



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

DENR MIMAROPA RECORDS SECTION
RECEIVED
08 AUG 2022
IN INCOMING OUTGOING
DATE NO.

July 27, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region


FROM : The In-Charge
PENRO Oriental Mindoro

SUBJECT : **PET. NO. CLT22-2949**
IN THE MATTER OF CORRECTION OF LOT DESCRIPTIONS
APPEARING IN THE TRANSFER CERTIFICATE OF TITLE
NO. 064-2018004948 AND SUBDIVISION PLAN CSD-12039-D

RODOLFO MANTARING MAGSINO, *Petitioner*
-versus-
REGISTER OF DEEDS OF ORIENTAL MINDORO, *Respondent*

Forwarded is a copy of Petition No. CLT22-2949 entitled *In the Matter of Correction of Lot Descriptions appearing in the Transfer Certificate of Title No. 064-2018004948 and Subdivision Plan Csd-12039-D* between Rodolfo Mantaring Magsino, *Petitioner*, and Register of Deeds of Oriental Mindoro, *Respondent*, from Atty. Larry Militar Quinton, Counsel for the Petitioner.

For information and consideration.

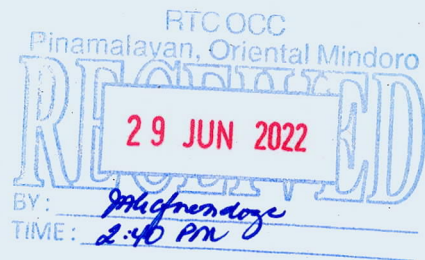

MARICEL V. SUPLEO
Chief, Administrative Officer/Chief MSD
In-Charge, Office of the PENRO

Tracking No.: 2207000757

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch _____
Pinamalayan, Oriental Mindoro
~o0o~



**IN THE MATTER OF CORRECTION
OF LOT DESCRIPTIONS APPEARING
IN THE TRANSFER CERTIFICATE OF
TITLE NO. 064-2018004948 AND
SUBDIVISION PLAN CSD-12039-D**

PET. NO. CLT22-2949

RODOLFO MANTARING MAGSINO,
Petitioner,

~versus~

**REGISTER OF DEEDS OF
ORIENTAL MINDORO,**
Respondent.

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE ORIENTAL MINDORO	
PENRO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	JUL 25 2022
TIME:	

X -----X

PETITION

COMES NOW, the Petitioner, through the undersigned Counsel, and
unto this Honorable Court, most respectfully alleges:

1. *That*, the Petitioner is of legal age, single, Filipino, and resident of Barangay Marfrancisco, Pinamalayan, Oriental Mindoro, where he may be served with summons and other processes of this Honorable Court;
2. *That*, Respondent Register of Deeds of Oriental Mindoro is an institution existing under Philippine Laws and may be served with summons and other processes of this Honorable Court at their office address at Barangay Sta. Isabel, Calapan City, Oriental Mindoro;
3. *That*, the Petitioner is the lawful and registered owner of a One Thousand Four Hundred Eleven (1,411) square meter parcel of land, situated at Barangay Matuod-tuod, Pinamalayan, Oriental Mindoro, covered in and embraced by Transfer Certificate of Title No. 064-2018004948:

(System Generated Copy of Transfer Certificate of Title No. 064-2018004948 is attached hereto as Annex "A" and made an integral part hereof.)

4. That, said lot was carved out from Lot 1769 as indicated in cadastral Map of Pinamalayan, Oriental Mindoro; (Copy of duly certified CAD MAP of Pinamalayan Public land subdivision known as CM 13-02N. 121-28E is attached hereto as Annex "B" and made an integral part hereof.)
5. That, said parcel of land was subdivided as shown by subdivision plan Csd-12039-D and the lot subject of this petition is denominated as Lot 1769-J with its Technical Description likewise indicated thereto among others; (Copy of subdivision plan Csd-12039-J bearing the lot's correct technical description is attached hereto as Annex "C" and made an integral part hereof.)
6. That, however, a cursory reading of the lot description of the aforementioned parcel of land on its owner's copy of title and the one indicated in the subdivision plan Csd-12039-D, showed a difference reflected, as follows:

As stated in the owner's copy of Transfer Certificate of Title No. 064-2018004948:

*"BEGINNING AT A POINT MARKED "1" OF LOT 1769-J, ON PLAN CSD-12039-D, BEING S. 22-02 W., 1538.68 M. FROM BLLM # 1, PLS-83 (PHILCUSA-FOA), THENCE
S. 36-03 E., 102.25 M. TO POINT 2;
N. 34-52 W., 29.22 M. TO POINT 3;
N. 52-38 E., 96.54 M. TO POINT 1; XXX
CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED AND ELEVEN (1,411) SQUARE METERS.
XXX"*

LOT 1769-J		
1 2	S. 36°03'E	102.25M
2 3	N. 34°52'N	29.22 "
3 1	N. 52°38'E	96.74 "

While in the in the technical descriptions, it was shown as:

"BEGINNING AT A POINT MARKED "1" OF LOT 1769-J, ON PLAN CSD-12039-D, BEING S. 22-02 W., 1538.68 M. FROM BLLM # 1, PLS-83 (PHILCUSA-FOA), THENCE

S. 36-03 W., 102.25 M. TO POINT 2;

N. 34-52 W., 29.22 M. TO POINT 3;

N. 52-38 E., 96.74 M. TO POINT 1; XXX

CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED AND ELEVEN (1,411) SQUARE METERS.

