the Philippines)  
City of Puerto Princesa )S.S.

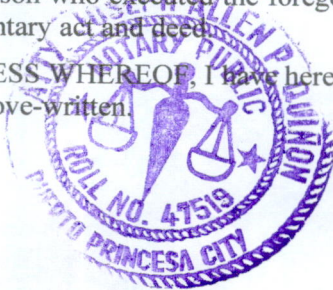
Province of Palawan)  
X-----X)

**MAY 17, 2023**

BEFORE ME, this \_\_\_\_\_ in the City of Puerto Princesa, personally appeared the above-parties, exhibiting competent evidence of her identities indicated below their names, known to me to be the same person who executed the foregoing instrument, and acknowledged that the same are their own free and voluntary act and deed.

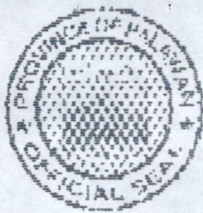
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day, year, and place above-written.

BOOK NO. 501  
PAGE NO. 102  
SERIES OF 259  
2023



**ATTY. JOSEPH ALLEN P. QUINON**  
NOTARY PUBLIC  
COMMISSIONED UNTIL DECEMBER 31, 2024  
ROLL NO. 47519/TIN NO. 223-829-182  
IBP NO. 004817/PTR NO. 2942859  
MCLE NO. VI-0027765





Republic of the Philippines  
Province of Palawan  
CITY OF PUERTO PRINCESA

OFFICE OF THE PROVINCIAL TREASURER

**TAX CLEARANCE CERTIFICATE**

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that according to the records of this office,  
**EDRIE MARIE BOND CUA KASAL KAY ARNOLDSZE** of **SAN VICENTE, PALAWAN**  
**CUA**

has/have already paid the taxes due in his/her its Real Property declared under  
Tax Declaration No. 18-21-005-0311 with an Assessed Value of 23,940.00  
situated at NEW AGUTAYA SAN VICENTE, PALAWAN

OFFICIAL RECEIPT NO.	DATE	YEAR COVERED	AMOUNT PAID
7437280	05/18/2023	2015-2023	5,128.60
XXXXXXXXXXXXXXXXXXXX			5,128.60

Issued this 18th day of May 2023  
subject person/entity for whatever legal purpose it may serve.

Misc. Fees : P 50.00  
O. R No. : 1516235  
Date issued : 5/18/2023



0440742305003827

**ERLINDA T. RIZADA**  
Provincial Accountant / Actg. Asst. Prov. Treasurer





Republic of the Philippines  
Department of Environment and Natural Resources

**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Barangay III (Poblacion), Roxas, Palawan  
Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

**APPLICATION FOR AGRICULTURAL FREE PATENT**  
(under Chapter VII of CA 141, as amended, and R.A. No. 11573)

**Lot Information:**

Lot No. 2491 Part  
Survey No. \_\_\_\_\_  
Area (sq.m.) 10,000

**Location:**

Barangay: New Agutaya  
City/Municipality: San Vicente  
Province: Palawan

**Applicant's Information**

Name: Edrie Marie Bond Cua  
Mailing Address: LAS PINAS City m. manila  
Sex: Male ☐ Female ☒  
Age: 40 - 1983 July 3  
Civil Status: ☐ Single ☒ Married ☐ Divorced ☐ Separated ☐ Widowed  
Citizenship: \_\_\_\_\_ Mobile No.: \_\_\_\_\_ Email address: \_\_\_\_\_  
Mother's Maiden Name: BOND PICAZO Name of Spouse (if married): ARNOLD SZE CUA

1. I am not an owner of more than 12 hectares of land.
2. I have not filed any petition for judicial titling on the same subject lot.
3. I entered upon and began cultivation of the same on \_\_\_\_\_ (dd/mm/yyyy), since then, I have continuously cultivated the land; and have made thereon the following improvements:

4. (Optional, if the applicant is a transferee)

The land described and applied for is not claimed or occupied by any other person but is public land which was first occupied and cultivated by \_\_\_\_\_ on \_\_\_\_\_ (dd/mm/yyyy).

