



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region 1080



Ist INDORSEMENT
NOV 07 2022

Date

FOR : Assistant Regional Director
For Technical Services



ATTN : The OIC-Chief Survey & Mapping Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : SURVEY RETURNS OF ENGR. JOVITO T. CADATAL AS
SURVEYED FOR MARIANO PEFIANCO LOT 1232 CAD. 447-D SAN
FERNANDO CADASTRE

Respectfully indorsing the above cited Survey Returns of Engr. Jovito T. Cadatal as surveyed for Mariano Pefianco covering lot 1232 Cad 447-D San Fernando Cadastre containing an area of 59,999 sq.m. equivalent of 7 resulting lots located at Brgy. Taclobo, San Fernando, Romblon, Island of Sibuyan. The said lot is within Agricultural lands (Alienable and Disposable lands) Project No.9 L.C. Map. 628 approved on December 18, 1926.

For your information, record and approval.


ARNOLDO A. BLAZA, JR.


PORTABLE Form No. 51-C
Revised January, 1992

(ORIGINAL)



Official Receipt
of the
Republic of the Philippines

No. 6275622 X

Date April 18, 2022

Agency DENR

Fund

Payor IRENE S. BANGUERO

Nature of Collection	Account Code	Amount
SURVED AUTHORITY OF LOT 1232 LOC AT TIGLAPAD, BAN TINDO	40201991	P 376.00
TOTAL		P 376.00

Amount in Words THREE HUNDRED SEVENTY SIX
PESES ONLY

<input checked="" type="checkbox"/> Cash	Drawee Bank	Number	Date
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			

Received the amount stated above.

DOLLY JANE F. FALCUTILLA
Collecting Officer

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

Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Odiongan, Romblon

SUBJECT: Survey Authority for a tract
of public land located in TACURONG SAN FERNANDO

SURVEY AUTHORITY NO. TSH-2022-022
Date: MAY 30 2022

Engr. JOVITO T. CADATA
POB. 3 NAWAN CITY ORIENTAL, MINDORO

Sir/Madam:

Pursuant to DENR Adm. Order No. 38 and upon request of IRENE C. BANZUELO; claimant of the above described tract of public land, to avail of your services, authority is hereby granted to you to execute the survey thereof, subject to the relevant provisions of the Manual for Land Surveys in the Philippines as amended and to conditions stated at the back hereof.

Violation of any of the aforesaid conditions shall invalidate this authority and damages that may result there from shall be your sole liability and professional responsibility.

Recommending Approval:

THELMO S. HERNANDEZ
OIC, TSD
Conditions accepted: 3, 20
(4.) JOVITO T. CADATA
(Signature/Name of G.E.)
23589681
(License No.)

Very truly yours,

For and by Authority of the
Secretary of DENR:

(3.) MAXIMO C. LANDRITO
PENR Officer

Above stated request confirmed:

(1.) IRENE C. BANZUELO
(Signature/Name of Claimant)

(Address)

Issuance of Survey Authority
recommended:

(2.) ERIC M. MADAP
(Signature/Name)
Special Investigation
(Position or Designation)

Ref. _____
Cad Cost of P _____ paid
under O.R. No. _____
dated _____
Lot. No. _____ Cad. _____

Ref. Insp./Invest. Report
dated _____

Survey Authority - O.R. # 6275622 Ad 4/12/22
P376.11

Note:

For this Survey Authority to be valid, the four (4) required signatures must be present



DENR MIMAROPA Region
FMS Supervision

IRENE S. BANZUELO
Brgy. Taclobo, San Fernando, Romblon

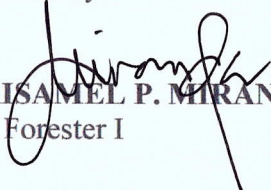
CERTIFICATION

TO WHOM IT MAY CONCERN:

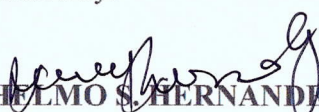
This is to certify that a parcel of land identified as Lot 1232 Cad. 447-D San Fernando Cadastre From BLLM-I tie point of N 48°-42'W Distance of 5,871.48 Meters containing an area of 5.9999 hectares situated at Brgy. Taclobo, San Fernando, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 628 Project No. 9 as certified by then Director of Forestry on December 18, 1926.

