



MEMORANDUM

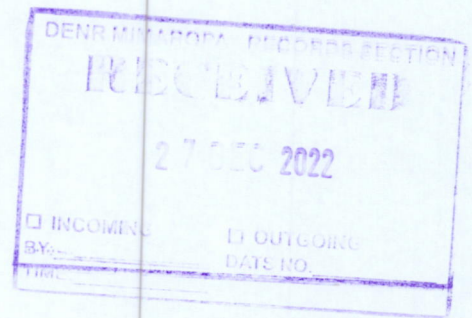
FOR : The Regional Executive Director
1515 L&S Bldg., Roxas Blvd
Ermita Manila

THRU : The Chief, Legal Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : **INDORSEMENT OF CERTIFIED TRUE COPIES OF
ORIGINAL CERTIFICATE OF TITLE OF LOT 5814, 5804, AND
5810 CAD 538-D LOCATED AT BRGY. DANA0, CAJIDI0CAN,
ROMBLON**

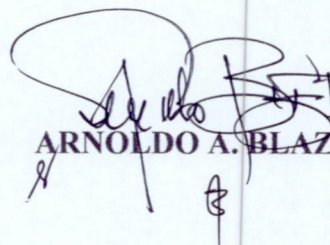
DATE : December 7, 2022



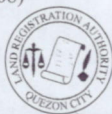
Respectfully indorsing is the electronic copies of the properties above-mentioned.

Per letter of Atty. Renie M. Catajay, Acting Registrar of Deeds II, dated December 1, 2022 confirmed that the properties above-mentioned are all patented and have already been registered.

For your information and record.


ARNOLDO A. BLAZA, JR

Accountable Form No. 51
(Revised 2008)



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

OFFICIAL RECEIPT

Date:

Entry/Ref No.:

November 28, 2022

EPEB_CCV/2022002155

1020725325

Issuing Office:

Received From (Last Name, First Name, Middle Initial)
Province of Romblon

Address (No., Street, City/Municipality, Province, Zip Code)
ATTY. RENIE M. CATAJAY

~~ROMBLON, ROMBLON~~

PAYMENT DETAILS

BREAKDOWN OF PAYMENT

TX018-Titles

*** Nothing Follows ***

Issuance Fee (Certified True
Copy)

162.00N

IT Service fee - Issuance Fee

772.62V

*** Nothing Follows ***

TOTAL AMOUNT PAID →

THE SUM OF (in Pesos)

934.62

~~NINE HUNDRED THIRTY FOUR AND 62/100 ONLY~~

MODE OF PAYMENT ☐ Cash ☐ Check ☐ Money Order ☐ Credit/Debit Card ☐ Others

Bank/Company	Ref. No.	Date	Amount
CASH X			934.62

CASHIER

April Joyce

NOTE: Write the number and date of this receipt on the back of check or money order received.



**REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City**

Please claim registered documents on:

Register of Deeds for Romblon, Romblon

ASSESSMENT FORM AND PAYMENT ORDER

Important Notice: The Registered Owner is reminded to upgrade the "Paper Title" to "Computerized Title" for faster transactions.

Book: CCV

EPEB No.: 2022002155

EPEB Date: 11/28/2022 10:04:58 AM

Presenter Name

ATTY. RENIE M. CATAJAY

Presenter Address

ROMBLON, ROMBLON

Title(s) Requested:

Registry of Deeds

Title Classification	Title Type	Title No.
----------------------	------------	-----------

No. of Copies

Romblon, Romblon

Paper Title

OCT

P-18162

1

Romblon, Romblon

Paper Title

OCT

P-18163

1

Romblon, Romblon

Paper Title

OCT

P-18164

1

Transaction Details

EPEB No. : 2022002155

Certified True Copy

■ Titles

EPEB No. : 2022002155

LRA Fees Assessment

Fee Type	Fee Description	Amount (PhP)
Issuance Fee (Certified True Copy)*	For the first two (2) pages	590.91
Issuance Fee (Certified True Copy)*	For each subsequent page(s) (pg 3+)	343.71
Grand Total Fees in Words:	Php Nine Hundred Thirty-Four And 62 / 100 only	Total : 934.62

