



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



September 5, 2022

MEMORANDUM

TO : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

Forwarded is the memorandum of CENRO Quezon, Palawan with the investigation report categorical recommendation on the application for Survey Authority of the subject Lot No. 12920-D situated at Brgy. Panacan, Narra, Palawan applied by Matilde Demegillo.

After evaluation, this office found out the following:

- a. That the subject lot falls with Alienable and Disposable Land per Land Classification Map No. 1582, Project No. 10-C, Block III, certified on February 13, 1952.
- b. That Lot No. 12920-D was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Quezon, Palawan.
- c. Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

Reference No. 2022-7476
RPSFiles/Memo.Lot12920-D
AAP


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Rhea
Date: 12 SEP 2022 2022-23 27



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Department of Environment and Natural Resources
MIMAROPA Region
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(ANNEX "B")

CERTIFICATION

This is to certify that Lot 12920-D, Csd-04-021554-D is within Alienable and Disposable Land per LC Map No. 1582 Project No. 10-C, Block III, duly certified on February 13, 1952.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 5th day of September, 2022 for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENRO

Note:
Reference used was based on the rectified LC Map
provided and projected by the Regional Office

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 12/ea
Date: 12 SEP 2022 2022 2027

ALIENABLE AND DISPOSABLE LAND
PROJECT 10-C
BLOCK III
LC 1582

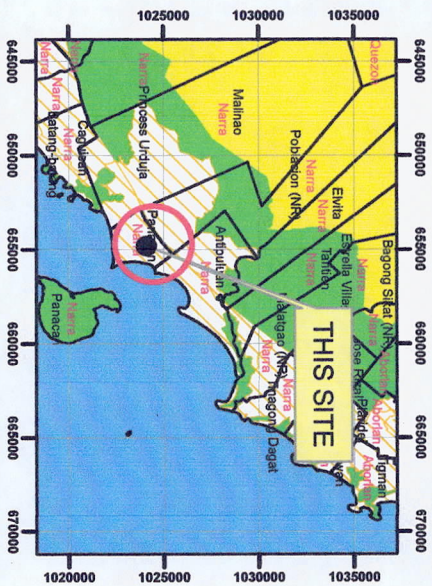
LOT 12920-D MATILDE DEMEGILLO, NARRA

Panacan

Narra

9°15'20"N

9°15'20"N



LOCATION MAP

SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 12920-D
FOR SURVEY AUTHORITY APPLIED BY
MATILDE DEMEGILLO

Located at Brgy. Panacan
Municipality of Narra
Province of Palawan
Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

- LEGEND**
- LOT 12920-D
 - CADT_CADC
 - Alienable & Disposable 18,077.90 Has.
 - Forestland 8,180.96 Has.
 - UPF 62,380.16 Has.
 - No Data 9.84 Has.
 - PA_MIMAROPA_UTMZN50

Prepared by:

DAVE N. BALMORES
For III

DONNA BELLE E. LUENGO
Engr. II



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

ANNEX "E"

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer
Quezon, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : August 9, 2022

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 08-18-2022 22:7476

I am submitting the investigation report conducted on the application for Survey Authority of Matilde D. Demegillo over Lot No. 12920-D, CSD-04-021554-D equivalent to Lot No. 13151, CAD 797-D containing a total area of 4,402 square meters located in Bgy. Panacan, Narra, Palawan.

After the conduct of the evaluation, I found out the following:

- a. The subject lot is within Alienable and Disposable (A&D) land per Project No. 10-C of Land Classification Map No. 1582 approved on February 13, 1952.
- b. Other findings:
 1. Records show that Lot No. 12920-D, CSD-04-021554-D equivalent to Lot No. 13151, CAD 797-D with an area of 4,402 square meters is among the resultant lots of Lot 821-24, CSD 04-017642-D;
 2. That Ms. Matilde D. Demegillo is only occupying 1,500 square meters portion of the subject lot;
 3. That same parcel of land, was acquired by Ms. Demegillo thru Contract to Sell executed by and between Ms. Teresa G. Decosto (seller) and Matilde D. Demegillo (buyer) dated December 6, 2007;
 4. That on May 20, 2022, Mr. Rodrigo De Padua Demegillo, Jr., Attorney in-fact of the heirs of Teresa G. Decosto executed an Affidavit of Waiver of Rights over the subject parcel of land in favor of Matilde D. Demegillo, and





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National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

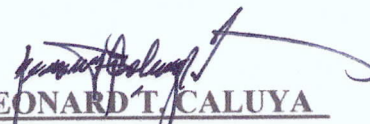
5. That improvements include semi-concrete house with perimeter fence and planted coconut trees and bananas.

