



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph



September 28, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR - MIMAROPA, 1515 L&S Building
Roxas, Blvd., Ermita, Manila

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF RFPA 045306-522 E 045306-12-2180 OF MARY ANN H. NAVARRO FOR LOT 9, BLOCK 34, CSD-4B-000329 CONTAINING AN AREA OF 300 SQUARE METERS IN BARANGAY MAASIN, BROOKE'S POINT, PALAWAN**

Forwarded is the Memorandum from CENRO – Brookes Point, Palawan dated August 26, 2022 along with the investigation report of SI I May Q. Socrates relative to the above-subject with enclosures.

Also attached are the complete records of RFPA No. 045306-522/Residential Free Patent No. 045306-12-2180 and its Judicial Form with Serial No. 00087045-89 in the name of Mary Ann H. Navarro covering Lot 9, Block 34, CSD-4B-000329 recommending for issuance of Order of Cancellation pursuant to the provisions of DAO 2022-10 or the DENR Revised Manual of Authorities for Technical Matters and to pave way for the new application of the occupant-waivee, Ritche Estrada.

For information and consideration.


FELIZARDO B. CAYATOC

Cc:

CENRO – Brooke's Point, Palawan

TSD/File *kkva
Doc. Ref. No. 2022-8001

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 03 OCT 2022 *Jan*
Date: CN 22-2558



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

August 25, 2022

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF FPA 045306-522
E 045306-12-2180 OF MARY ANN H. NAVARRO
FOR LOT 9, BLOCK 34, CSD-4B-00329 CONTAINING
AN AREA OF 300 SQM BGY. MAASIN,
BROOKE'S POINT, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 11-05-2022 CN 22-8001


Respectfully forwarded herewith is report of investigation submitted by Special Investigator I May Q. Socrates anent the above-subject application.

Attached is the complete records including the RFP E 045306-12-2180 and its Judicial Form with Serial No. 00087045-89 of Mary Ann H. Navarro for Lot 9, Block 34, CSD-4B-000329 recommending for the issuance of Order of Cancellation pursuant to the provisions of DAO 2015-7, DENR Manual of Authorities on Technical Matters and to pave way for a new application of occupant-waivee, Ritche Estrada.

For his information, consideration and approval.

CONRADO M. CORPUZ

Doc Ref No. 2022-3288/ RPS-MQS

 **DENR-CENRO
BROOKE'S POINT**

RELEASED

DATE: AUG 26 2022

BY: 4

CN: 2022-3288



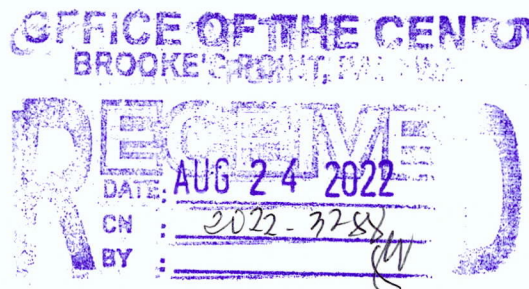
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

August 24, 2022

SUBJECT: **REPORT OF INVESTIGATION ON LAND DISPUTE
BETWEEN SPS. RITCHE AND ROHANA ESTRADA
VERSUS SPS. MARY ANN AND RONALD NAVARRO
OVER LOT NO. 9, BLOCK 34, CSD-4B-000329
IDENTICAL TO LOT NO. 19034, CAD 796-D
CONTAINING AN AREA OF 300 SQUARE METERS
LOCATED AT BGY. MAASIN, BROOKE'S POINT,
PALAWAN**

The Community Environment and
Natural Resources Officer
Brooke's Point, Palawan

Sir:



In connection with the above-subject land dispute, I have the honor to submit herewith my report of investigation, to wit:

That on September 07, 2020, this Office received a letter from Punong Barangay Domingo D. Bernas informing and endorsing the land case of Ritche Estrada as Complainant versus Ronald Navarro as Respondent over the subject lot located;

Records show that Lot No. 9, Block 34, CSD-4B-000329 is identical to Lot No. 19034, Cad 796-D containing an area of 300 square meters located at Bgy. Maasin, Brooke's Point, Palawan. Subject lot is portion of Lot No. 6110, Cad 796-D which was surveyed into residential lots of Maasin under plan CSD-4B-000329 executed by Geodetic Engineer Romeo G. Trocino on October 15 to November 20, 2009 and was approved on August 12, 2011. The surveyor listed "Melvin Molina" as claimant. Subject lot is covered by RFPA 045306-522 of Mary Ann Navarro filed on December 6, 2011 and issued RFP 045306-12-2180 dated September 21, 2012.