*Inclusive of IT Service Fees

****Value Added Tax (VAT) on IT Service Fees - P 82.78**

FORMULARYONG PANGHUKUMAN BLG. 54
(Binago Hunyo, 1994)

Aklat P-70
Pahina 174

SN Blg. 386392

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG **ROMBLON**

Katibayan ng Orihinal na Titulo

Blg. P-18164

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529),
alinusod sa patente na pinalabas ng Pangulo ng Pilipinas, sa **Odiongan, Romblon** koong ika-**dalawampung**-
pebrero taong labinsiyam na raan at **Siyamnapit** ng kasulatan ng
Bureau of Lands gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. **IV**
KALOOB NA PATENTE BLG. **202002-97-3162**

SA LAHAT NG MAKATUTUNGHAHAY NG KASULATANG ITO, PATI-
HEIRS OF TEOFILO COMETA, SR. Rep. by: Moises Teofilo Cometa, Filipino,
may sapat na gulang, kapal kay **Delia Roco** at nakatira sa
Danao, Cajidiocan, Romblon na nagtataglay ng lahat ng kwalipikasyon at
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng
Di-Patenteng ito ang lupaing nasa **Danao, Cajidiocan, Romblon** na may kabuuang sukat na
14,059 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda hukod sa iba pa, na
maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga yunit, o mga institusyon nito, na
ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang
(5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141,
ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na
matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa
man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na
kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.
BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
FIDEL V. RAMOS, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang
mga kasulatang ito at ikininatal ang tatak ng Republika ng Pilipinas.
Nilagdaan sa **Odiongan, Romblon** ngayong ika-**NOV 29 1997** ng
sa taon ng Ating Panginoon, labinsiyam na raan at

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

CONESTO M. ASUNCION
PENRO

Nakatala sa "Talaan ng Kasulatan" ng Lungsod ng
Romblon
alinusod sa tadhana ng Seksyon 103 ng Atas ng
Pangulo Blg. 1529, ngayong ika-**pebrero** taong labinsiyam na raan at
Siyamnapit ng kasulatan ng

CARITO R. GERONIMO

Acting Registrar of Deeds
Tagapala ng mga Kasulatan at Ari-arian

Danao, Cajidiocan, Romblon
(Tirahan ng May-ari)

This is a Certified True Copy of OCT P-18164 on file at Registry of Deeds of Romblon, Romblon. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Romblon, Romblon. Requested By: **ATTY. RENIE M. CATAJAY**.

Ref. No.: **2022002155** OR No.: **1020725325**
Date: **11/28/2022** OR Date: **Nov 28 2022**
Time: **11:37:40 AM** Amt Paid: **934.62**



LRA1099428514

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

Pahina -A

P-18164 P2

(PAGLALARAWANG TEKNIKAL)

Lot No. 5810, Cad. 538-D, C-13
CAJIDIOCAN CADASTRE

Beginning at a point marked "1" of Lot 5810, Cad. 538-D, CAJIDIOCAN CADASTRE being N. 24-17 W., 14778.78 m. from BLIM No. 1, Cad. 538-D, thence,

N. 60-59 W., 54.61 m. to point 2; N. 30-42 E., 197.86 m. to point 3;
N. 87-05 E., 87.95 m. to point 4; S. 34-11 W., 76.76 m. to point 5;
S. 35-27 W., 168.90 m. to point 1, point of beginning.

Containing an area of FOURTEEN THOUSAND FIFTY NINE (14,059) SQUARE METERS.

All points are marked on the ground by Old P.S. except corner 4 by P.S. Cyl. Conc. Mons..

Bounded on the SW., & W. along lines 1-2-3 by Lot 5808, Cad. 538-D; on the N., along line 3-4 by Public Land; on the E., along line 4-5 by Lot 6984, Cad. 538-D; and on the SE., along line 5-1 by Lot 5808, Cad. 538-D.