XXX"

LOT 1769-J			
1	2	S.36°03' <u>W</u>	102.25M
2	3	N. 34°52' <u>W</u>	29.22 "
3	1	N. 52°38' <u>E</u>	96.74 "

(Technical Descriptions of the abovedescribed property is attached hereto as Annex "D" and made an integral part hereof.)

7. That, based on the certified technical description of the abovementioned lot issued by the Land Management Bureau (L.M.B.), the latter lot description is the correct data and consistent on the ground;
8. That, the abovementioned title of land is declared in the name of the herein Petitioner for taxation purposes at the Municipal Assessor's Office of Pinamalayan, Oriental Mindoro; (Photocopy of Tax Declaration No. 2015-090020-03400 is attached hereto as Annex "E" and made an integral part hereof.)
9. That, Petitioner is religiously paying the Real Property Tax and have no arrears thereof; (Certificate of Tax Payment is attached hereto as Annex "F" and made an integral part hereof.)
10. That, in order to avoid possible property dispute in the future, there is a need to correct the technical descriptions stated in the abovementioned title to conform to the actual figures on the ground;

PRAYER

WHEREFORE, premises considered, it is most respectfully prayed that after due notice and hearing, an Order be issued directing the Register of

PETITION FOR CORRECTION OF LOT DESCRIPTION IN TCT NO. 064-2018004948
RODOLFO MANTARING MAGSINO vs. The Register of Deeds of Oriental Mindoro

Deeds of Oriental Mindoro to correct the entries in Transfer Certificate of Title No. 064-2018004948.

Bansud for Pinamalayan, Oriental Mindoro, 22 JUN 2022


ATTY. LARRY MILITAR QUINTON

Counsel for the Petitioner

Unit C, Fabellon Building,

Poblacion, Bansud, Oriental Mindoro

Roll of Attorney's No. 58500

I.B.P. No. 168920/12-31-2021

P.T.R. No. 2117801/01-03-2022

M.C.L.E. Compliance No. VI – 0027666/04-05-19

Mobile No.: +639-30-886-5549

E-mail Add: larryquinton_13@yahoo.com

Copy furnished:

OFFICE OF THE PROVINCIAL PROSECUTOR

Pinamalayan, Oriental Mindoro

**THE REGISTER OF DEEDS
OF ORIENTAL MINDORO**

Sta. Isabel, Calapan City, Oriental Mindoro

OFFICE OF THE SOLICITOR GENERAL

134 Amorsolo Street, Legaspi Village,

Makati City, Metro Manila

LAND REGISTRATION AUTHORITY

East Avenue, Corner Nia Road,

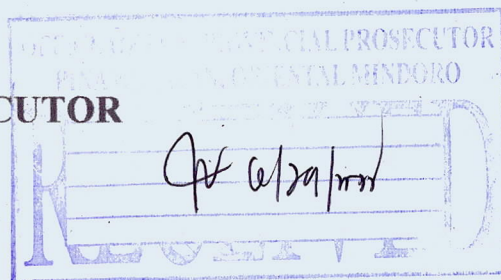
Diliman, Quezon City

LAND MANAGEMENT BUREAU

Department of Environment and Natural Resources

MIMAROPA Region

Calapan City, Oriental Mindoro



VERIFICATION AND CERTIFICATION OF NON-FORUM SHOPPING

I, **RODOLFO MANTARING MAGSINO**, of legal age, Filipino, and a resident of Marfrancisco, Pinamalayan, Oriental Mindoro, after having been duly sworn to in accordance with law, hereby depose and say:

That, I am the Petitioner in the above-entitled petition;

That, I have caused the preparation of the foregoing petition;

That, I have read the same and understood the contents thereof and all the allegations therein are true and correct of my own knowledge and based on authentic documents available and hereby certify, that:

- (a) the document is not being presented for any improper purpose;
- (b) the claims, defenses, and other legal contentions are warranted by existing law or jurisprudence or by non-frivolous arguments for modifying or reversing existing jurisprudence;
- (c) the factual contentions have evidentiary support or will have evidentiary support after availment of the modes of discovery; and
- (d) denials of factual contentions are warranted by evidence, or reasonably based on belief or lack of information;

That, I have not commenced any other action or proceeding involving the same issue in the Supreme Court, Court of Appeals, any divisions thereof, or any other tribunal or agency and that to the best of my knowledge, no such action or proceeding is pending in the Supreme Court, Court of Appeals, any divisions thereof, or any other tribunal or agency.