Hence, I recommend for the immediate approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area actually claimed by the applicant.

Attached are the following pertinent documents to wit:

1. Letter request for Survey Authority address to CENR Officer;
2. Land Registration Authority Certification;
3. Certification from Regional Trial Court;
4. Certification from Municipal Trial Court;
5. Notarized Barangay Certification;
6. Pinagsamang Sinumpaang Salaysay;
7. Government issued ID;
8. Contract to Sell;
9. Affidavit of Waiver of Rights;
10. Special Power of Attorney;
11. V-37
12. CENRO LC Map Projection;
13. CENRO LC Certification as "Annex B", and
14. Investigation Report with geotagged photos;

For your information and approval.


LEONARD T. CALUYA
CENR Officer





DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2022-2086

Date and Time received:

08/05/2022 02:50:12 PM

From: ENGR. REX S. VELASCO

Document Type: Memorandums

Narra Station

Subject: TRANSMITTAL OF REPORT RE APPLICATION FOR SURVEY AUTHORITY COVERING A PORTION OF LOT/SURVEY NO. 12920-D, CSD-04-021554-D LOC. @ BGY. PANACAN, N.P.

Attachment(s): MEMO DTD AUG. 2, 2022 OF VINA N. ANACLITO W/ GEOTAGGED PHOT

Earmarked As:

Date: 8/5/22	From: CENRO	To: RPS
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ___ days or shorter
Other Instruction(s): For review & indorsement to RPS. *		
Date: 8/8/2022	From: IC, RPS	To: LMO Jen
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ___ days or shorter
Other Instruction(s):		
Date: 8/9/2022	From: LMO Jen	To: Chief, RPS/Man Jasmin
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ___ days or shorter
Other Instruction(s): Mam, for your final evaluation pp, pls. Tnx, Already examined as prepared "Annex E"		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ___ days or shorter
Other Instruction(s):		



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan

Contact No.: 0917-160-4920

Email: cenroquezon@denr.gov.ph

EXAMINATION SHEET FOR ISSUANCE, PROCESSING AND APPROVAL OF

SURVEY AUTHORITY

Applicant: Matilde D. Demegillo
Lot No.: 12920-D, CSD-04-02154-D

Area: 4.402 sq.m
Location: Yamacan, Naga, Palawan

No.	Requirements (Applicant)	Remarks	Compliance
1	Letter request address to CENRO		ok
2	Latest Tax Declaration duly certified by the city/municipal assessor		n/a
3	LRA/RTC/MTC Clearance		ok
4	Notarized Barangay Certification		ok
5	Sworn Affidavit of two (2) disinterested person	Equivalent lot no. 121751 vs. 121751	
6	Any government-issued ID		ok
7	Others: (proof of ownership i.e. waiver of rights, etc.)		ok
Requirements (DENR)			
8	Technical Description/V-37/reference plan		ok
9	CENRO LC Map Projection		ok
10	CENRO LC Certification "Annex B"	For signature of CENRO	
11	Investigation Report w/ geotagged photos and categorical findings and recommendation that the land is A&D	Contract to sell not executed by the heirs of Teresa C. Decastro	
12	CENRO Endorsement "Annex E"		
13	PENRO LC Map Projection		
14	PENRO LC Certification "Annex B"		
15	PENRO Endorsement "Annex F"		
16	Conformity from Chief, Surveys and Mapping Division "Annex C"		
17	Clearance from ARD, Technical Services "Annex G"		

Reference: DMC 2019-10

PENRO Examiner: _____
Date/Contact No.: _____

CENRO Examiner: [Signature]
Date/Contact No.: 8-9-2022

Note: Issuance of Survey Authority is upon receipt of clearance from ARD for Technical Services (Item no. 15)
Item 6-10 (CENRO), Item 11-13 (PENRO), Item 14-15 (Regional Office)



DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2022-0135

Date and Time received:

05/20/2022 9:53:39 AM

From: RODRIGO DE PADUA DEMEGILIO JR

Document Type: Letters

BGY.PANACAN, NARRA, PALAWAN

Subject: AFFIDAVIT OF WAIVER OF RIGHT, AND SPECIAL POWER OF ATTORNEY

Attachment(s): No attachment(s)

Earmarked As :

Date: 5/20/2022	From: LMO NEX	To: LMI VINA
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input checked="" type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
		Other Instruction(s): Attach this documents (Waiver & Rights & SPA) for me Survey Authority in favor of MATILDE D. DEMEGILIO and transmit to CENRO Quezon
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
		Other Instruction(s):
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
		Other Instruction(s):
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
		Other Instruction(s):



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
CENRO QUEZON - NARRA SUB-STATION
G.P Cruz St., Bgy. Poblacion, Narra, Palawan
Telephone No.: (048) 716-0681

DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2022-0135

Date and Time received:

05/20/2022 9:53:39 AM

From: RODRIGO DE PADUA DEMEGILIO JR

Document Type: Letters

BGY. PANACAN, NARRA, PALAWAN

Subject: AFFIDAVIT OF WAIVER OF RIGHT, AND SPECIAL POWER OF ATTORNEY

Attachment(s): No attachment(s)

Earmarked As :

Date: 5/20/2022	From: LMO MEX	To: LMI VINA
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input checked="" type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ___ days or shorter
Other Instruction(s): Attach this documents (Waiver & Rights & SPA) for me Survey Authority mfw of MATILDE D DENE GILLO		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ___ days or shorter
Other Instruction(s): and transmit to CENRO Quezon		
Date:	From:	To:
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Other Instruction(s):		



DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: **2020-2278**

Date and Time received

11/25/2020 11:40:14 AM

From: **MATILDE D. DEMEGILLO**

Document Type: **Letters**

BGY. TINIGUIBAN PERTO PRINCESA CITY

Subject: **LETTER REQUEST FOR SURVEY AUTHORITY**

Attachment(s): **SUBDIVISION PLAN OF LAND**

Earmarked As :

Date: 11/25/20	From: CEMO	To: RPS
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter
		Remarks: For investigation. [Signature] Signature:
Date: 11-27-2020	From: IC, RPS	To: LMO Acab
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter
		Remarks: - Coordinate with RPS Name and act on this - Inform partly of the DMC 2019-10 requirements [Signature] Signature:
Date: 12-01-20	From: LMO II E.A. ACOR	To: LMI VINA BACUSTO
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter
		Remarks: PLS. ACT ON THIS REQUIREMENT DMC 2019-10. [Signature] 12-01-20 Signature:

Printed on 11/25/2020 11:41:58AM Received at: ADMIN UNIT

Received by: SANTILLANA, JENNIFER



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA-Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P Cruz Street, Bgy. Poblacion, Narra, Palawan
Contact Number +639-917-5008752
Email Address: cenronarra pal@yahoo.com.ph

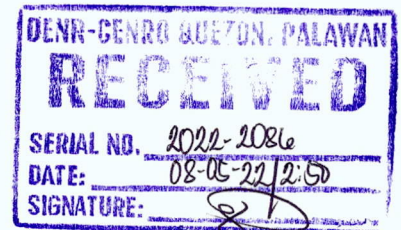
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Quezon, Palawan

FROM : The Officer- In-Charge Narra Station
Narra, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : August 3, 2022



Submitted is the investigation report conducted by the representative of this Office, regarding the application for survey authority covering a portion of Lot/Survey No. 12920-D, Csd-04-021554-D located at Bgy. Panacan, Narra, Palawan.

Per evaluation of the area, we found out the following:

- A. The subject lot is within residential zone and alienable and disposable under Project 10-C of Block No. III which was approved on 13th day of February 1952 per LC Map Number-1582.
- B. The subject lot is occupied, possessed and with considerable improvements thereon such as house made of semi-concrete materials, planted with various fruits trees and roots crops.
- C. The requesting party had complied/submitted the requirements under the provision of DMC 2019-10 dated December 10, 2019 as follows:
 1. Investigation report with geotagged photos and categorical finding and recommendation that the land is A and D;
 2. V-37;
 3. Projection Map (GIS MAP);
 4. LC certification "Annex B";
 5. Request letter of the applicant;
 6. Land Registration Authority;
 7. Municipal Court Clearance;
 8. Regional Trial Court
 9. Affidavit of two disinterested person;
 10. Barangay Certification with notarized;
 11. Government I.D;
 12. Contract to Sell;
 13. Waiver of rights; and
 14. SPA

IN VIEW HEREOF, it is strongly recommend for approval of the application for survey authority in favor of Matilde D. Demegillo.