5. (Optional, if the applicant is an heir)

The previous cultivator, \_\_\_\_\_ who was my ancestor, died on and existing improvements thereon which consists of the following:

Evidence of relationship, death, burial, and heirship is hereto attached and consist of \_\_\_\_\_.

The following are the names and addresses of the heirs of my ancestor

Name	Address
1. _____	_____
2. _____	_____

6. I am \_\_\_\_\_, the only heir/representative of the heirs of \_\_\_\_\_ entitled to succeed him/her according to the laws of the Philippines

7. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated, except during the following period, when the land was not occupied for the reason stated



8. To the best of my knowledge, information and belief, the land applied for is an alienable and disposable public agricultural land suitable for agricultural purposes.
9. I agree to demarcate applicable easements consistent with the existing policies and regulations.
10. The following named witnesses will testify that the allegations in this application are true:

	Name	Signature	Address
1.	<u>Wenita D Camencia</u>	<u></u>	<u>New Agutaya</u>
2.	<u>ELSA B MORAL</u>	<u></u>	<u>New Agutaya</u>

11. I understand that any applicant who willfully and knowingly submit false statements or executes false affidavits in connection with this application shall be deemed guilty of perjury and that any person who, not being qualified to apply for public lands, files an application or induces or permits another to file it on his/her behalf shall be punishable in accordance with existing laws. His/her application shall be rejected or cancelled and all amount paid on account thereof shall be forfeited in favor of the Government, and he/she shall not be entitled to apply for any public land in the Philippines.

\_\_\_\_\_  
Applicant's Name and Signature

### AFFIDAVIT

Republic of the Philippines)

\_\_\_\_\_: S.S.  
\_\_\_\_\_

The person making the foregoing application under oath depose and say:

That I have read, or someone has read to me, and I thoroughly understand the foregoing application and that I signed the same and this affidavit in the presence of the officer who administered the oath; and that each and every statement in the application is true and correct.

\_\_\_\_\_  
Applicant's Name and Signature

*\*This portion shall be filled up by the DENR*

Application No. \_\_\_\_\_

Entry No. \_\_\_\_\_

Before me, at the place aforesaid on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ personally appeared \_\_\_\_\_ known to be the person  
whose name appears in the foregoing application, and in my presence signed the said application  
and subscribed and sworn to this affidavit. He/She exhibited to me his/her Government Issued ID  
No. \_\_\_\_\_ issued at \_\_\_\_\_ on  
\_\_\_\_\_ (dd/mm/yyyy).

\_\_\_\_\_  
Officer Authorized to Administer Oath

LMO 1/ LMI/DPLI  
Official Title

*This form is not for sale*





## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I LUCYTA D. CAMENA, married to Manuel P. Camena,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free Patent Application No. \_\_\_\_\_ for a tract of land located in the Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of  
Palawan.

LUCYTA D. CAMENA  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI





## AFFIDAVIT IN SUPPORT OF AGRICULTURAL FREE PATENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I EUGA R. MORAY, married to DIEN VENIDO R. MORAY,  
Filipino, of legal age, and resident of the Municipality of \_\_\_\_\_, Province of  
Palawan after having been duly sworn to in accordance with law, depose and say:

1. That I personally know \_\_\_\_\_ who has filed an Agricultural Free  
Patent Application No. \_\_\_\_\_ for a tract of land located in the  
Municipality of \_\_\_\_\_, Province of Palawan;
2. That I am an actual resident of the said municipality of \_\_\_\_\_ and I  
know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru  
his/her predecessor-in-interest since \_\_\_\_\_ or prior thereto and it is free from  
claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not  
personally interested in the land applied for in the granting of patent; and
5. That to the best of my knowledge, belief and information, the applicant is a natural born  
citizen of the Philippines and is not the owner of more than twelve (12) hectares of land in  
the country.

IN WITNESS WHEREOF, I have hereunto set my hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, CY \_\_\_\_\_ in the municipality of \_\_\_\_\_, Province of  
Palawan.

EUGA R. MORAY  
Affiant

CTC/ID No. \_\_\_\_\_  
Issued on \_\_\_\_\_  
At \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this date and place stated above.

\_\_\_\_\_  
SI/LMI/DPLI