Issued this 6th day of May 2022 at DENR-PENRO Odiongan, Romblon

Verified by:


CRISAMEL P. MIRANDA
Forester I

Attested by:


THELMO S. HERNANDEZ
OIC. Chief, TSD

Approved By:

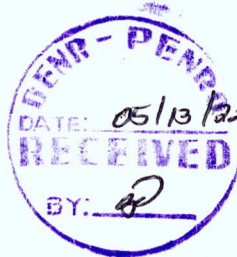

MAXIMO C. LANDRITO
PENR Officer



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF SURVEY AUTHORITY
OF LOT 1232

May 6, 2022

The PENR officer
PENR office
Odiongan, Romblon



SIR:

I have the honor to inform that on April 26, 2022, I conducted an ocular inspection and investigation on the premises of the land subject of letter request dated April 21, 2022 of Ms. Irene S. Banzuelo and the following were found, to wit:

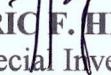
1. That the land to be surveyed and inspected is identified as Lot 1232 Cad 447-D, San Fernando Cadastre located at Brgy. Taclobo, San Fernando, Romblon with an area of 59,999 square meters.
2. That the land to be surveyed is located in Brgy. Taclobo, Municipality of Romblon, Province of Romblon with Alienable and Disposable Zone as established by the Bureau of Forest Development Under Project 9 L.C Map No. 628 as certified by the Director of Forestry on December 18, 1926 as verified by Forester I Crisamel P. Miranda and approved by PENR Officer Maximo C. Landrito dated May 6, 2022;
3. That the land is not within civil or military reservation;
4. That the land is not covered by a subsisting application or survey;
5. That the land is not covered by a pending land registration case nor subsisting court litigation;
6. That based on the record, the listed survey claimant is Mariano R. Pefianco;
7. That on December 13, 1970, the Deed of Absolute sale was executed by Mariano Pefianco in favor of Porfirio Banzuelo over a parcel of land (lot 62 of the subdivision plan LRC Psd-129344, sheet 2 being a portion of the land described on Plan I-1062 LRC Rec. No. 3769) with an area of 59,999 sq.m.
8. That on April 29, 2008, The Extra Judicial Partition and settlement was executed among the Heirs of Porferio Banzuelo and the Lot 1232 as described in Parcel No. 2 was divided in seven (7) resulting lots;
9. That on February 15, 2022 a Certification from Registry of Deeds Romblon, Romblon that lot 1232 as described un registered land;
10. That on May 11, 2022 a certification from Municipal Circuit Trial Court (MCTC) that lot 1232 has no pending case;
11. A certification from Municipal Planning & Development Office that Lot 1232 with Tax Declaration No. 00164 under the name of Porferio Banzuelo is under Agricultural Classification based on Comprehensive Land Use Plan and Zoning Ordinance of San Fernando, Romblon dated February 14, 2022
12. a copy of Tax declaration no. 00164 declared in the name of Porferio Banzuelo;



13. That the herein request of Survey Authority is to subdivide into seven (7) equal share;
14. That the said Survey Authority is to be issued to Geodetic Engineer Jovito T. Cadatal who will conducts the said Survey. A holder of PRC License no. 3999 and also is an active Member and Good Standing of the Geodetic Engineers of the Philippines (GEP) Inc. National Capital Region.
15. That during ocular inspection and investigation; the following improvements found herein is the land as serve as nursery of LGU San Fernando and a ricefield , That the said lot is free from claims and conflicts.
16. Other documents submitted by the applicant, to wit:
- Geotag Photos
 - Letter request dated April 21, 2022
 - Deed of Absolute sale dated December 13, 1970
 - Extra Judicial Partition and settlement dated April 29, 2008
 - Registry of Deeds Certification dated February 15, 2022
 - Municipal Circuit Trial Court (MCTC) certification dated May 11, 2022
 - certification from Municipal Planning & Development Office dated Feb. 14, 2022
 - Tax declaration no. 00164 declared in the name of Porferio Banzuelo;

IN VIEW HEREOF, and in accordance with the DENR Memorandum Order No. 11 dated October 25, 1991. It is respectfully recommended that Survey Authority be immediate issued to facilitate the survey intended thereof of the above-mentioned property.

Very truly yours,


ERIC F. HINDAP
Special Investigator

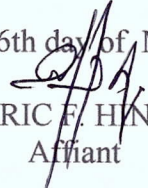
VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 6th day of May 2022 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 6th day of May 2022 at Odiongan, Romblon, the affiant exhibiting to me this PRC No. 0656910 issued at Manila, Philippines.