ENGR. REX S. VELASCO



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA-Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P Cruz Street, Bgy. Poblacion, Narra, Palawan
Contact Number +639-917-5008752
Email Address: cenronarra pal@yahoo.com.ph

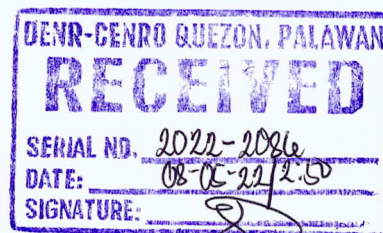
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Quezon, Palawan

FROM : The Officer- In-Charge Narra Station
Narra, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : August 3, 2022



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 14. SPA

IN VIEW HEREOF, it is strongly recommend for approval of the application for survey authority in favor of Matilde D. Demegillo.


ENGR. REX S. VELASCO



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA-Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P Cruz Street, Bgy. Poblacion, Narra, Palawan
Contact Number +639-917-5008752
Email Address: cenronarra pal@yahoo.com.ph

MEMORANDUM

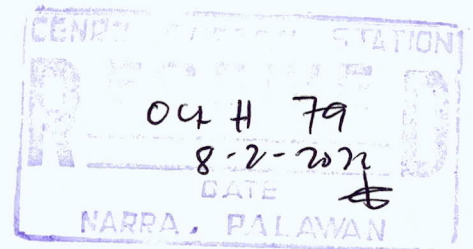
FOR : The Community Environment and
Natural Resources Officer
CENRO Quezon, Palawan

THRU : The In-Charge, Narra Station
Narra, Palawan

FROM : VINA N. ANACLITO

SUBJECT : **INVESTIGATION REPORT OF PORTION OF LOT 12920-D
CSD-04-021554-D EQUIVALENT TO LOT 13151, CAD. 797-D
AS SURVEYED FOR ERIBERTO O. SAUSA AT BARANGAY
PANACAN, NARRA, PALAWAN**

DATE : August 2, 2022



Relative to the above noted subject, I have the honor to report based on the records on file in this Office and inspection/investigation conducted on the premises of the subject lot to wit:

- I. SUBJECT LOT**
Portion of Lot 12920-D, located in Bgy. Panacan, Narra, Palawan, with an area of One Thousand Five Hundred (1500) square meters more or less.
- II. CLAIMANT**
The claimant is Matilde Demengillo, 51 years old, female, a resident of Bgy. Puerto Princesa City.
- III. RECORDS VERIFICATION**

Record of this Office show that Lot No. 821, Cad. 797-D identical to portion of Lot 741, PLS-23 was subdivided as requested by Bonifacio Bea, et. al on April 5-10, 1998 with 38 resultant lots from Lot 821-1 up to Lot 821-38, CSD-04-017642-D be equivalent to Lot 12897 up to 12934 of Cad.797-D and approved by Elpidio Tolentino, CESO-IV Regional Technical Director on March 8, 1999.

Lot 821-24, CSD-04-017642-D was subdivided into six resultant lots from Lot 12920-A up to Lot 12920-F under CSD-04-021554-D equivalent to Lot 13148 up to 13153, Cad. 797-D an surveyed for Eriberto O. Sausa

Lot 12920-D, Csd-04-021554-D equivalent to Lot 13151 is containing an area of Four Thousand Four Hundred Two (4,402) square meters located at Bgy. Panacan, Narra, Palawan.

IV. ACTIVITIES UNDERTAKEN/OBSERVATION

That on January 13, 2021, the undersigned conducted actual inspection and investigation of the land claimed by the applicant is under the portion of Lot 12920-D containing of an area of One Thousand Five Hundred (1500) square meters more or less located at Bgy. Panacan, Narra, Palawan.

The said lot was constructed semi-concrete house thereon with perimeter fence and planted of coconut trees and banana. Mrs. Juliet D. Rebecca is the caretaker and sister of the applicant.