On September 08, 2020, this Office sent letter addressed to PB Domingo D. Bernas informing that since the subject lot has already issued patent we can no longer accommodate his request since it is beyond our jurisdiction;

On October 28, 2020, this office sent invitation letters to both parties to attend the preliminary conference scheduled on November 03, 2020;

On November 03, 2020, only Mr. Ritche and Mrs. Rohana Navarro attended.

On November 09, 2020, this office sent invitation letters to both parties to attend the conference scheduled on November 11, 2020;

On November 11, 2020, Mr. Ronald Navarro did not attend due to his prior commitment but relayed a message thru mobile text that he would like to waive his rights over the subject lot in favor of the Estradas; /

On February 19, 2021, this office received a letter dated November 03, 2020 from Mr. Ronald and Mrs. Mary Ann Navarro stating their decision to waive and renounce their rights over the subject lot in favor of Mr. Ritche Estrada; /

That on February 23, 2021, the undersigned conducted ocular inspection on the subject lot. On the ground it was found the whole area is enclosed with barbed wire fence with concrete residential house occupied by Ritche and Rohana Estrada since the year 2007. Estradas also presented the following documents:

1. Barangay Certification dated February 03, 2011 issued by former PB Ruel B. Austria certifying that Rohana Estrada (wife of Ritche Estrada) is a resident of the barangay and has built a residential building made of light materials on the subject lot;
2. Barangay Certification dated June 22, 2020 issued by PB Domingo D. Bernas certifying that Ritche T. Estrada is the rightful claimant, actual occupant and possessor of the subject lot and had built a house made semi-light materials and fruit bearing trees therein.

Please see attached geotagged photos taken during the inspection.

That the above-named survey claimant, Melvin Molina was an absentee survey claimant who did not occupy, improve nor introduce any improvements on the subject lot;

That on August 23, 2022, Spouses Ronald and Mary Ann Navarro waived their rights over the subject lot in favor of spouses Ritche and Rohana Estrada in a public document signed before the undersigned, copy of waiver hereto attached;

That the subject lot is within Alienable and Disposable Zone under Project No. 12-J, LC Map No. 2046 duly certified by the Bureau of Forestry on November 23, 1956;


That the area falls within the Residential Zone per Zoning Ordinance No. 2015-09 of the Sangguniang Bayan of Brooke's Point ratifying the Comprehensive Land use Plan of the Municipality;

IN VIEW OF THE FOREGOING, it is respectfully recommended that the name-Melvin Molina be stricken and deleted from the rolls of claimants on the records of this Office and, and the FPA 045306-522 Entry No. 045306-12-2180 of Mary Ann Navarro be cancelled, and the waivee and actual occupant- Ritche Estrada be enjoined to file his RFPA for the same tract of land and be given due course under the provisions of RA 10023 and DMC 2019-10.

Very truly yours,


MAY Q. SOCRATES
Special Investigator I

SUBSCRIBED AND SWORN to before me, this 24th day of August 2022 at Brooke's Point, Palawan.


MARIVIC C. QUITAIN
LMO II/ OIC-Chief, RPS

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S. S.
MUNICIPALITY OF BROOKE'S POINT)

AFFIDAVIT OF WAIVER OF LAND RIGHTS

I, **MARY ANN H. NAVARRO**, Filipino, of legal age, married to **RONALD R. NAVARRO** (also Filipino and of legal age) and with residence and postal address at Bgy. San Pedro, Puerto Princesa City, after having been duly sworn to in accordance with law depose and say:

1. That I am the applicant and original successor claimant of **Lot No. 9, Block 34, CSD-4B-000329 identical to Lot No. 19034, CAD 796-D** containing an area of **300 square meters** located at **Bgy. Maasin, Brooke's Point, Palawan;**
2. That said parcel of land is covered by Tax Declaration No. X X X bounded on the North by Lot 7, Blk 34; on the South by ROAD 34 & Lot 11, Blk 34 on the East by Lot 10, Blk 34; and on the West by ROAD (all under CSD-4B-00329)
3. That I had been in continuous occupation and possession of said parcel of land since 1998 or prior thereto up to the present and occupation had never contested by any adverse person;
4. That, for and in consideration of valuable amount I hereby acknowledged from **RITCHE ESTRADA**, to my full satisfaction, I further do hereby waive and transfer my rights together with all the improvements found over described above in favor of **RITCHE ESTRADA**, of legal age, married to **ROHANA ESTRADA** and with residence and postal address at **Bgy. Maasin, Brooke's Point, Palawan;**
5. That I will vouch and warrant the waivee a peaceful and exclusive ownership on the land against unlawful claims of other person whomsoever;
6. That I will not interpose nor object to any action leading to issuance of patent in his/her favor.
7. That I am executing this affidavit out of my own free will, voluntary act and deed the same was made in good faith and not for speculation purposes, after having been explained to me in a dialect I am familiar with;

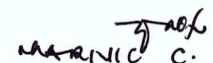
IN WITNESS WHEREOF, I have hereunto set my hands this
23 AUG 2022 at Municipality of Brooke's Point, Palawan.