THELMO S. HERNANDEZ
OIC Chief, TSD In Concurrent Capacity




VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

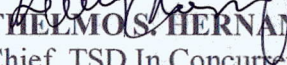
I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 6th day of May 2022 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 6th day of May, 2022 at Odiongan, Romblon, the affiant exhibiting to me this PRC No. 0656910 issued at Manila, Philippines.


THELMO S. HERNANDEZ
OIC Chief, TSD In Concurrent Capacity

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

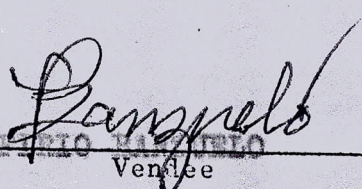
That MARIANO R. PEFIANCO, of legal age, Filipino, married to Milagros H. Pefianco and a resident of San Fernando, Romblon, (hereinafter referred to as VENDOR) for and in consideration of the sum of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ PESOS (= ~~XXXXXXXXXXXX~~) in hand paid to the VENDOR and the receipt of which is hereby acknowledged, and the sum of ~~PESOS~~ **ONE THOUSAND EIGHT HUNDRED PESOS (= 1,800.00)** paid to the attorney-in-fact of BRIGIDO R. VALENCIA which the VENDOR has acknowledged and recognized as part consideration of this sale, the VENDOR has sold, transferred and conveyed as by these presents he hereby sells, transfers and conveys unto and in favor of **PORPIRIO BANZUELO** also of legal age, Filipino and married to **ADELPA BANZUELO** and a resident of **San Fernando, Romblon** (hereinafter referred to as VENDEE) forever, his/her heirs, assigns, and successors, that parcel of land, situated at San Fernando, Romblon more particularly described as follows:

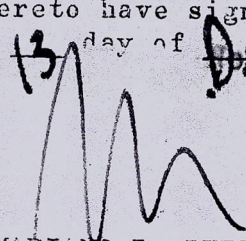
"A parcel of land (Lot 62 of the subdivision plan (LRC) Psd-129344, Sheet 2, being a portion of the land described on Plan I-1062, LRC Rec. No. 3769), situated in the Barrio of Pili, Municipality of San Fernando, Province of Romblon, Island of Sibuyan. Bounded on the NE., points 1 to 2 by Lot 94; on the SE., points 2 to 3 by Lot 61, both of the subdivision plan; on the SW., points 3 to 5 by Sibuyan Sea; and on the NW., points 5 to 1 by Lot 90 of the subdivision plan.

x x x x x containing an area of **FIFTY NINE THOUSAND NINE HUNDRED NINETY NINE..**
(59,999) SQUARE METERS more or less. x x x x "


That the VENDEE hereby undertakes to pay on his/her own account all expenses for notarization of this document, documentary stamps and expenses for registration thereof.

IN WITNESS WHEREOF, the parties hereto have signed by these presents at San Fernando, Romblon this 13 day of December 1970.

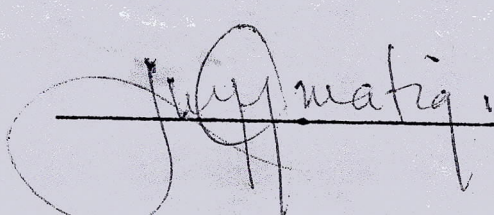

PORPIRIO BANZUELO
Vende

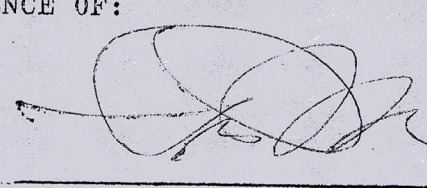

MARIANO R. PEFIANCO
Vendor

With My Marital Consent:


MILAGROS H. PEFIANCO
Wife

SIGNED IN THE PRESENCE OF:





ACKNOWLEDGMENT
REPUBLIC OF THE PHILIPPINES
SAN FERNANDO, ROMBLON
S.S.
DEPARTMENT OF JUSTICE
REGISTRATION COMMISSION
REGISTRY OF DEEDS
Romblon

BEFORE ME, Notary Public for and in the Municipality of San Fernando, Province of Romblon on this 1 day of December 1970, personally appeared:

MARIANO R. PEFIANCO with Res. Cert. No. A- 4127620
Issued on Feb. 3, 1970
at Makati, 1961
No. B- 462036
issued on April 15, 1970
at Makati, 1961

BONIFACIO BARRERA with Res. Cert. No. A- 3117297
issued on Jan. 21, 1970
at San Fernando, Romblon
No. B- 554122
issued on Jan. 21, 1970
at San Fernando, Romblon

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free and voluntary act and deed.