Bearings grid.

This Lot was surveyed in accordance with law and existing regulations promulgated thereunder by VICTOR P. DANE, Geodetic Engineer, from March, 1976 to March, 1978 and approved on November 24, 1978.

NOTE: This Lot is covered by FPA No. 045903-343.

CERTIFIED CORRECT:

[Signature]
ANDRES L. VALENCIA
OIC, Chief Survey Division
Region IV

Prepared by:

/mcasa

Checked by:

[Signature]

NO TRANSACTION AFTER REGISTRATION OF
THIS TITLE SHALL BE REGISTERED UNLESS
THE PROPORTIONATE CADASTRAL COST
HAD BEEN FULLY PAID 88.95 plus int

(Karugtong sa Karagdang Pahina Pahina)
Tagatala ng mga Kasulatan at Ari-arian

18-401

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



LRA 1099428512

This is a Certified True Copy of OCT P-18164 on file at Registry of Deeds of Romblon, Romblon. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Romblon, Romblon. Requested By: ATTY. RENIE M. CATAJAY.

Ref. No.: 2022002155 OR No.: 1020725325
Date: 11/28/2022 OR Date: Nov 28 2022
Time: 11:37:40 AM Amt Paid: 934.62

Pahina -B

P-18164 PD

TALAAN NG MGA HADLANG

Pagpasok na Bilang

xxx NOTHING FOLLOWS xxx
All subsequent annotations shall be stored in electronic form in the PHILARIS.
Date 02/02/11

(Karugtong sa pahina -C,

Tagatala ng mga Kasulatan at Ari-arian)

18-401

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of OCT P-18164 on file at Registry of Deeds of Romblon, Romblon. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Romblon, Romblon. Requested By: ATTY. RENIE M. CATAJAY.

Ref. No. : 2022002155 OR No. : 1020725325
Date : 11/28/2022 OR Date : Nov 28 2022
Time : 11:37:40 AM Amt Paid: 934.62



L R A 1099428515

Pahina -C

P- 18164 pg

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(Karugtong mula sa pahina -B)

(Karugtong sa Karagdang Pahina Pahina)
Tagatala ng mga Kasulatan at Ari-arian

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



LRA 1099428516

This is a Certified True Copy of OCT P-18164 on file at Registry of Deeds of Romblon, Romblon. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Romblon, Romblon. Requested By: ATTY. RENIE M. CATAJAY.

Ref. No. : 2022002155 OR No. : 1020725325
Date : 11/28/2022 OR Date : Nov 28 2022
Time : 11:37:40 AM Amt. Paid: 934.62

Judicial Form No. 54

OCT No.: 070-P-18164

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2011000013

Date:February 02, 2011 01:18:31PM

NOTICE OF ADVERSE CLAIM : AN AFFIDAVIT OF ADVERSE CLAIM WAS FILED OVER THE HEREIN DESCRIBED PROPERTY BY MELLIE COMETA-MONREAL, WHO CLAIMED TO HAVE BOUGHT THE SAID PROPERTY FROM THE HEREIN REGISTERED OWNER IN ACCORDANCE WITH DOC. NO. 450, DATED JANUARY 11, 2011, PAGE NO. 90, BOOK NO. 1, SERIES OF 2011 OF NOTARY PUBLIC ATTY. ROGELIO J. BOLIVAR OF MARIKINA CITY, PHILIPPINES.

Cesar M. Madrona
Registrar of Deeds II

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



LRA 1099428517

This is a Certified True Copy of OCT P-18164 on file at Registry of Deeds of Romblon, Romblon. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Romblon, Romblon. Requested By: ATTY. RENIE M. CATAJAY.