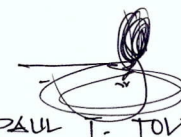
With my full conformity:


RONALD R. NAVARRO
Affiant's Husband


MARY ANN H. NAVARRO
Affiant


WITNESSES:


MARIVIC C. AMORAN
Printed Name and Signature


PAUL T. TOLEDO
Printed Name and Signature

SUBSCRIBED AND SWORN to before me on the date and at the place above-written.

Doc Stamp PAID
P.L.C. 01
139 470 97


MAY Q. SOCRATES
SPECIAL INVESTIGATOR
Officer Authorized to Administer Oath

Officer Authorized to Administer Oath

Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point
OFFICE OF THE BARANGAY CAPTAIN
BARANGAY Maasin

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that Mr./Mrs. Rohana Estrada is a bonafide resident of this Barangay. That I personally inspected their residential building and found out the following:

Location: Purok II, Maasin Brooke's Point, Palawan

Owner of Parcel of Land: _____

Lot Number: (327) lot No. 9 BLOCK # 34 , CAD-796-D

Date Constructed: 2009

Classification: Permanent () Temporary ()

Materials Used: Ligth material

Building Dimension: Width: 4.0 m Length: 3.0 m

Type of Building: One Storey (✓) Two Storey () Others ()

The Land Owner affixed signature herein authorizing Mr./Mrs. Rohana Estrada to construct/build a building in the said land.

Rohana Estrada
(Lot Owner)

This Certification is given this 3rd day of February 2011, upon request of Mrs. Rohana Estrada for Building Permit application.

Ruel B. Austria
Barangay Captain



**GEOTAGGED PHOTOS TAKEN DURING THE INSPECTION ON FEBRUARY 23,
2021 AT LOT 9, BLK 34, CSD-4B-000329 LOCATED AT BGY. MAASIN, BROOKE'S
POINT, PALAWAN**



Document Type: RESIDENTIAL FREE PATENT

Lot/Survey No. : 9, Blk 39, CSD-4B-600329

Location Municipality: Mariguen

Province of Palawan

Supporting Documents (as per prescribed checklist)	Available sheets to be scanned	Scanned by the contractor	QA by DENR	Remarks
1. APPLICATION	1			
② CERTIFICATION OF ZONING	1			
3. INVESTIGATION REPORT	2			
4. B.L. FORM V-37/SKETCH PLAN	1			
5. JUDICIAL FORM/PATENT	2			
6. TRANSMITTAL TO R.O.D				
Total No. of sheets:	4			
Conducted by:	Symptoms			
Date:	8/9/13			

☒ Good

☐ Average

☐ Poor



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-B (MIMAROPA)
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princess City

ORDER OF APPROVAL OF APPLICATION AND ISSUANCE OF RESIDENTIAL FREE PATENT

It appearing that in an investigation conducted by the Land Investigator/Inspector PAUL T. TOLEDO whose report duly examined by LMO FLORANTE A. CANDIDO, and the records of the application duly endorsed and recommended by CENRO EMELINA B. COJAMCO, it has been ascertained that the applicant, MARY ANN H. NAVARRO over a parcel of residential land situated at Maasin, Brooke's Point, Palawan under Residential Free patent Application No. 045306-522 has all the necessary qualifications as required by R.A. 10023 for a grant of a residential free patent and that the necessary notices has been posted, and that no other person has proved a better right to the land subject of the application. It is HEREBY ORDERED that the patent be prepared and issued to the applicant.


JUAN C. DELA CRUZ
DIL-PENRO

21 SEP 2012

Entry Fee: 100.00

O. R. No. _____

Dated : _____

SN. 00087045-89

Republic of the Philippines
Department of Environment and Natural Resources
Land Registration Authority
Registry of Deeds for the _____

Original Certificate of Title

No. _____

RESIDENTIAL FREE PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Residential Free Patent issued by the Department of Environment and Natural Resources, at Quezon City, on _____ and spread in the records of the said department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

REGION NO. _____

RESIDENTIAL FREE PATENT NO. 045306-17-2180

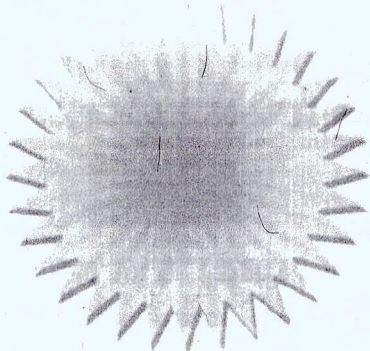
TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

MARY ANN H. NAVARRO, married to*, Filipino and a resident of Maasin, Brooke's Point, Palawan possessing all the qualifications and having fully complied with all the conditions and requirements of Republic Act No. 10023, is hereby granted this Residential Free Patent situated in Maasin, Brooke's Point, Palawan with an area of THREE HUNDRED (300) square meters, more or less and more particularly bounded and described at the back hereof.