The applicant acquired the said lot through Contract to Sell executed by the heirs of Teresa G. Decosto notarized by Atty. Edgar D. Palay on December 6, 2007 at Puerto Princesa City.

Ms. Teresa G. Decosto was died on 2017.

The applicant submitted Special Power of Attorney on May 20, 2022, that the Heirs of Teresa G. Decosto executed Special Power of Attorney to Mr. Rodrigo De Padua Demengillo Jr. to sale the property of the Heirs of Teresa G. Decosto was notarized by Atty. John Mark V. Caralipio on May 11, 2022.

Mr. Rodrigo De Padua Demengillo Jr. as Attorney in-fact of the Heirs of Teresa G. Decosto executed Affidavit of Waiver of Rights in favor of Ms. Matilde D. Demengillo notarized by Attorney Richalex G. Jagmis on May 20, 2022 it was submitted in this Office on May 20, 2022.

The applicant (Matilde D. Demengillo) complied all the requirements set forth in DMC 2019-10. Please see attached of the following requirements:

1. Land Registration Authority submitted on August 2, 2022;
2. Municipal Trial Court Clearances;
3. Notarized Barangay Certification;
4. Sworn Affidavit of Disinterested Person;
5. Government-issued identification card; a
6. Special Power of Attorney Submitted on May 20, 2022; and
7. Waiver of Rights submitted on May 20, 2022

V. PROJECTION

- Projection, the land is classified agricultural (alienable and disposable), under Project No. 10-C which was approved on 13th day of February 1952 as appearing in the Map Numbered LC 1582.

VI. RECOMMENDATION

With the above observation the undersigned recommend, for the approval of the application for survey authority in the name of Matilde D. Demegillo. Attached are geo-tagged photo of the subject lot.

For your approval and record.

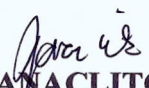

VINA N. ANACLITO
Land Mgt. Inspector

PHOTO DOCUMENTATION

Geotagged photos taken during the actual inspection conducted by the undersigned, showing the improvements of the applicant located at Bgy. Panacan, Narra, Palawan.



Inspected by:

Vina N. Anaclito
VINA N. ANACLITO
LAND MGT. INSPECTOR



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P. Cruz Street, Bgy. Poblacion, Narra, Palawan
Contact Number +639-917-5008752 / 048-7160861
Email Add: narrastation@gmail.com.

Application No.: 045315
Applicant : MATILDE DEMEGILLO
Survey By: Engr. Jaime K. Talian
Date of survey: February 26, 2002
Bearing: _____

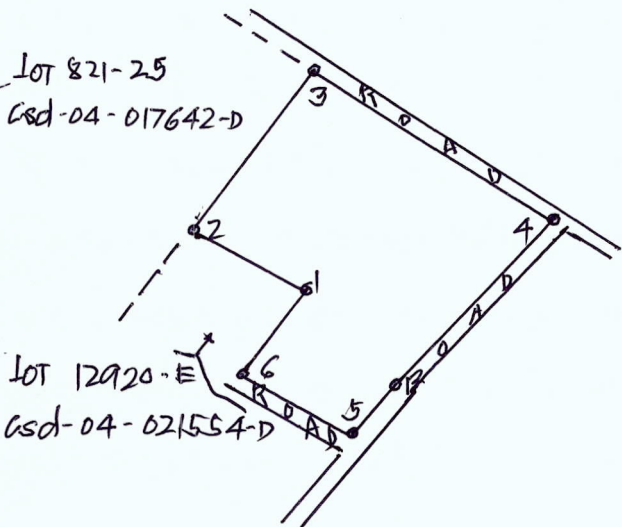
Survey No.: CSD-04-021554-D
Lot No. 12920-D
Location: Panacan, Narra, Palawan
Cad/Map No: 9-15-N. 118-24B
Date Approved: February 06, 2003
Area: 4,402 square meters

TECHNICAL DESCRIPTIONS

TIE LINE: S 31-25 W, 2983.67m From BLLM #1 Cad 797-2, Narra Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N57-03W	33.99M	1-2	+ 18.49	- 28.52
3	N38-47E	50.45M	3	+ 39.33	+ 31.60
4	S57-03E	73.60M	4	- 40.03	+ 61.76
5	S45-36W	60.00M	5	- 41.98	- 42.87
6	S39-58W	18.26M	6	- 13.99	- 11.73
7	N57-04W	32.10M	7	+ 17.45	- 26.94
7-1	N38-50E	26.59M	7-1	+ 20.71	+ 16.67
				+ 95.98	+ 110.03
				- 96.00	- 110.06
				- .02	- .03