Ref. No.: 2022002155 OR No. : 1020725325
Date : 11/28/2022 OR Date : Nov 28 2022
Time : 11:37:40 AM Amt Paid: 934.62

FORMULARYONG PANGHUKUMAN BLG. 54
(Binago Hunyo, 1994)

Aklat P-70
Pahina 173

SN Blg. 386309

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG ROMBLON

Katibayan ng Orihinal na Titulo

* Blg. P-18163

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Odiongan, Romblon noong ika- 188 ng Agosto taong labinsiyam na raan at Siyamnapit na nakatala sa mga kasulatan ng Bureau of Lands gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. IV
KALOOB NA PATENTE BLG. Q45903-97-2705

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

RENE M. ANTONIO COMETA, Rep. by: Moises Cometa, Filipino, may sapat na gulang, kasal kay Delia Boca at nakatira sa Danao, Cajidiocan, Romblon na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa Danao, Cajidiocan, Romblon na may kabuuang sukat na 1.77 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, A.K.O. SI FIDEL V. RAMOS, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tutak ng Republika ng Pilipinas. AUG 01 1997
Nilagdaan sa Odiongan, Romblon ngayong ika- 188 ng Agosto sa taon ng Ating Panginoon, labinsiyam na raan at Siyamnapit

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

Nakatala sa "Talaba ng Kasulatan" ng Lalawigan/Lungsod ng Romblon, alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- 188 ng Agosto, labinsiyam na raan at Siyamnapit

Danao, Cajidiocan, Romblon
(Tirahan ng May-ari)

CARITO R. GERONIMO
Acting Registrar of Deeds II
Tagatala ng mga Kasulatan at Ari-arian

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of OCT P-18163 on file at Registry of Deeds of Romblon, Romblon. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Romblon, Romblon. Requested By: ATTY. RENIE M. CATAJAY.

Ref. No.: 2022002155 OR No.: 1020725325
Date: 11/28/2022 OR Date: Nov 28 2022
Time: 11:36:18 AM Amt Paid: 934.62



Pahina -A

p-18163 P2

(PAGLALARAWANG TEKNIKAL)

Lot No. 5814, Cad. 538-D, C-13
CAJIDIOCAN CADASTRE

Beginning at a point marked "1" of Lot 5814, Cad. 538-D, CAJIDIOCAN CADASTRE being N. 23-39 W., 14,534.71 m. from BLIM No. 1, Cad. 538-D, thence,

N. 39-41 E., 56.62 m. to point 2; S. 58-57 E., 132.85 m. to point 3;
S. 42-37 W., 54.27 m. to point 4; N. 71-12 W., 57.87 m. to point 5;
N. 35-02 W., 11.36 m. to point 6; N. 54-34 W., 63.71 m. to point 1,
point of beginning.

Containing an area of SEVEN THOUSAND SEVEN HUNDRED SEVENTY ONE (7,771) SQUARE METERS.

All points are marked on the ground by P.S. Cyl. Conc. Mons. except corner 2, & 3 by Trees and corner 5 by Stake.

Bounded on the NW., along line 1-2 by Lot 5807, Cad. 538-D; on the NE., along line 2-3 by Lot 6995, Cad. 538-D; on the E., along line 3-4 by Lot 5816, Cad. 538-D; on the SE., along line 4-5 by Lot 5817, Cad. 538-D; and along lines 5-6-1 by Lot 5815, Cad. 538-D.

Bearings grid.

This Lot was surveyed in accordance with law and existing regulations promulgated thereunder by VICTOR P. DANE, Geodetic Engineer, on January 17, 1978 and approved on November 24, 1978.

NOTE: This Lot is covered by RPA No. 045903-318-A.

CERTIFIED CORRECT:

HLL
ANDRES L. VALENCIA
OIC, Chief Survey Division
Region IV

Prepared by:

/rmcaga

Checked by:

[Signature]

NO TRANSACTION AFTER REGISTRATION OF
THIS TITLE SHALL BE REGISTERED UNLESS
THE PROPORTIONATE CADASTRAL COST
HAD BEEN FULLY PAID *66/14 plus interest*

(Karugtong sa Karagdagan; Pahina Pahina Tagatala ng mga Kasulatan at Ari-arian)

18-401

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Ref. No. : 2022002155 OR No. : 1020725325

Date : 11/28/2022 OR Date : Nov 28 2022

Time : 11:36:18 AM Amt Paid: 934.62



L R A 1099428509

Pahina -B

P-18163 P3

TALAAN NG MGA HADLANG

Pagpasok na Bilang

XXX	NOTHING FOLLOWS	XXX
All subsequent annotations shall be stored in electronic form in the PHILARIS.		
Date <u>070711</u> <u>9</u>		

(Karugtong sa pahina -C.