Witness my hand and seal of the Republic of the Philippines this 21 SEP 2012 day of _____ in the year Two thousand and _____.

* RONALD R. NAVARRO

By Authority of the President
of the Philippines



JUAN C. DELACRUZ

Transcribed in the Registration Book in the Province of _____ pursuant to the provisions of Section 103 of P.D. No. 1529, on the _____ day of _____ two thousand and _____ at _____.

Owner's Postal Address _____

Register of Deeds _____

W 12

Lot 9, Blk. 34, Cad-4B-000329

Beginning at a point marked '1' of Lot 9, Blk. 34, Cad-4B-000329, being,
N. 40-29 E. 17280.96 M. from B.L.L.M. #1, Cad-796-D, Brooke's Point Cadastre
to Corner 1, thence

S. 48-00 W. 20.00 M. to point 2, N. 41-43 W. 15.00 M. to point 3,
N. 48-00 E. 20.00 M. to point 4, S. 41-43 E. 15.00 M. to point 1,
point of beginning.

Containing an area of THREE HUNDRED (300) SQUARE METERS.

All corners are marked on the ground by P. S. Cyl., Conc., Mons., 15 cms., x 60
cms.

Bounded on the SE. along line 1-2 by Lot 11, Blk. 34, Cad-4B-000329, on the
SW. along line 2-3 by Lot 34, Cad 4B-000329 (Road Lot); on the NW. along line 3-4 by
Lot 7, Blk. 34, on the NE. along line 4-1 by Lot 10, Blk. 34, all of Cad 4B-000329.

Bearings grid.

This lot was surveyed by Engr. Romeo G. Tracino on October 15-November 20,
2009 and was approved on August 12, 2011 in accordance with law and existing
regulations promulgated thereunder.

NOTE: This lot is ident. to Lot 19034, Cad 796-D, part. of Lot 6110,
Cad 796-D and was covered by R.F.P.A. No. 045306-522.

nbbafez

Checked by:


EDUARDO C. TUYAK

CERTIFIED CORRECT:


ALDRIN D. GABASARES
TM/GEODETIC ENGINEER

~~R#7~~ Application No. 015704-522

Applicant Mary Ann H. Navarro

Lot No. 9, Blk 34

Survey No. CSD-4B-000371

Surveyed For Melvin Molina

Ident. to Lot No. 19034

Survey No. CSD 716-5

Surveyed By Romeo C. Tyocino

Area: 300

Hrs. Sq.m.

Date Survey Oct. 15 - Nov. 20, 2009

Location Maslin, Brookes point, Palawan

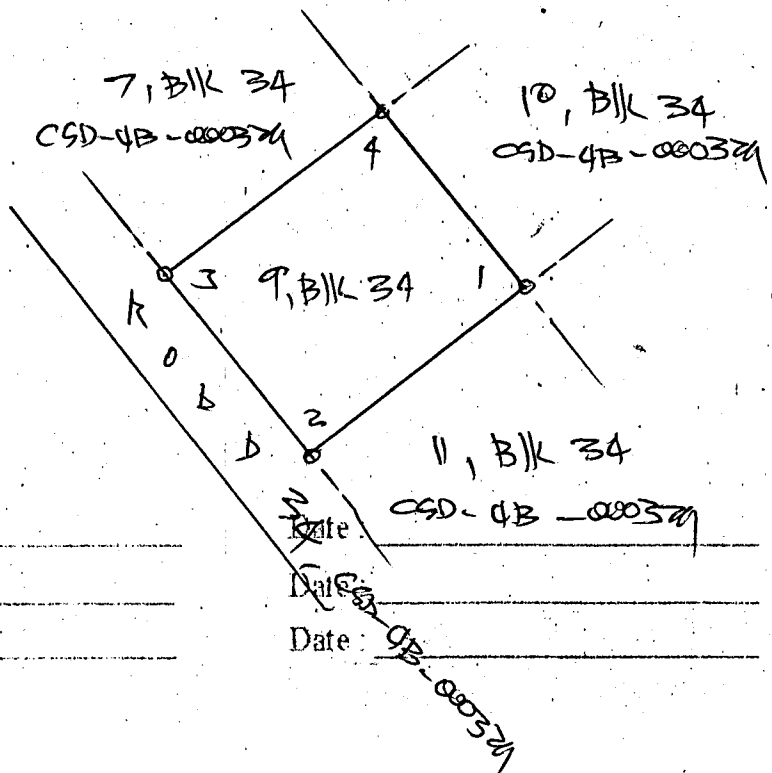
Date Approved Aug. 12, 2011

TECHNICAL DESCRIPTION

TIE LINES: N. 40° 21' ±. 17280.96 m. from Blm #1
CSD 716-5 Brookes point cadastre