That, if there is any action or proceedings which I may discover or find to be pending in any of the different forums mentioned, I shall state the status thereof and shall undertake to inform and report the same to this Honorable Court within five (5) days from having knowledge thereof.

IN WITNESS WHEREOF, I have hereto set my hand this ____ day of 22 JUN 2022 at Bansud, Oriental Mindoro.

RODOLFO MANTARING MAGSINO

Affiant

Gov't Issued ID No. 02003943568

Issued on N/A

Issued by CSIS, Roxas Boulevard, Palany

SUBSCRIBED AND SWORN to before me this ____ day of 22 JUN 2022 at Bansud, Oriental Mindoro,

affiants personally appeared and known to me personally to be the same person who executed this instrument. I hereby certify that I have personally examined the affiant and I am fully satisfied that the affiant have voluntarily executed this statement and they knew well all the contents for their given statements.

ATTY. LARRY MILITAR QUINTON

Notary Public

Until June 30, 2022

I.B.P. No. 168920/12-31-2021

P.T.R. No. 2317801/01-03-2022

Bansud, Oriental Mindoro

Roll of Attorneys No. 58-00

Doc. No. 216
Case No. 45
Book No. VI
Series 2022

LAND REGISTRATION AUTHORITY COPY FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 140

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

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

No. 064-2018004948

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF PINAMALAYAN, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO, PHILS., more particularly bounded and described as follows:
BEGINNING AT A POINT MARKED "1" OF LOT 1769-J, ON PLAN CSD- 12039-D, BEING S. 22-02 W., 1538.68 M. FROM BLLM # 1, PLS-83 (PHILCUSA-FOA), THENCE

S. 36-03 E., 102.25 M. TO POINT 2;
N. 34-52 W., 29.22 M. TO POINT 3; (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: RODOLFO MANTARING MASSINO, SINGLE, OF LEGAL AGE,
FILIPINO

Address: MARFRANCISCO, PINAMALAYAN, ORIENTAL MINDORO MIMAROPA

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.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Tenant Type: Free Patent

Original RD: CALAPAN, MINDORO
ORIENTAL

Patent Date: 10/06/1970

OCT Date: 10 12 1970

Under Act No.: 141, AS AMENDED

OCT No.: OCT-RP-44 (P-8336)

Volume No.: P-7

Page No.: 44

Original Owner: HERMINIGILDO LONTOC

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE RP-44 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 31st day of JULY 2018 at 08:27am.

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2018004948 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: NECY ARCASITAS

Ref. : 2022005416 OR No. : 1026205087
Date : 06/13/2022 OR Date : Jun 13 2022
Time : 01:45:20 PM Amt. Paid : 235.16

Judicial Form No. 140

TCT No.: 064-2018004948

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

N. 52-38 E., 96.54 M. TO POINT 1;
POINT OF BEGINNING. CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED
AND ELEVEN (1,411) SQUARE METERS. ALL POINTS REFERRED TO ARE
INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL.
CONC. MONS. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 1769-G,
CSD-12039-D; ON THE SW., ALONG LINE 2-3 BY LOT 1754, PLS-83; AND ON
THE NW., ALONG LINE 3-1 BY LOT 1769-A, CSD-12039-D.
BEARINGS TRUE.

THESE LOTS WERE SURVEYED IN ACCORDANCE WITH LAW AND EXISTING
REGULATIONS PROMULGATED THEREUNDER, BY SANTIAGO M. MATINING,
GEODETIC ENGINEER, ON AUGUST 24, 1967 AND APPROVED ON JULY 26,
1969.

NOTE: LOT 1769-B- LOT 4308, LOT 1759-E- LOT 4311, LOT 1769-J- LOT
4316, PLS-83 (PHILCUSA-FOA) THESE LOTS ARE COVERED BY F.P.A. NO.
(VII-5)5246.

It is hereby certified that this is a true electronic copy of TCT 2018004948 on file in Registry of Deeds of Calapan, Mindoro Oriental,
which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at
Registry of Deeds of Calapan, Mindoro Oriental. Requested By: NECY ARCASITAS

Ref. : 2022005416 OR No. : 1026295087
Date : 06/13/2022 OR Date : Jun 13 2022
Time : 01:45:20 PM Amt Paid : 235.16

Official Form No. 140

TCT No.: 064-2018004948

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019001114

Date: February 21, 2019 03:52:21PM

AMENDMENT OF MORTGAGE : THE REAL ESTATE MORTGAGE ANNOTATED UNDER ENTRY NO. 2920. IN FAVOR OF LAND BANK OF THE PHILIPPINES HAS BEEN AMENDED AS FOLLOWS: FROM PHP2,650,000.00, TO PHP8,000,000.00, ADDITIONAL COLLATERAL SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE ORIGINAL MORTGAGE, IN ACCORDANCE WITH DOC. NO. 101; PAGE NO. 22; BOOK NO. 17; SERIES OF 2019; OF NOTARY PUBLIC OF CALAPAN CITY, ORIENTAL MINDORO; ATTY. LEDELYN MONTESA CORPUZ; DATED FEBRUARY 11, 2019.