I further certify that this instrument refers to a Deed of Absolute Sale of a parcel of land situated in San Fernando, Romblon consisting of two (2) pages including this page on which this acknowledgment is written; and that this instrument was duly signed by the parties together with their instrumental witnesses at the bottom of page one and at the left hand margin of page two hereof.

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

NOTARY PUBLIC
Until December 31, 1971

Doc. No. 56

Page No. XII; It is hereby certified that this instrument has been duly registered, proper memorandum thereof having been made on Certificate

Book No. 70; of Title No. 100 and on its owner's duplicate.

Series of 19 Reg. Book No. 100, File No. R-8

/jl

ROMBLON, JAN 3 1973

Monimus Mercedes - General Register of Deeds

EXTRAJUDICIAL PARTITION and SETTLEMENT

This EXTRAJUDICIAL PARTITION and SETTLEMENT, made and entered into in the Municipality of San Fernando, Province of Romblon, Philippines, by and among:

1. MARIA FE M. BANZUELO, single;
2. BERNABE M. BANZUELO, married to Irene S. Banzuelo;
3. PORFERIO M. BANZUELO, JR., actually separated from his wife;
4. SANTIAGO M. BANZUELO, married to Loida Royo;
5. LEONARDO M. BANZUELO, single;
6. JOSEPH M. BANZUELO, single and
7. MERCEDES M. BANZUELO, single

WITNESSETH:

That the above- mentioned parties are all of legal age, Filipino, residents of San Fernando, Romblon, Philippines and the legitimate children of the late Porferio Banzuelo Sr., who died in Manila on March 22, 2007 and the late Adelfa M. Banzuelo, who died in San Fernando, Romblon on May 17, 1996, both leaving real properties, the particular descriptions of which are as follows:

Parcel No. 1:

"A certain residential land denominated as Cadastral Lot No. 1784 with an area of 668 square meters, located in the Poblacion San Fernando, Romblon, Philippines bounded on the North by Lot No. 1783, on the Northeast by Lot 2082, on the Southeast by Lot No. 1789, on the South by the Lot No. 1785, on the East by Lot No. 1797 and on the West by Lots Nos. 1786 and 1781 declared in the name of Porferio and Adelfa Banzuelo under Tax Declaration No. A14-001-00028 and assessed in the sum of P 16,030.00 for the year 2004."

Parcel No. 2:

"A certain parcel of pasture/cogon land with all the improvements thereon denominated as Cadastral Lot No. 1232 with an area of 59,999 square meters, located in Barangay Taclobo, San Fernando, Romblon, Philippines, bounded on the Northeast by the National Road, on the Southeast by the Sibuyan Sea, on the Southeast by the Barangay Road and on the Northwest by the Lot No. 1230,

declared in the name of Porfero Banzuelo under Tax Declaration No. A14-012-00139 and assed in the sum op P 11,520.00 from the year 2004.”

Parcel No. 3:

“A certain parcel of coconut land with all the improvements thereon denominated as Cadastral Lot No. 4716- Part with an area of 45,825 square meters, located in Barangay Agnipa, Romblon, Romblon, Philippines, bounded on the North by Lots. Nos. 4692, 5026 & 5028, on the South by Lot No 4716- Part (Virginia Padua, on the East by Cadastral Lots Nos. 5031 & 4717 and on the West by Lot No. 4693, declared in the name of Adelfa Banzuelo under Tax Declaration No. 1032 and assessed in the sum of P 5,440.00 for the year 1985.”

Parcel No. 4:

“A certain parcel of residential land denominated as Cadastral No. 1708 with an area of 433 square meters, located in the Poblacion of San Fernando, Romblon, Philippines, bounded on the Northeast by Gov. Perez St., on the Southwest by a drainage, on the Southeast by lots Nos. 1705 & 1706 and on the Nortwest by Lot No. 1709, declared in the name of Porferio and Adelfa Banzuelo under Tax Declaration No. A14-001-00132 and assessed in the sum of P12,120.00 for the year 2004.”

Parcel No. 5:

“A certain parcel of coconut land with all the improvements thereon denominated as Cadastral Lot No. 1276 with an area of 27,778 square meters, located in Barangay Taclobo, San Fernando, Romblon, Philippines, bounded on the North by lots Nos. 1277 & 1278, on the South by Lot No. 1271, on the East by the Barangay Road and on the West by Lot No No. 1275, declared in the Name of Bernabe M. Banzuelo under Tax Declaration No. A14-012-00242 and assessed in the sum of P 17,810.00 for the year 2004.”