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1-2	S. 48° 00' W.	20.00 m.			
2-3	N. 41° 43' N	15.00 m.			
3-4	N. 48° 00' E.	20.00 m.			
4-5	S. 41° 43' E.	15.00 m.			
5-6					
6-7					
7-8					
8-9					
9-10					

SKETCH



T. D. Research By: _____

T. D. Sketch By: _____

T.D. Checked By: _____

Date: _____

Date: _____

Date: _____



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-B (MIMAROPA)
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

INVESTIGATION AND OCULAR INSPECTION REPORT

FEBRUARY 23, 2012
Date

The Community Environment and
Natural Resources Officer
Brooke's Point, Palawan

Madame:

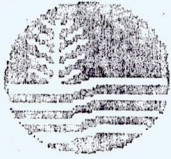
This is to certify that on FEBRUARY 23, 2012 I was on and examined
the residential land applied for by Mary Ann H. Navarro under Residential Free
Patent Application No. 045706-522 situated at MARSM, Brooke's point, Palawan.

Findings:

1. The applicant is a Filipino Citizen/Dual Citizen Filipino citizen
2. The land applied for is within alienable and disposable area as per LC Map No. 2046,
12-J, Nov. 23, 1956
3. The land applied for is not needed for public use or purposed.
4. The land applied for is within a residential zone as approved by Zoning Ordinance No.
by the Sangguniang _____ of _____
5. The applicant or his/her predecessor-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership, the subject land for at least ten (10) years prior to the filing of the application, by himself or through his predecessor-in-interest.
6. The applicant or his/her predecessor-in-interest entered upon the residential land applied for on or about Melvin Molina, since 1998
7. The applicant is not the owner of more than twelve (12) hectares of land.
8. The sketch of the land applied for is produced at the back hereof showing the boundaries and improvements.
9. The applicant possess all the qualifications and none of the disqualifications provided for under the provisions of R.A. 10023.
10. REMARKS that applicant acquired the land through waiver of rights
affidavit dated December 06, 2011 executed by Melvin Molina. The
Sketch of the land is shown at the back hereof.

In view of the following findings, it has been satisfactorily proven by the applicant that he/she is qualified for the grant of residential free patent under R.A. 10023. It is my recommendation that the applicant be granted a residential free patent.

[Signature]
SI/LMI/DPLI



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-B (MIMAROPA)
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

NOTICE OF APPLICATION FOR RESIDENTIAL FREE PATENT

Notice is hereby given that Mary Ann H. Navarro has filed with the DENR Land Management Services his/her application, under the Provisions of Republic Act No. 10023 for a Free Patent for a tract of land situated in the barrio of MASIN, Municipality BROOKES POINT, Province of Palawan, Philippines described as follows:

Lot No. 9, Blk 34, Pls No./Cad No. C9D-4B-000329, Identical to Lot No. 19034 Cad No./Pls No. CAD 746-D Area: 300 Sq.m. all adverse claims to the tract of land above-described must be filed in the DENR, Land Management Services on or before the 22ND day of FEBRUARY 2012. Any claim not filed will be forever barred.

EMELINE B. COJAMCO
CENRO

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN)
MUNICIPALITY OF BROOKES POINT)

I, MARY ANN H. NAVARRO married to RONALD R. NAVARRO being first duly sworn, depose and say that he/she is the same person who has made application for the above-described land, that a copy of the above notice was posted in a conspicuous place on the land applied for, on the bulletin board in the barrio where the land is located, and at the door of the municipal building on the 6th day of FEBRUARY, 2012 and remained posted until the 21st day of FEBRUARY, 2012.

Mary Ann

Applicant

SUBSCRIBED AND SWORN to before me this 22ND day of FEBRUARY, 2012
affiant exhibiting to me his/her Community Tax Certificate No. 19703464 issued at the
Municipality of BROOKES POINT Province of Palawan on MARCH 20, 2012.



PHILIP T. TOLEDO
Spl. Invest./Land Insp./DPLI

CERTIFICATION

THIS IS TO CERTIFY that this Notice of Application was posted at the Bulletin Board of
Barangay MASIN, BROOKES POINT, Palawan on FEBRUARY 06, 2012 until
FEBRUARY 21, 2012.