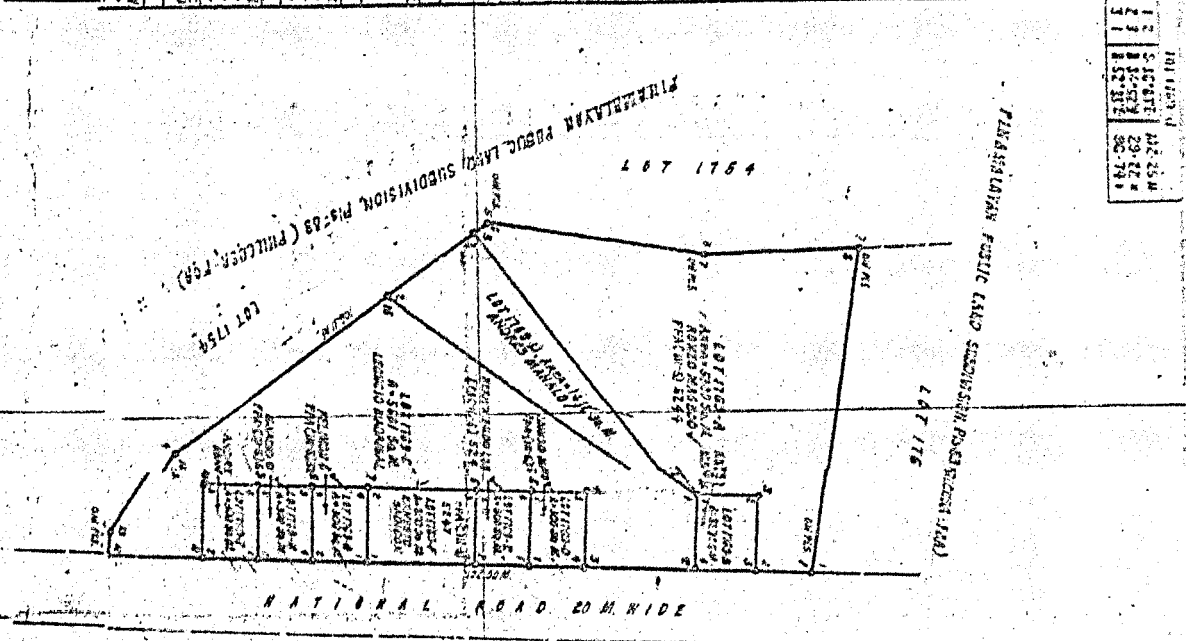
ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018004948 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: NECY ARCASITAS

Ref. : 2022005418 OR No. : 1028295087
Date : 06/13/2022 OR Date : Jun 13 2022
Time : 01:45:20 PM Amt Paid : 235.16



LINE	BEARING	DISTANCE	COORDINATES
1	N 88° 15' E	15.00	15.00
2	S 88° 15' E	15.00	30.00
3	N 88° 15' E	15.00	45.00
4	S 88° 15' E	15.00	60.00
5	N 88° 15' E	15.00	75.00
6	S 88° 15' E	15.00	90.00
7	N 88° 15' E	15.00	105.00
8	S 88° 15' E	15.00	120.00
9	N 88° 15' E	15.00	135.00
10	S 88° 15' E	15.00	150.00
11	N 88° 15' E	15.00	165.00
12	S 88° 15' E	15.00	180.00
13	N 88° 15' E	15.00	195.00
14	S 88° 15' E	15.00	210.00
15	N 88° 15' E	15.00	225.00
16	S 88° 15' E	15.00	240.00
17	N 88° 15' E	15.00	255.00
18	S 88° 15' E	15.00	270.00
19	N 88° 15' E	15.00	285.00
20	S 88° 15' E	15.00	300.00



1. The proposed Public Land subdivision is shown in the attached map.

2. The proposed Public Land subdivision is shown in the attached map.

3. The proposed Public Land subdivision is shown in the attached map.

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18. The proposed Public Land subdivision is shown in the attached map.

19. The proposed Public Land subdivision is shown in the attached map.

20. The proposed Public Land subdivision is shown in the attached map.

DIVISION OF LANDS

PLAN OF LOT 1169

AS SURVEYED FOR ANDRES MANALO ET AL

SITUATED IN THE

BARROGIST OF MATODOOD

MUNICIPALITY OF PINAALAYAN

PROVINCE OF OR MINDORO

ISLAND OF MINDORO

CONTAINING AN AREA OF 14739 SQ. M.