Parcel No. 6:

“A certain parcel of coconut land with all the improvements thereon denominated as Cadastral Lot No. 2567-Rem. Port. With an area of 1,970 square meters, located in Barangay Campalingo, San Fernando, Romblon, Philippines, bounded on the North by Lot No. 2568, on the South by the National Road, on the East by Lot No. 2566

Adelfa Banzuelo
Porferio Banzuelo
Bernabe M. Banzuelo

and on the West by Lot No. 2569-P (Imelda Rotoni), declared in the name of Magno Banzuelo under Tax Declaration No. A14-004-00162 and assessed in the sum of P 2,720.00 for the year 2004.”

Parcel No. 7:

“A certain parcel of coconut land with all the improvements thereon denominated as Cadastral Lot No. 575 with an area of 16,376 square meters, located in Barangay Mabulo, San Fernando, Romblon, Philippines, bounded on the Northeast by Lot No. 579, on the Northwest by Lot No. 574 on the South by Lots Nos. 576 and 563, on the East by Lot No. 578 and on the West by Lots Nos. 564 and 570, declared in the name of Porferio Banzuelo under Tax Declaration No. A14-008-00109 and assessed in the sum of P 12,140.00 for the year 2004.”

Parcel No. 8:

“A certain parcel of residential land denominated as Cadastral Lot No. 1540 with an area of 776 square meters, located in Barangay Taclobo, San Fernando, Romblon Philippines, bounded on the North by Lot No. 1539, on the South by the National Road, on the East by Lot No. 1541 and on the West by Lot No. 1533, declared in the name of Porferio and Adelfa Banzuelo under Tax Declaration No. A14-012-00566 and assessed in the sum of P 10,860.00 for the year 2004.”

Parcel No. 9:

“A certain parcel of residential land denominated as Cadastral Lot No. 1694 with an area of 195 square meters, located in the Poblacion of San Fernando, Romblon, Philippines, declared in the name of Porferio and Adelfa Banzuelo under Tax Declaration No. A14-001-00119 and assessed in the sum of P 5,460.00 for the year 2004.

That the above- mentioned children also wish to partition, divide and adjudicate among themselves their shares in the paraphernal real properties of their deceased mother **ADELFA M. BANZUELO**;

That the above-named parties being the sole and exclusive co-owners of the above-described parcels of land, it is to their convenience and advantage that the existing community of ownership among them be terminated and their respective shares and participation determined by mutual agreement and adjudication;

That they are all of legal, Filipino, ~~widower~~^{widow} and legitimate children and sole heirs of the late ADELFA M. BANZUELO, who died in San Fernando, Romblon, Philippines, on May 17, 1996 without any will but left Parcel No. 3 and shares in Parcels Nos. 1, 4, 8 and 9 of the real properties above-described which were conjugal;

That the parties hereto, being of legal age and with full civil capacity to contract, hereby by theses presents, have mutually ad voluntarily agreed, to partition, divide and adjudicate, as they hereby partition, divide and adjudicate, among themselves, their common properties as above-described including their shares in the state of **ADELFA M. BANZUELO** pursuant to the provisions of Rule 4, Section 1, of the Rules of Court, in the manner following:

To MARIA FE M. BANZUELO, LEONARDO M. BANZUELO, JOSEPH M. BANZUELO and MERCEDES M. BANZUELO, Parcel No. 1;

To MARIA FE M. BANZUELO, BERNABE M. BANZUELO, PORFERIO M. BANZUELO JR, SANTIAGO M. BANZUELO, LEONARDO M. BANZUELO, JOSEPH M. BANZUELO and MERCEDES M. BANZUELO, Parcel No. 2;

To MARIA FE M. BANZUELO and MERCEDES M. BANZUELO, Parcel No. 3;

To BERNABE M. BANZUELO, Parcel Nos. 4;

To BERNABE M. BANZUELO, PORFERIO M. BANZUELO JR., LEONARDO M. BANZUELO, SANTIAGO BANZUELO, Parcel No. 5;

To PORFERIO M. BANZUELO JR., Parcel No. 6;

To PORFERIO M. BANZUELO JR, and JOSEPH M. BANZUELO, Parcel No. 7

To SANTIAGO M. BANZUELO Parcel No. 8;

To LEONARDO M. BANZUELO Parcel No. 9;

That no personal properties are involved in this Extrajudicial Partition and Settlement;

That to the best knowledge and information of the parties hereto, the aforementioned deceased left no debts;