EMELINE B. COJAMCO
CENRO



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-B (MIMAROPA)
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brookes Point, Palawan

JOINT AFFIDAVIT IN SUPPORT OF RESIDENTIAL FREE PATENT APPLICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN :
MUNICIPALITY OF Brookes point

We, EDGAR DELOS ANGELES married to XILMA C. DELOS ANGELES
and EDGAR RUEL B. AUSTRIA married to DELIA L. AUSTRIA
both filipinos, of legal age, and residents of the municipality of Brookes point,
province of Palawan after having been duly sworn to in accordance with law, depose and say:

1. That we personally know MARY ANN H. NAVARRO who has filed an application for residential Free Patent for a tract of land located in the Barangay of MESIN municipality of BROOKES POINT province of Palawan;
2. That we are actual residents of the said Barangay of MESIN and we know the land applied for very well;
3. That we personally know the said applicant has actually resided on and continuously possessed and occupied, under a bona fide claim of ownership, the subject land by himself or thru his predecessors-in-interests for at least ten (10) years since 1998 or prior thereto and the lot is free from claims and conflicts.
4. That we are not related to the applicant either by consanguinity or affinity and we are not personally interested in the land applied for in the granting of a residential patent; and
5. That to the best of our knowledge, belief and information he/she has the qualifications to apply for residential free patent under R.A. 10023 and is not an owner of more than twelve (12) hectares of land.

IN WITNESS WHEREOF, we have hereunto set our hands and signed this affidavit this 6th day of DECEMBER, 2011 in the municipality of BROOKES POINT, province of Palawan.

EDGAR DELOS ANGELES
Affiant

Community Tax Cert. No. 326 29189
Issued on 01-12-11
At Brgy mesin

RUEL B. AUSTRIA
Affiant

Community Tax Cert. No. 326616308
Issued on FEB 2011
At BROOKES POINT, Palawan

SUBSCRIBED AND SWORN TO before me on the date and place stated above.



PAUL T. TOLEDO
Office Authorized Administer Oath



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-B (MIMAROPA)
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

APPLICATION FOR RESIDENTIAL FREE PATENT

Application No.: 045706-522

Entry No. 12-6-11

Name of Applicant: Mary Ann H. Navarro

Address: Maslin, Brooke's Point, Palawan

Citizenship: Philippino

Civil Status: RONALD R. NAVARRO

Age: 42 if minor, name of legal guardian The applicant is legal age

Date of Birth: MAY 21, 1969

Place of Birth: TERMITA, Manila

Location of residential land applied for Maslin, Brooke's Point, Palawan

Lot No.: 1, BK 34

Pls/Cad No.: CSD-AB-000329

Ident. to Lot No. 19034

Pls/Cad No.: Cad. 796 →

Land Area: 300 Sq.m. portion of lot 110, Cad. 796 →

Applicant's predecessor-in-interest (if any): Melvin Nolasco, Since 1998

Date of entry by applicant or predecessor-in-interest upon the residential land applied for: (on or about) December 06, 2011 date of entry of applicant

I declare, under the penalties of perjury, that my total land holdings are not more than 12 hectares and that this application has been made in good faith and to the best of my knowledge all information contained herein are true and correct.

Applicant's Name and Signature

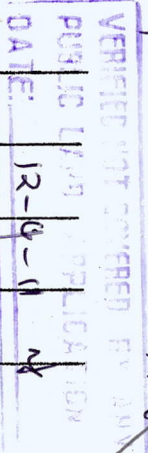
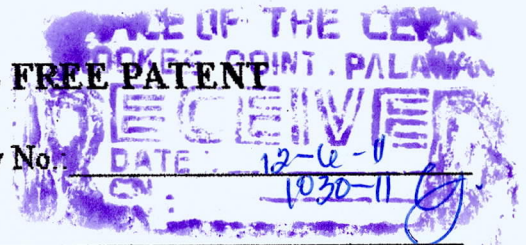
SUBSCRIBED AND SWORN TO before me this 6th day of DECEMBER, 2011

at Brooke's Point, Palawan



PAUL T. TOLEDO
Officer Authorized to Administer Oath

This form must be accomplished in five (5)



Survey Claimant Melvin Nolasco

Survey Claimant Town site

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUN./CITY OF Brooke's Point)

AFFIDAVIT OF WAIVER OF LAND RIGHTS

1. Melvin Molina, Filipino of legal age, single / married / widow / widower and with residence and postal address at Mambalot, Brooke's Pt. after having been duly sworn to in accordance with law depose and say:

1. That I am the actual occupant and original/successor claimant of Lot No. 9, Block 34, Csd-4B-000329 identical to Lot No. 19034 Pls/Cad No. Cad. 796- D, containing an area of 300 square meters more or less located at Maasin, Brooke's Point, Palawan;