BEARINGS-TRUE

SCALE 1:1000

SURVEYED August 24, 1967. BY

ORIGINAL SURVEY: JULY 10, 1955. BY

SANTIAGO MARTINEZ

GEODETIC ENGINEER

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES

BUREAU OF LANDS

I hereby certify that this is a correct plan of the survey herein plotted on the basis of the original field notes and computations which are on file in this office. I warrant as the survey appears to have been made in accordance with existing regulations of the Bureau of Lands, the same is hereby approved. THIS APPROVED PLAN HOWEVER, SHOULD NOT BE USED TO SETTLE ANY DISPUTES.

Manila, Philippine Islands, August 24, 1967.

Francisco R. Vazquez

Director of Lands

Submitted for Manila Office July 12, 1967

Approved: **Francisco R. Vazquez** Director of Lands

Checked: **Francisco R. Vazquez** Director of Lands

Drawn: **Francisco R. Vazquez** Director of Lands

Original Certificate issued: **Francisco R. Vazquez** Director of Lands

Transferred to: **Francisco R. Vazquez** Director of Lands

Information attached: **Francisco R. Vazquez** Director of Lands

Additional: **Francisco R. Vazquez** Director of Lands

1. The proposed Public Land subdivision is shown in the attached map.

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20. The proposed Public Land subdivision is shown in the attached map.

623974 (sd-12039-1)



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

TECHNICAL DESCRIPTIONS

Survey Plan No. : **CSD-12039-D**
Lot No. : **LOT 1769-J**
Portion of Lot : **LOT 1769, PLS-83, (PHILCUSA-FOA), PINAMALAYAN PUBLIC LAND SUBDIVISION**
Land Owner/Claimant : **ANDRES MANALO, ET. AL.**
Location : **MATOODTOOD, PINAMALAYAN, ORIENTAL MINDORO**

Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	SE	LOT 1769-C, CSD-12039-D, LEONCIO MADRIGAL
2-3	SW	LOT 1754, PLS-83, (PHILCUSA-FOA), PINAMALAYAN PUBLIC LAND SUBDIVISION
3-1	NW	LOT 1769-A, CSD-12039-D, ROMEO MAGBOO

Tie Point: BLLM NO. 1, PLS-83, (PHILCUSA-FOA), PINAMALAYAN PUBLIC LAND SUBD.

Lot Description:

Line	Bearing	Distance
Tie Point - 1	S 24° 25' W	1433.90 m.
1-2	S 36° 03' W	102.25 m.
2-3	N 34° 52' W	29.22 m.
3-1	N 52° 38' E	96.74 m.

Area : ONE THOUSAND FOUR HUNDRED ELEVEN (1,411) sq. m. more or less

Descriptions of corners : All corners are marked **PS** cyl. conc. mons. 15x60 cms.

Bearings : True

Date of Original Survey : July 10, 1955-July 15, 1956

Date of Survey : Aug. 24, 1967

Date Approved : July 26, 1969

Geodetic Engineer : **SANTIAGO M. MATINING**

Note: Lot 1769-J, shall be equivalent to Lot 4316, Pls-83, (Philcusa-Foa), Pinamalayan Public Land Subdivision

Note: This Technical Description is based from the Records on file in this office as certified by Brian D. Aguinaldo, Administrative Officer III, Land Records Section

Requested by : I. G. SIGUE

Who paid the Cert. Fee: P50.00

under OR No. / date : 3402245530-09/22/2021

Prepared & Verified by:

Approved by:

JOCELYN A. SARILE

Chief, Survey & Control Section/
LAMS Coordinator

ROMAN G. LEGASPI

OIC, Chief, Surveys and Mapping Division

TAX DECLARATION OF REAL PROPERTY

TD No.: 2015-090020-03400

Cancelled: ☐ Property Identification No.: 029-09-0020-027-10

Owner: MAGSINO, RODOLFO M. (SINGLE)

TIN: _____

Address: MARFRANCISCO, PINAMALAYAN, ORIENTAL MINDORO

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

MARFRANCISCO

PINAMALAYAN, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: 064-2018004948

Survey No.: CSD 12039-D

CCT: _____

Lot No.: _____

Blk. No.: _____

Dated: _____

Cadastral Lot no: LOT 1769-J

Boundaries:

North: NW LOT 1769-A

South: SW LOT 1754 PLS 83

East: SE LOT 1769-G

West: _____

KIND OF PROPERTY ASSESSED:

☒ LAND:☐ MACHINERY:☐ BUILDING:☐ OTHERS:

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	1,411	28,220.00	ORCHARD	40%	11,290.00
TOTAL :	1,411	Php 28,220.00		Php	11,290.00

Total Assessed Value

ELEVEN THOUSAND TWO HUNDRED NINETY PESOS ONLY

(Amount in words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

1

2019

Qtr.

Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

CARLITO M. MEJICO, CPA, REB

10/17/2018

ONISIMO S. NALING, REA

10/17/2018

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: 2015-090020-01767

Previous AV. Php

6,250.00

Previous Owner: LONTOC, HERMINIGILDO MRD. TO AGRIPINA MEDRANO

Memoranda: ISSUED AS PER TITLE.

