

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT OF PALAWAN
Fourth Judicial Region
BRANCH 52
Puerto Princesa City, Palawan



HEIRS OF QUIRINO ACLA, namely: CIVIL CASE NO. 5872
LEONORLITA M. ACLA, ET AL.,
Plaintiffs, for

- versus -

“DECLARATION OF NULLITY
OF KALOOB NA PATENTE BLG.
045315-06-19375, ORIGINAL
CERTIFICATE OF TITLE NO. E-
27617, TRANSFER
CERTIFICATE OF TITLE NO.
065-2018001041, DEED OF
SALE, RECONVEYANCE WITH
PRAYER FOR TEMPORARY
RESTRAINING ORDER AND/OR
PRELIMINARY PROHIBITORY
INJUNCTION AND DAMAGES”

JOHN TAN PAREDES, ET AL.,
Defendants.

X-----X

JUDICIAL AFFIDAVIT
(of Witness FEDELEO LURZANO DE GUZMAN)

Affiant, by counsel, unto this Honorable Court,
respectfully submits this Judicial Affidavit pursuant to A.M. No.
12-8-8-SC of the Supreme Court and avers that:

I. Preliminaries

Affiant, Fedeleo Lurzano De Guzman (“Fedeleo”), is a
resident of Bountiful Village, Barangay San Pedro, Puerto
Princesa City. He is an Agrarian Reform Officer II of the DAR
Provincial Office in Palawan.

The examination is conducted by the undersigned notary
public at her law office at the City of Puerto Princesa, Palawan.

The undersigned counsel also apprised the Witness that he is under oath and that any untruthfulness can make him liable for false testimony/perjury.

II. Purposes

a. To show and prove the requirements of the DAR Provincial Office in the transfer of Agricultural Land.

b. To show and prove that as part of the requirement, an actual visit or inspection on the subject property sought to be transferred must be conducted by the DAR Municipal Office personnel, after which a report is submitted to the MARO (Municipal Agrarian Reform Officer) who will recommend to the DAR Provincial Office the issuance of the DAR Clearance.

c. To show and prove that in the recommendation by the MARO, there was no revelation of any occupant on the property covered by Kaloob na Patente Blg. 045315-06-19375, OCT No. E-27617.

d. To show and prove that an Affidavit of Non-Tenancy has been executed wherein no occupant was again revealed.

e. To show and prove that the applicant Joel N. Gulane made it appear before the DAR that there was no adverse claim on the property for which a DAR Clearance is applied for.

III. Question and Answer

1. Q. Maari mo bang sabihin sa hukuman kung ano ang iyong pangalan, edad, civil status at tirahan.

A. Ang pangalan ko ay Fedeleo Lurzano De Guzman; 45 taong gulang; may asawa at nakatira sa Bountiful Village, Barangay San Pedro, Puerto Princesa City.

2. Q. Maari mo rin bang sabihin kung saan ka nagtatrabaho?

A. Ako ay nagtatrabaho bilang Agrarian Reform Officer II of the DAR Provincial Office sa Palawan.

Exh "R"



REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF AGRARIAN REFORM

Tunay na Pagbabago sa Repormang Agraryo

March 8, 2022

ATTY. LEOGINA S. PALANCA

Counsel for the Heirs of Quirino Acla

PALANCA LAW OFFICE

10 Old Buncag Street, Puerto Princesa City

(048) 433-0679; 09175044337; 09199929400

chiepalanca@gmail.com; chiepalanca@yahoo.com

DAR
08 MAR 2022
18 Letter 14:00
RELEASE
PALAWAN-22-01-76

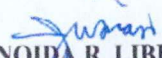
Dear Atty. Palanca:

GREETINGS!

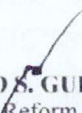
It is our pleasure to inform you that your requested document is now available. Attached is the photocopy of the Affidavit of Non-Tenancy concerning the transfer of Kaloob na Patente Blg.045315-06-19375, OCT No. E-27617 located in Bgy. Taritien, Narra, Palawan.

Thank you for patiently bearing with us.

Very truly yours,


NOIDA R. LIBIRAN
Acting Records Officer

Noted by:


CONRADO S. GUEVARRA
Provincial Agrarian Reform Program Officer II

Cc:

Legal Division

DAR PALAWAN PROVINCIAL OFFICE
Eldnel's Bldg., No. 62 Manalo St., Bgy. Masipag, PPCity

records.palawan@dar.gov.ph
WEBSITE: www.dar.gov.ph

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Exh "T" 3

Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
Municipal Agrarian Reform Office
Narra, Palawan



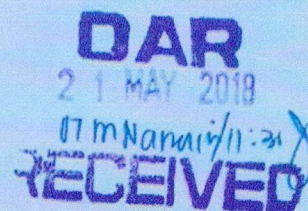
MEMORANDUM

FOR : PARPO Conrado S. Guevarra
DAR, City Coliseum,
San Pedro, Puerto Princesa City

FROM : Arnel M. Alzaga
MARPO, DAR, Narra, Palawan

SUBJECT : DAR CLEARANCE FOR TRANSFER

DATE : May 2, 2018



This has reference to the letter request of **JOEL N. GULANE** for issuance of DAR Clearance for transfer purposes involving Lot No.855-C, CSD-4A-001234-D covered by Katibayan ng Orihinal na Titulo Blg. E-27617 containing an area of 53,995 square meters situated at Bgy. Taritien, Narra, Palawan registered in the name of **JOHN L. TAN PAREDES** in favor of **JOEL N. GULANE, ET. AL.**

Document presented is a Deed of Absolute Sale executed by the parties on March 8, 2018 before Notary Public **ATTY. MARCELO C. JOSUE** docketed under Doc. No. 431; Page No. 87; Book No. CLXVI; Series of 2018.

Subject lot is located along the provincial road of Bgy. Taritien, fully cleared with about a hectare devoted to upland riceland, the middle part of the area more or less 1,000 aq.m. is swampy and the remaining portion has few hills of coconuts and mangoes. There is no adverse claims/conflicts whatsoever and it was not issued NOC as of the date of inspection.

Herewith are the requirements for each lot, to wit:

- a) letter request for issuance of DAR Clearance;
- b) Electronic copy of title;
- c) Tax declaration;
- d) Deed of Absolute Sale;
- e) Affidavit of Non Tenancy;
- f) Affidavit of Total Landholdings by buyers/transferees;
- g) Certification of Total Landholdings of buyers from City & Provincial Assessors Office;

Recommended for issuance of DAR Clearance.

ARNEL M. ALZAGA
/mve