2. That said parcel of land is covered by Tax Declaration No. n/a bounded on the North by lot 7, Blk 34 on the South by Lot 11, Blk 34 on the East by Lot 10, Blk 34 and on the West by Road 34, all Csd-4B-000329;

3. That I had been in continuous occupation and possession of said parcel of land since 1998 to the present and occupation had never contested by any adverse person;

4. That, for and in consideration of valuable amount I hereby acknowledged from Mary Ann H. Navarro to my full satisfaction, I further do hereby waive and transfer my rights together with all the improvements found over the lot described above in favor of Mary Ann H. Navarro of legal age, single / married / widow / widower, and with residence and postal address at Maasin, Brooke's Point, Palawan.

5. That, I hereby warrant to protect the rights of the waivee from any adverse claim or third party;

6. That I will not interpose nor object to any of this action leading to issuance of patent in his / her favor.

IN WITNESS WHEREOF, I have hereunto set my hands this 6th day of December, 20 11 at Brooke's Point, Palawan

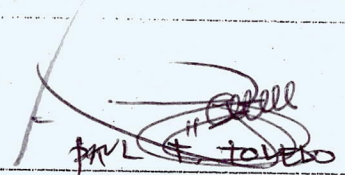

MELVIN MOLINA
Affiant

WITNESSES:

1. _____
2. _____

SUBSCRIBED AND SWORN to before me this 6th day of December 20 11, Affiant with Community Tax No. _____ issued on _____ at _____




Spl. Inv./I.M/DPLI



Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point
Barangay Maasin

OFFICE OF THE PUNONG BARANGAY

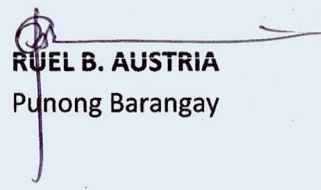
To Whom It May Concern;

This is to certify that: **Mrs. Mary Ann H. Navarro**, of legal age, married, a resident of Maasin, Brooke's Point, Palawan.

This certifies further that she is the actual occupants of Residential Lot situated at Lot No. 09 block 34 at Barangay Maasin, Brooke's Point, Palawan.

This certification is being issued to above- person upon request for the purpose of title application at the office of DENR.

Issued this 15th day of December 2011 at Barangay Maasin, Brooke's Point, Palawan.


RUEL B. AUSTRIA
Punong Barangay

Paid Under OR No. No O.R. available
Amount: P50.00
Maasin, Brooke's Point, Palawan

SN. 00087045-89

Republic of the Philippines
Department of Environment and Natural Resources
Land Registration Authority
Registry of Deeds for the

Original Certificate of Title

No. _____

RESIDENTIAL FREE PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Residential Free Patent issued by the Department of Environment and Natural Resources, at Quezon City, on _____ and spread in the records of the said department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

REGION NO. _____

RESIDENTIAL FREE PATENT NO. 04306-17-2180

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

MARY ANN H. NAVARRO, married to _____, Filipino and a resident of _____, Brooke's Point, Palawan, is hereby granted this Residential Free Patent situated in _____, Brooke's Point, Palawan, possessing all the qualifications and having fully complied with all the conditions and requirements of Republic Act No. 10023, _____, is hereby granted this Residential Free Patent situated in _____, Brooke's Point, Palawan, with an area of _____ (THREE HUNDRED) _____ square meters, more or less and more particularly bounded and described at the back hereof.

Witness my hand and seal of the Republic of the Philippines this _____ day of _____ in the year Two thousand and _____

RONALD R. NAVARRO

By Authority of the President
of the Philippines

Transcribed in the Registration Book _____ in the _____ Province of _____ pursuant to the provisions of Section 103 of P.D. No. 1529, on the _____ day of _____ at _____ and _____

Register of Deeds

Owner's Postal Address

(Continued on Additional Sheet Page
Register of Deeds)

SN. 00087045-89

Republic of the Philippines
Department of Environment and Natural Resources
Land Registration Authority
Registry of Deeds for the

Original Certificate of Title

No.

RESIDENTIAL FREE PATENT

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DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

REGION NO.