Annotation: _____

CERTIFIED TRUE COPY OF
TAX DECLARATIONCARLITO M. MEJICO, CPA, REB
Municipal Assessor

O.R. No.: _____

Date : 3-24-2022

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

Annex "F"



Republic of the Philippines
PROVINCE OF ORIENTAL MINDORO
MUNICIPALITY OF PINAMALAYAN

OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that, according to the records of this office, the real properties are declared for taxation purposes in the name of **MAGSINO, RODOLFO M. (SINGLE)**

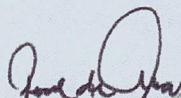
and the declared owner of the real property/ies described below situated in the Municipality of PINAMALAYAN, this province and that taxes thereon for the year 2022 is/are already paid per Official Receipt issued and/or presented as follows:

TAX DECLARATION NUMBER	PIN NO.	LOCATION OF PROPERTY	TITLE NO.	AREA	ASSESSED VALUE	TAX DUE	TAX YEAR	O.R. NO.	DATE
2015-090020-03400	027-10	MARFRANCISCO	064-2018004948	0.1411 HAS	11,290.00	203.22	Full 2022	2014514	02/03/2022
***** nothing follows *****									

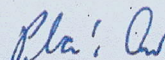
This is to certify further that the taxes of the above real property/ies have been paid from previous years up to year 2022

Given on this 24th of March, 2022 upon the request of **RODOLFO M. MAGSINO**
for whatever legal purpose it may serve him/her best.

Prepared by:


ROEL O. DE MESA
Administrative Aide III

Approved by:


PLARIDEL S. CUPIADO
MUNICIPAL TREASURER

CTC No.: 22606343

O.R. No.: 2588543

Date : March 24, 2022

Amount: 50.00

Documentary Stamp Tax PAID : 30.00

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch ____
Pinamalayan, Oriental Mindoro
~oOo~

IN THE MATTER OF CORRECTION
OF LOT DESCRIPTIONS APPEARING
IN THE TRANSFER CERTIFICATE OF
TITLE NO. 064-2018004948 AND
SUBDIVISION PLAN CSD-12039-D

PET. NO. _____

RODOLFO MANTARING MAGSINO,

Petitioner,

-versus-

THE REGISTER OF DEEDS OF
ORIENTAL MINDORO,

Respondent.

x-----x

JUDICIAL AFFIDAVIT OF RODOLFO MANTARING MAGSINO

The examination of the Petitioner in this Judicial Affidavit was conducted and supervised by Atty. Larry Militar Quinton at his office at Unit C, Fabellon Building, Western Nautical Highway, Poblacion, Bansud, Oriental Mindoro. The Petitioner answered the questions asked of him fully conscious that he did so under oath and that he may face criminal liability for false testimony or perjury.

OFFER OF TESTIMONY:

The testimony of **RODOLFO MANTARING MAGSINO** is being offered to establish and prove the material allegations contained in the petition for correction of lot descriptions appearing in the Transfer Certificate of Title No. 064-2018004948 and Subdivision Plan CSD-12039-D he filed against **THE REGISTER OF DEEDS OF ORIENTAL MINDORO**. *That*, he will attest that he is the lawful and the registered owner of the property subject of this petition; *That*, the said property was carved out from Lot 1769 of the subdivision plan Csd-12039-D; *That*, the same was later subdivided; *That*, however, a cursory reading of lot description of the said property, showed difference in its subdivision plan; He will likewise prove all other allegations in the instant Petition and identify relevant documents and testify on other matters in relation to this case.

1. **Q:** Please state your name and your other personal circumstances.
A: I am **RODOLFO MANTARING MAGSINO**, of legal age, single, Filipino, and a resident of Barangay Marfrancisco, Pinamalayan, Oriental Mindoro, sir;
2. **Q:** Why are you here?
A: I am here to execute a Judicial Affidavit regarding the Petition for correction of lot descriptions appearing in the Transfer Certificate of Title No. 064-2018004948 I filed against the Register of Deeds of Oriental Mindoro, sir;
3. **Q:** Are you the registered owner of the property covered by the Transfer Certificate of Title No. 064-2018004948?
A: Yes sir;
4. **Q:** Do you have proof of the same?
A: Yes sir, I have here with me a System Generated Copy of Transfer Certificate of Title No. 064-2018004948;

MANIFESTATION:

Counsel prays that the System Generated Copy of Transfer Certificate of Title No. 064-2018004948, be marked in evidence of the Petitioner as *Exhibit* “__”.