Tagatala ng mga Kasulatan at Ari-arian

18-401

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

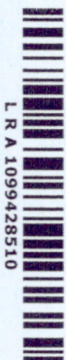
THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Ref. No. : 2022002155 OR No. : 1020725325

Date : 11/28/2022 OR Date : Nov 28 2022

Time : 11:36:18 AM Amt Paid: 934.62



LRA 1099428510

Pahina -C

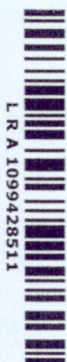
P-18163 P4

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(Karugtong mula sa pahina -B)

(Karugtong sa Karagdagang Pahina Pahina)
Tagatala ng mga Kasulatan at Ari-arian

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



LRA 1099428511

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Judicial Form No. 54

OCT No.: 070-P-18163

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2011000013

Date:February 02, 2011 01:18:31PM

NOTICE OF ADVERSE CLAIM : AN AFFIDAVIT OF ADVERSE CLAIM WAS FILED OVER THE HEREIN DESCRIBED PROPERTY BY MELLIE COMETA-MONREAL,WHO CLAIMED TO HAVE BOUGHT THE SAID PROPERTY FROM THE HEREIN REGISTERED OWNER IN ACCORDANCE WITH DOC. NO. 450 DATED JANUARY 11, 2011, PAGE NO. 90, BOOK NO. 1, SERIES OF 2011 OF NOTARY PUBLIC ATTY. ROGELIO J. BOLIVAR OF MARIKINA CITY, PHILIPPINES.

Cesar M. Madrona
Registrar of Deeds II

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Date : 11/28/2022 OR Date : Nov 28 2022

Time : 11:36:18 AM Amt Paid: 934.62



L R A 1099428513

PORMULARYONG PANGHUKUMAN BLG. 54
(Binago Hunyo, 1994)

Aklat P-70
Pahina 172

SN Blg. 386308

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG ROMBLON

Katibayan ng Orihinal na Titulo

Blg. P-18162

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Odiongan, Romblon noong ika- 18 ng Agosto taong labinsiyam na raan at Siyamnapit na nakatala sa mga kasulatan ng Bureau of Lands gaya ng mga sumusunod:

KAGAWARAN NG KARALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. IV
KALOOB NA PATENTE BLG. 045803-97-2706

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

HEIRS OF ANTONIO COMETA, Rep. by: Moises Cometa, Filipino, may sapat na gulang, kasal kay Delia Boco at nakatira sa Danao, Cajidiocan, Romblon na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872. Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa Danao, Cajidiocan, Romblon na may kabuuang sukat na 16,913 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI FINEL V. RAMOS, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas. Nilagdaan sa Odiongan, Romblon ngayong ika- AUG 01 1997 ng sa taon ng Ating Panginoon, labinsiyam na raan at Siyamnapit sa

**SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS**

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng Romblon alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- anin ng Pebrero, labinsiyam na raan at Siyamnapit sa

Danao, Cajidiocan, Romblon
(Tirahan ng May-ari)

CARITO R. GERONIMO
Acting Registrar of Deeds at
Tagalang ng mga Kasulatan at Ari-arian

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Ref. No. : 2022002155 OR No. : 1020725325
Date : 11/28/2022 OR Date : Nov 28 2022
Time : 11:34:56 AM Amt Paid: 934.62

Pahina -A

P-18162 P2

(PAGLALARAWANG TEKNIKAL)

Lot No. 5804, Cad. 538-D, C-13
CAJEDIOCAN CADASTRE

Beginning at a point marked "1" of Lot 5804, Cad. 538-D, CAJEDIOCAN CADASTRE being N. 24-06 W., 14,416.66 m. from BLIM No. 1, Cad. 538-D, thence,