RESIDENTIAL FREE PATENT NO. 045306-17 - 2180

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

MARY ANN H. NAVARRO, married to, Filipino and a
resident of Maasin, Brooke's Point, Palawan possessing all the
qualifications and having fully complied with all the conditions and requirements of Republic Act
No. 10023, is hereby granted this Residential Free Patent situated in
Maasin, Brooke's Point, Palawan with an area of
THREE HUNDRED (300) square meters, more or
less and more particularly bounded and described at the back hereof:

Witness my hand and seal of the Republic of the Philippines this _____ day of _____
21 SEP 2012 in the year Two thousand and _____

* RONALD R. NAVARRO

By Authority of the President
of the Philippines

Transcribed in the "Registration Book" in the
Province of _____ pursuant to
the provisions of Section 103 of P.D. No. 1529, on the
_____ day of _____ at _____
and _____

JUAN C. DELA CRUZ
REGISTRAR

Owner's Postal Address

Register of Deeds

TECHNICAL DESCRIPTION

Lot 9, Blk. 34, Csd-4B-000329

Beginning at a point marked '1' of Lot 9, Blk. 34, Csd-4B-000329, being,
N. 40-29 E. 17280.96 M. from B.L.L.M. # 1, Cad-796-D, Brooke's Point Cadastre
to Corner 1, thence

S. 48-00 W. 20.00 M. to point 2; N. 41-43 W. 15.00 M. to point 3;
N. 48-00 E. 20.00 M. to point 4; S. 41-43 E. 15.00 M. to point 1;
point of beginning.

Containing an area of THREE HUNDRED (300) SQUARE METERS.

All corners are marked on the ground by P. S. Cyl., Conc., Mons., 15 cms., x 60
cms.

Bounded on the SE. along line 1-2 by Lot 11, Blk. 34, Csd-4B-000329; on the
SW. along line 2-3 by Lot 34, Csd 4B-000329 (Road Lot); on the NW. along line 3-4 by
Lot 7, Blk. 34; on the NE. along line 4-1 by Lot 10, Blk. 34; all of Csd 4B-000329.

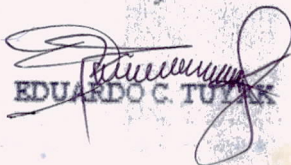
Bearings grid.

This lot was surveyed by Engr. Romeo G. Trocino on October 15-November 20,
2009 and was approved on August 12, 2011 in accordance with law and existing
regulations promulgated thereunder.

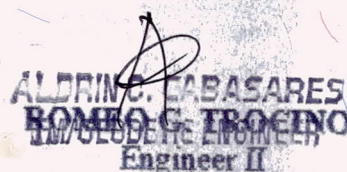
NOTE: This lot is ident. to Lot 19034, Cad 796-D, port. of Lot 6110,
Cad 796-D and was covered by R.F.P.A. No. 045306-522.

nbbañez

Checked by:


EDUARDO C. TULAK

CERTIFIED CORRECT:


ALDRINO CABASARES
ROMEO G. TROCINO
Engineer II

(Continued on Additional Sheet Page)
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No.

TECHNICAL DESCRIPTION

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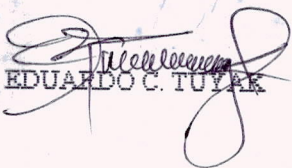
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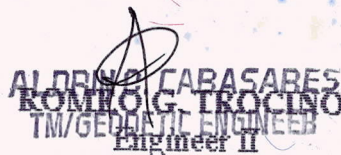
NOTE: This lot is ident. to Lot 19034, Cad 796-D, port. of Lot 6110,
Cad 796-D and was covered by R.F.P.A. No. 045306-522.

nbbañez

Checked by:


EDUARDO C. TUVIE

CERTIFIED CORRECT:


ALDRIN CABASABES
ROMEO G. TROCINO
TM/GEOD. ENGINEER
Engineer II

(Continued on Additional Sheet Page)
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No.

MANUAL OF AUTHORITIES

SUBJECT: LICENSES, PATENTS AND DEEDS		
Orders		
ACTIVITY	LIMITS OF AUTHORITY	APPROVING/ISSUING AUTHORITY
1. Issuance of Order of Revocation	Patents not yet registered with the Register of Deeds	Regional Executive Director (RED)
2. Issuance of Order of Cancellation	For Public Land Applications (PLA), provided that no order of approval has been issued earlier by higher level officials	Provincial Environment and Natural Resources Officer (PENRO)/Assistant Regional Director (ARD) for Technical Services-DENR, in the case of NCR
3. Issuance of Order of Rejection	PLA	Community Environment and Natural Resources Officer/PENRO in the case of Implementing PENRO/Chief, Licenses, Patents and Deeds Division-DENR, in the case of NCR
4. Issuance of Order of Deputation of Land Inspectors	Original (1 year) and Renewal	RED
5. Issuance of Order of Transfer of Leasehold Rights [Foreshore Lease Agreement (FLA)/ Miscellaneous Lease Agreement (MLA)]		RED
6. Issuance of Order of Award	FLA/MLA	Supervising Undersecretary for Land Management Bureau
	For Sales: - 1,000 sq.m. and below - More than 1,000 sq.m.	PENRO RED In the case of NCR regardless of area - RED