5. **Q:** Can you please state the circumstances leading to the filing of this case?
A: Yes sir. I bought the said property from Lonisio Magsino and said lot was carved out from Lot 1769 as indicated in Cadastral Map of Pinamalayan, Oriental Mindoro;
6. **Q:** Do you have proof of the same?
A: Yes sir, I have here with me a duly certified cadastral map of Pinamalayan Public land subdivision known as CM 13-02N.121-28E;

MANIFESTATION:

Counsel prays that the duly certified cadastral map of Pinamalayan Public land subdivision known as CM 13-02N.121-28E, be marked in evidence of the Petitioner as *Exhibit* “__”.

7. **Q:** Then?
A: Said parcel of land was later subdivided as shown by subdivision plan Csd-12039-D and the lot subject of this petition is

denominated as Lot 1769-J with its technical description likewise indicated thereto among others;

8. Q: What else?

A: However, a cursory reading of the lot description of the aforesaid parcel of land on its owner's copy of title and the one indicated in the subdivision plan Csd-12039-D, showed discrepancies;

9. Q: Can you state what are the differences between the said documents?

A: Yes sir. As stated in the owner's copy of Transfer Certificate of Title No. 064-2018004948 and in subdivision plan are, as follows:

"BEGINNING AT A POINT MARKED "1" OF LOT 1769-J, ON PLAN CSD-12039-D, BEING S. 22-02 W., 1538.68 M. FROM BLLM # 1, PLS-83 (PHILCUSA-FOA), THENCE

S. 36-03 E., 102.25 M. TO POINT 2;

N. 34-52 W., 29.22 M. TO POINT 3;

N. 52-38 E., 96.54 M. TO POINT 1; XXX

CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED AND ELEVEN (1,411) SQUARE METERS.

XXX"

and

LOT 1769-J			
1	2	S. 36°03'E	102.25M
2	3	N. 34°52'N	29.22 "
3	1	N. 52°38'E	96.74 "

While in the technical descriptions, they were shown as:

"BEGINNING AT A POINT MARKED "1" OF LOT 1769-J, ON PLAN CSD-12039-D, BEING S. 22-02 W., 1538.68 M. FROM BLLM # 1, PLS-83 (PHILCUSA-FOA), THENCE

S. 36-03 W., 102.25 M. TO POINT 2;

N. 34-52 W., 29.22 M. TO POINT 3;

N. 52-38 E., 96.74 M. TO POINT 1; XXX

CONTAINING AN AREA OF ONE THOUSAND FOUR HUNDRED AND ELEVEN (1,411) SQUARE METERS.

XXX"

and on the subdivision plan, the same were shown as:

LOT 1769-J			
1	2	S. 36°03'W	102.25M
2	3	N. 34°52'W	29.22 "
3	1	N. 52°38'E	96.74

10.Q: Do you have proof of the same?

A: Yes sir, I have here with me a copy of subdivision plan Csd-12039-D;

MANIFESTATION:

Counsel prays that the subdivision plan Csd-12039-D, be marked in evidence of the Petitioner as *Exhibit* "___".

11.Q: What else?

A: To be sure, we went to the Land Management Bureau and secured a copy of the duly certified Technical Descriptions of Lot No. 1769-J showing its consistency with what is described in the subdivision plan and the difference with the technical descriptions as stated in the Transfer Certificate of Title No. 064-2018004948;

12.Q: Do you have proof of the same?

A: Yes sir, I have here with me the duly certified Technical Descriptions of Lot No. 1769-J;

MANIFESTATION:

Counsel prays that the Technical Descriptions of Lot No. 1769-J be marked in evidence of the Petitioner as *Exhibit* "___".

13.Q: Is the property subject of this petition been declared for taxation purposes?

A: Yes sir;

14.Q: Do you have proof of the same?

A: Yes sir, I have here with me a copy of Tax Declaration No. 2015-090020-03400 and Tax Clearance. I am religiously paying the real property tax of the same and has no arrears thereof;

MANIFESTATION:

Counsel prays that the Tax Declaration No. 2015-090020-03400 and Tax Clearance be marked in evidence of the Petitioner as *Exhibit* “___” and “___”, respectively.

15.Q: Is the said title ever used as bail bond for the provisional liberty of an accused person with pending criminal case?

A: No sir;

16.Q: Is the title ever subjected to any transaction of sale or civil action pending before any court or tribunal?

A: No sir;

17.Q: What do you want now?

A: I filed this petition purposely to request this Honorable Court to correct the entries in Transfer Certificate of Title No. 064-2018004948 and subdivision plan Csd-12039-D pertaining to the abovestated lot descriptions based on correct technical descriptions as approved by Roman G. Legaspi, OIC, Chief, Surveys and Mapping Division, Department of Environment and Natural Resources, MIMAROPA Region;

18.Q: Is there anything more you want to say?

A: None, sir.

19.Q: Under your present oath, do you affirm and confirm the truthfulness and veracity of your judicial affidavit and your answers to the foregoing questions?

A: Yes, sir, I do.

MANIFESTATION:

Counsel prays this Honorable Court that the foregoing Judicial Affidavit be admitted as the direct testimony of the Petitioner.