N. 65-08 W.,	42.59 m. to point 2;	N. 37-19 E.,	41.40 m. to point 3;
N. 41-18 W.,	15.26 m. to point 4;	N. 06-54 W.,	53.65 m. to point 5;
N. 39-21 W.,	50.34 m. to point 6;	N. 33-35 E.,	22.86 m. to point 7;
S. 71-55 E.,	84.13 m. to point 8;	S. 60-30 E.,	78.17 m. to point 9;
S. 65-47 W.,	32.16 m. to point 10;	S. 37-51 E.,	54.88 m. to point 11;
S. 41-35 W.,	71.25 m. to point 12;	N. 88-38 W.,	55.49 m. to point 1,

point of beginning.

Containing an area of SIXTEEN THOUSAND NINE HUNDRED THIRTEEN (16,913) SQUARE METERS.

All points are marked on the ground by P.S. Cyl. Conc. Mons. except corners 6 & 7 by Old P.S..

Bounded on the S., along line 1-2 by Lot 5801, Cad. 538-D; on the W., along lines 2-3-4-5 by Lot 5802, Cad. 538-D; along line 5-6 by Lot 5803, Cad. 538-D; on the N., along line 6-7 by Lot 5796, Cad. 538-D; on the NE., along lines 7-8-9 by Lot 5805, Cad. 538-D; on the E., along lines 9-10-11 by Lot 5820, Cad. 538-D; on the E., along line 11-12 by Lot 5821, Cad. 538-D; and on the S., along line 12-1 by Lot 5826, Cad. 538-D.

Bearings grid.

This Lot was surveyed in accordance with law and existing regulations promulgated thereunder by VICTOR P. DANE, Geodetic Engineer, on January 17, 1978 and approved on November 24, 1978.

NOTE: This Lot is covered by FPA No. 045903-318.

CERTIFIED CORRECT:

Hill
ANDRES L. VALENZUELA
OIC, Chief Survey Division
Region IV

Prepared by:

/rucasa

Checked by:

(Karugtong sa Karagdagang Pahina Pahina)
Tagatala ng mga Kasulatan at Ari-arian

NO TRANSACTION AFTER REGISTRATION IN
THIS TITLE SHALL BE REGISTERED UNLESS
THE PROPORTIONATE CADASTRAL COST
HAD BEEN FULLY PAID 97.56 plus interest

18-401

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LRA1099428503

Pahina -B

P-18162 P3

TALAAN NG MGA HADLANG

Pagpasok na Bilang

XXX

ALL FOLLOWS

XXX

All subsequent annotations shall be stored in electronic form in the PHILARIS.

Date: 070711

(Karugtong sa pahina -C.

Tagatala ng mga Kasulatan at Ari-arian

18-401

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LRA 1099428504

Pahina -C

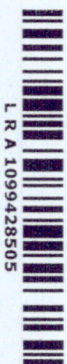
P- 18162 P4

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(Karugtong mula sa pahina -B)

(Karugtong sa Karagdagang Pahina Pahina
Tagatala ng mga Kasulatan at Ari-arian)

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Judicial Form No. 54

OCT No.: 070-P-18162

Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2011000013

Date: February 02, 2011 01:18:31PM

NOTICE OF ADVERSE CLAIM : AN AFFIDAVIT OF ADVERSE CLAIM WAS FILED OVER THE HEREIN DESCRIBED PROPERTY BY MELLIE COMETA-MONREAL, WHO CLAIMED TO HAVE BOUGHT THE SAID PROPERTY FROM THE HEREIN REGISTERED OWNER IN ACCORDANCE WITH DOC NO. 450, DATED JANUARY 11, 2011, PAGE NO. 90, BOOK NO. 1, SERIES OF 2011 OF NOTARY PUBLIC ATTY. ROGELIO J. BOLIVAR OF MARIKINA CITY, PHILIPPINES.

Cesar M. Madrona
Registrar of Deeds II

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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L R A 1099428506

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