That this **Extrajudicial Partition and Settlement** is subject to the liabilities imposed by Rule 74, Section 4, of the aforementioned Rules of Court, in favor of any other possible heirs, creditors and other persons who might be deprived of their lawful participation in the state of the decedent, for a period of two (2) years;


[Handwritten signatures and names on the left margin:]
Adelfa M. Banzuelo
Bernabe M. Banzuelo
Porferio M. Banzuelo Jr.
Leonardo M. Banzuelo
Joseph M. Banzuelo
Mercedes M. Banzuelo
Maria Fe M. Banzuelo

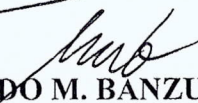
IN WITNESS WHEREOF, the parties hereto have hereunto affixed their signatures this _____ day of _____, 2007 in San Fernando, Romblon, Philippines.

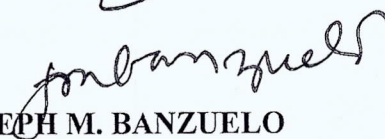

MARIA FE BANZUELO
CO-OWNER and CO-HEIR

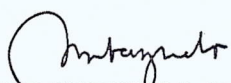

BERNABE M. BANZUELO
CO-OWNER and CO-HEIR


PORFERIO M. BANZUELO, JR.
CO-OWNER and CO-HEIR

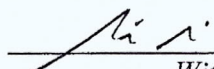

SANTIAGO M. BANZUELO
CO-OWNER and CO-HEIR


LEONARDO M. BANZUELO
CO-OWNER and CO-HEIR



JOSEPH M. BANZUELO
CO-OWNER and CO-HEIR


MERCEDES M. BANZUELO
CO-OWNER and CO-HEIR

SIGNED IN THE PRESENCE OF:



Witness



Witness

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)S.S. ACKNOWLEDGEMENT
MUNICIPALITY OF ROMBLON))

BEFORE ME, this 20th day of April, 2008, in the municipality of Romblon, Province of Romblon, Philippines, personally appeared the following persons with their respective Community Tax Certificate numbers, as follows, to wit:

NAME	COMM. TAX CERT. NO.	ISSUED ON	ISSUED AT
1. Maria Fe M. Banzuelo	22834007	April 18, 2008	San Fernando Romblon
2. Bernabe M. Banzuelo	22832585	January 18, 2008	San Fernando, Romblon
3. Porferio M. Banzuelo, Jr.	22834008	April 18, 2008	San Fernando, Romblon
4. Santiago M. Banzuelo	22834009	April 18, 2008	San Fernando, Romblon
5. Leonardo M. Banzuelo	22834010	April 18, 2008	San Fernando, Romblon
6. Joseph M. Banzuelo	22834011	April 18, 2008	San Fernando, Romblon
7. Mercedes M. Banzuelo	22834012	April 18, 2008	San Fernando, Romblon

known to me to be the same persons who executed the foregoing instrument, and they acknowledge me that the same is their free act and voluntary deed.

This instrument, consisting of Five (5) pages, including the page on which this acknowledgment 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.

IN WITNESS WHEREOF, I have hereunto affixed my signature the day, year and place above written.

Doc. No. 046 ;
 Page No. 010 ;
 Book No. IV ;
 Series of 2008.

Cesar M. Madrona
CESAR M. MADRONA
 NOTARY PUBLIC
 UNTIL DECEMBER 31, 2008
 PIR NO 4331126-J
 ISSUED ON April 21, 2008
 AT ROMELON, ROMELON



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Romblon, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN :

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.: 1232

Cadastral Code: CAD. 447-D SAN FERNANDO CADASTRE

Location: TACLOBO, SAN FERNANDO, ROMBLON

Tax Declared in the Name of: BANZUELO, PORFERIO

Address of Declared Owner: POBLACION, SAN FERNANDO, ROMBLON

Tax Declaration of Real Property No.: 00164 s. 2012

Property Identification No.: 033-14-0012-007-17

Area: 59,999 square meters (more or less)

the herein described parcel of land appears to be *UNREGISTERED LAND* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. Void if any alterations or erasures are made hereof.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 15 FEBRUARY 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.


ELSON JOHN M. MAGPUSAO
Records Officer, Acting Cashier & Acting LRE

Requested By : IRENE BANZUELO
OR No. : 1020723034
Amount Paid : 204.00
Date Paid : 02/15/2022

Please affix
Documentary Stamp

Printed by: APO Production Unit, Inc.