Respectfully submitted on _____, at Pinamalayan, Oriental Mindoro.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day
of 22 JUN 2022 at Bansud, Oriental Mindoro.


RODOLFO MANTARING MAGSINO

Affiant

Gov't Issued ID No. 02003993568

Issued on N/A

Issued by CSH, Roxas Boulevard, Pasay

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ORIENTAL MINDORO) S.S
MUNICIPALITY OF BANSUD)
X ----- X

SUBSCRIBED AND SWORN to before me by the affiant on the date
and place first above-written, after affiant personally appeared and have
shown to me his government issued means of identification. I further certify
that I have read to him the contents of the affidavit and found that affiant
understood and voluntarily executed the foregoing.

WITNESS MY HAND AND SEAL.

Doc. No. 213 ;
Page No. 44 ;
Book No. VI ;
Series of 2022.


ATTY. LARRY MILITAR QUINTON

Notary Public

Until June 30, 2022

I.B.P. No. 168920/12-31-2021

P.T.R. No. 2317801/01-03-2022

Bansud, Oriental Mindoro

Roll of Attorneys No. 56, 1/1

ATTESTATION

1. I, **ATTY. LARRY MILITAR QUINTON**, of legal age, under
oath, depose and state:
2. *That*, I am the counsel who conducted and/or supervised the
examination of the herein witness in the foregoing Judicial
Affidavit;
3. *That*, I faithfully recorded or caused to be recorded the questions I
asked in the corresponding answer that the witness gave; and

JUDICIAL AFFIDAVIT OF RODOLFO MANTARING MAGSINO
RODOLFO MANTARING MAGSINO vs. The Register of Deeds of Oriental Mindoro
Petition for Correction of Lot Description in TCT No. 064-2018004948

4. That, neither I nor any other person then present or assisting him coached the Petitioner regarding her answers.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____ at _____.


ATTY. LARRY MILITAR QUINTON

Affiant

VIN: 5202-0013A-F1365LMQ10000

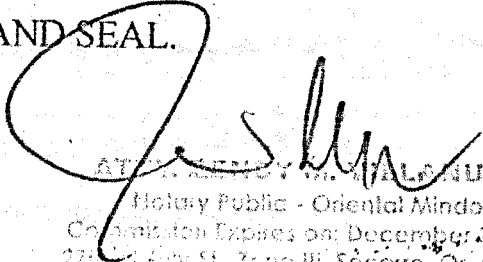
Issued by COMELEC, Bansud, Or. Mdo.

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ORIENTAL MINDORO) S.S
CITY/MUNICIPALITY OF Pinamalayan)
X-----X

SUBSCRIBED AND SWORN to before me this ____ day of 22 JUN 2022 at Pinamalayan, Oriental Mindoro, after affiant personally appeared and have shown to me his government issued means of identification. I further certify that affiant understood and voluntarily executed the foregoing.

WITNESS MY HAND AND SEAL.

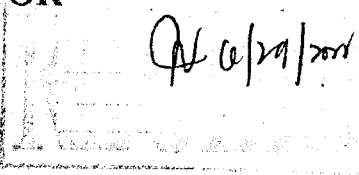
Doc. No. 209;
Page No. 43;
Book No. 70;
Series of 2022


ATTY. LETICIA M. MAGSINO
Notary Public - Oriental Mindoro
Commission Expires on: December 31, 2022
2704 Cory St., Zone III, Socorro, Or. Mindoro
IBP OF No. 133543 (2021) & 133544 (2022) Nov 26, 2020
PTR (No. 2) 02551-1 Jan. 04, 2022; Socorro, Or. Mindoro
Attorney's Roll No. A2085
MCLE No. VI-0005353; Dec. 28, 2017; Valid until April 14, 2021

Copy Furnished:

OFFICE OF THE PROVINCIAL PROSECUTOR
Pinamalayan, Oriental Mindoro

THE REGISTER OF DEEDS
OF ORIENTAL MINDORO
Sta. Isabel, Calapan City, Oriental Mindoro


6/24/2022

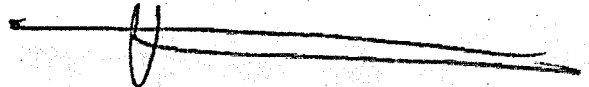
OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo Street, Legaspi Village,
Makati City, Metro Manila

LAND REGISTRATION AUTHORITY
East Avenue, Corner Nia Road,
Diliman, Quezon City

LAND MANAGEMENT BUREAU
Department of Environment and Natural Resources
MIMAROPA Region
Calapan City, Oriental Mindoro

EXPLANATION

The service of the foregoing **JUDICIAL AFFIDAVIT OF RODOLFO MANTARING MAGSINO** to the Office of the Provincial Prosecutor was done personally as mandated under the 1997 Rules of Civil Procedure while the service of the same to the rest was done through registered mail due to distance and lack of personnel to effect personal service.



ATTY. LARRY MILITAR QUINTON