Accountable Form No. 51
(Revised 2008)



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

OFFICIAL RECEIPT

1020723034

Issuing Office: Province of Romblon

Date: February 15, 2022
Entry/Ref No.: EPEB_CCV/2022000268

Received From (Last Name, First Name, Middle Initial)

IRENE BANZUELO

Address (No., Street, City/Municipality, Province, Zip Code)

POBLACION, SAN FERNANDO, ROMBLON

PAYMENT DETAILS		BREAKDOWN OF PAYMENT	
TX017-General certification		Issuance Fee (Certification)	36.00N
*** Nothing Follows ***		IT Service fee - Issuance Fee	168.00V
		*** Nothing Follows ***	

TOTAL AMOUNT PAID

204.00

THE SUM OF (in Pesos)

TWO HUNDRED FOUR ONLY

MODE OF PAYMENT

☒ Cash ☐ Check ☐ Money Order ☐ Credit/Debit Card ☐ Others

Bank/Company	Ref. No.	Date	Amount
CASH			204.00

ELSON JOHN M. MACPUSAO

RECORDS OFFICER

LRA-RD CASHIER ROMBLON

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

EPEB Date: 02/15/2022 02:53:25 PM

Presenter Address
POBLACION, SAN FERNANDO, ROMBLON

No. of Copies

1

Transaction Details

EPEB No. : 2022000268

Certification

■ General certification

EPEB No. : 2022000268

LRA Fees Assessment

Fee Type	Fee Description	Amount (PhP)
Issuance Fee (Certification)*	For the first 200 words	198.00
Issuance Fee (Certification)	For each additional hundred words or fraction thereof	6.00
Grand Total Fees in Words:	Php Two Hundred Four only	Total : 204.00

*Inclusive of IT Service Fees

****Value Added Tax (VAT) on IT Service Fees - P 18.00**

For Check Payment, please prepare separate MCs as follows:

a. For LRA Fees - the Manager's Check shall be in the name of **"Register of Deeds for Romblon, Romblon"** in the amount of **P36.00**; and

b. For IT Service Fees - the Manager's Check shall be in the name of **"Register of Deeds for Romblon, Romblon - for the account of PNB Trust Banking Group as Escrow Agent for Trust Account No. 161144TA01"** in the amount of **P168.00**.

Republic of the Philippines
Fourth Judicial Region
4th MUNICIPAL CIRCUIT TRIAL COURT
CAJIDIOCAN-MAGDIWANG-SAN FERNANDO
Province of Romblon
-oOo-

OFFICE OF THE CLERK OF COURT


CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that the property described herein below has no pending civil, cadastral and/or land registration case and was never used as property bond in current cases before this Court.

Tax Declaration No.	: 00164
Cadastral Lot No.	: 1232
Location	: Barangay Taclobo, San Fernando, Romblon
Area	: 5.9999 sq. m.
Kind of Property	: Agricultural
Assessed Value	: P14,350.00
Declared Owner	: PORFERIO BANZUELO

Issued upon request of the interested party this 15th day of FEBRUARY, 2022 at Cajidiocan, Romblon, Philippines.


ERNESTO M. CALSADO, JR.
Clerk of Court II

O.R. No. : 4695369 D & 4695406 D
Amount : P40.40 & P9.60
LRF O.R. : UPLC 2227554
Amount : P10.00
Date : February 15, 2022
EMCJ/grr

Republic of the Philippines
Fourth Judicial Region
4th MUNICIPAL CIRCUIT TRIAL COURT
CAJIDIOCAN-MAGDIWANG-SAN FERNANDO
Province of Romblon
-o0o-

OFFICE OF THE CLERK OF COURT

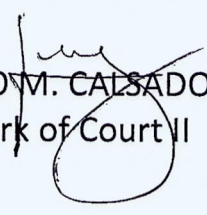
CERTIFICATION

TO WHOM IT MAY CONCERN:

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Tax Declaration No. : 00164
Cadastral Lot No. : 1232
Location : Barangay Taclobo, San Fernando, Romblon
Area : 5.9999 sq. m.
Kind of Property : Agricultural
Assessed Value : P14,350.00
Declared Owner : PORFERIO BANZUELO

Issued upon request of the interested party this 15th day of FEBRUARY, 2022 at Cajidiocan, Romblon, Philippines.


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Clerk of Court II

O.R. No. : 4695369 D & 4695406 D
Amount : P40.40 & P9.60
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Amount : P10.00
Date : February 15, 2022
EMCJ/grr



Republic of the Philippines
PROVINCE OF ROMBLON
Municipality of San Fernando


MUNICIPAL PLANNING & DEVELOPMENT OFFICE

ZONING CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that Lot No. 1232 with Tax Declaration No. 00164 located at Taclobo, San Fernando, Romblon in the name of BANZUELO, PORFERIO is under **Agricultural Classification** based on Comprehensive Land Use Plan and Zoning Ordinance of San Fernando, Romblon.

Issued upon the request of the interested party this 14th day of February, 2022 at San Fernando, Romblon.


DARRYL V. PEREZ
MPDC

TAX DECLARATION OF REAL PROPERTY

TD No. **00164** Property Identification No. **033-14-0012-007-17**

Owner: **BANZUELO, PORFERIO** TIN: _____
 Address: **Poblacion, San Fernando, Romblon** Telephone No. _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No. _____
 Location of property: **TACLOBO** **San Fernando, Romblon**

(Number and Street) (Barangay/District) (Municipality & Province/City)
 OCT/TCT/CLOA No. **129344** Survey No. Case 2, Cad 447-D, San Fdo. Cadastre
 CCT Lot No. **1232**
 Dated: _____ Blk. No. _____
 Boundaries: _____
 North: **NE: NATIONAL ROAD** South: **SW: SIBUYAN SEA**
 East: **SE: BRGY. ROAD** West: **NW: LOT NO. 1230**

KIND OF PROPERTY ASSESSED:

☒ **LAND**
☐ **BUILDING**

No. of Storeys: _____
 Brief Description: _____

OWNERS' COPY RECEIVED
 BY *[Signature]*
 DATE: **07 OCT 2011**
 % Adjustment: **98%**
 No. Of Coconut Trees: FB: _____ NB: _____

Classification	Area	Market Value	Actual Use	Assessment Level		
Agricultural	5.9999	35,867.40	Pasture/Cogon Land	40 %	Pph	14,350.00
				%		
				%		
				%		
	5.9999	35,867.40		%	Pph	14,350.00
FOURTEEN THOUSAND THREE HUNDRED FIFTY PESOS ONLY						
(Amount in Words)						
Total Assessed Value						

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: _____
 Ctr. **2012** Yr.

APPROVED BY:

HARLAN M. SOLIDUM
 Provincial Assessor

This declaration cancels TD No. **00139 5/04** Owner: **BANZUELO, PORFERIO** Previous A.V. PPH **11,520.00**
 Memoranda: **GENERAL REVISION 2005**

Office of the Municipal Assessor
 February 14, 2012

This declaration is for real property taxation 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. _____ dated _____, 20____. It does not and cannot by itself alone confer any ownership or legal title to the property.

CERTIFIED TRUE COPY

CYNTHIA M. BAUTISTA

Form No. 1000 V-9 (67)
Mainho
San Fernando
Municipality

Given Name
SAN FERNANDO
Municipality

Geographic Engineer
ROMELON
Province

Date Surveyed
SIBUYAN
Island

Lot No.
CAD. 447-D
Surv. Sym. & No.
Prd. 1992/62

1237
LOT
COMPUT

Address, if not same as location of land

C. M. N E
Quadrangle

L. R. C. No.

Sta.	Cor.	Azimuth			Cosine	Sine	COORDINATES			Line	Latitude	D. M. D.	Departure	Dep./Lat.		Bearing	Distance	PARTI DOUE ARE
		Azimuth	Distance	Bearing			Latitude (±)	Departure (±)	Easting									
1		168.07	145.34	145.34	734.32	678.80	606.1453	562.1156		D-1	387.575		+			168.07	145.34	+
2		380.05	346.01	346.01	699.44	719.54	644.9028	518.0102		1-2	-106.73		+			168.07	145.34	-
3		346.01	380.05	380.05	699.44	719.54	644.9028	518.0102		2-3	763.99		-			168.07	145.34	+
4		110.25	188.07	188.07	983.57	180.81	644.9028	518.0102		3-4	184.97		+			168.07	145.34	+
5		72.83	110.25	110.25	876.64	48.150	644.9028	518.0102		4-5	63.83		-			168.07	145.34	-
6		277.66	277.66	277.66	467.24	89.641	644.9028	518.0102		5-1	121.94		+			168.07	145.34	+
7		163.26	163.26	163.26	467.24	89.641	644.9028	518.0102			370.66		-			163.26	163.26	-
8											370.66		+					+
9											370.66		+					+
10											370.66		+					+
11											370.66		+					+
12											370.66		+					+
13											370.66		+					+
14											370.66		+					+
15											370.66		+					+