SKETCH



CERTIFICATION

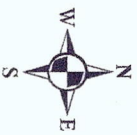
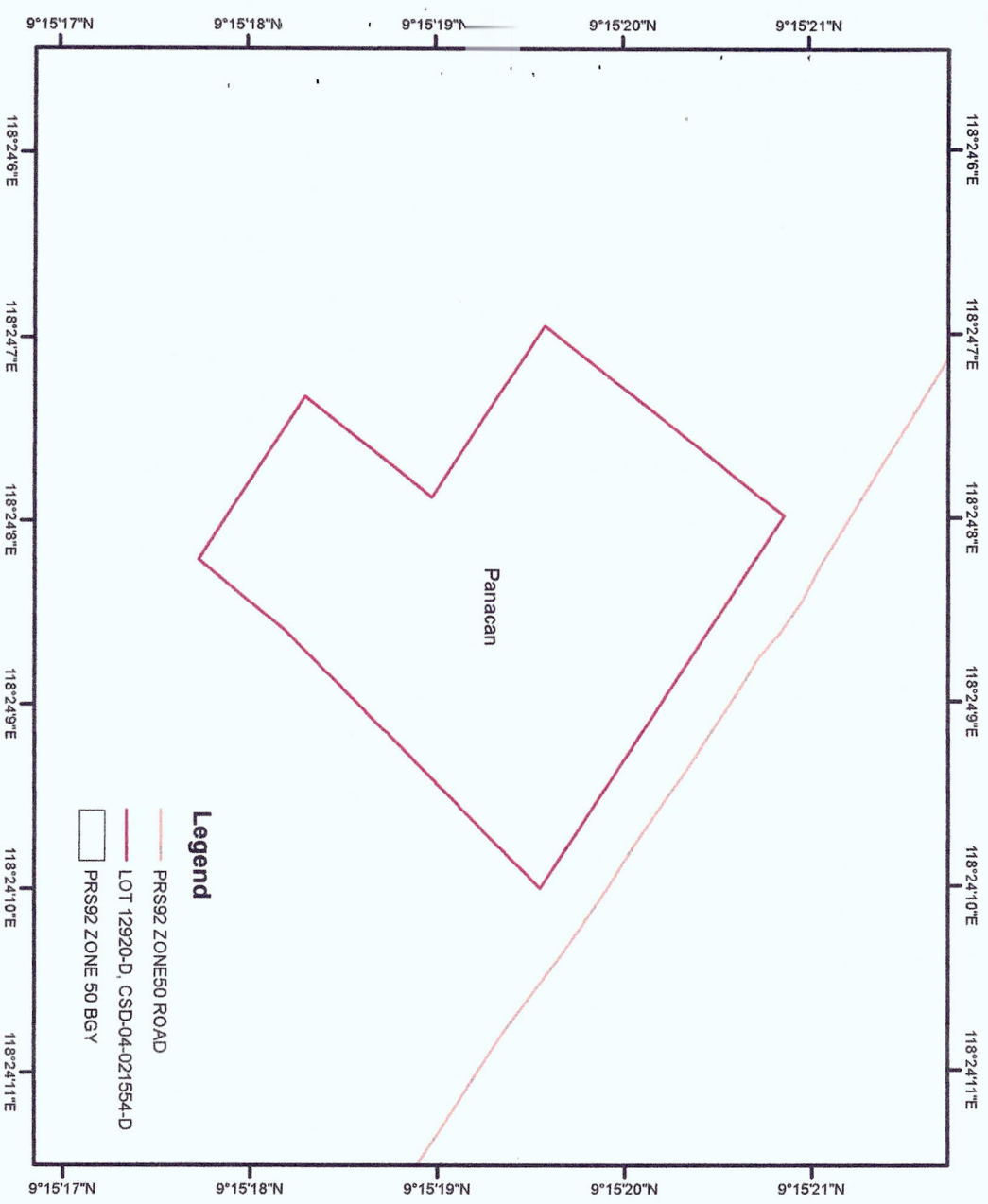
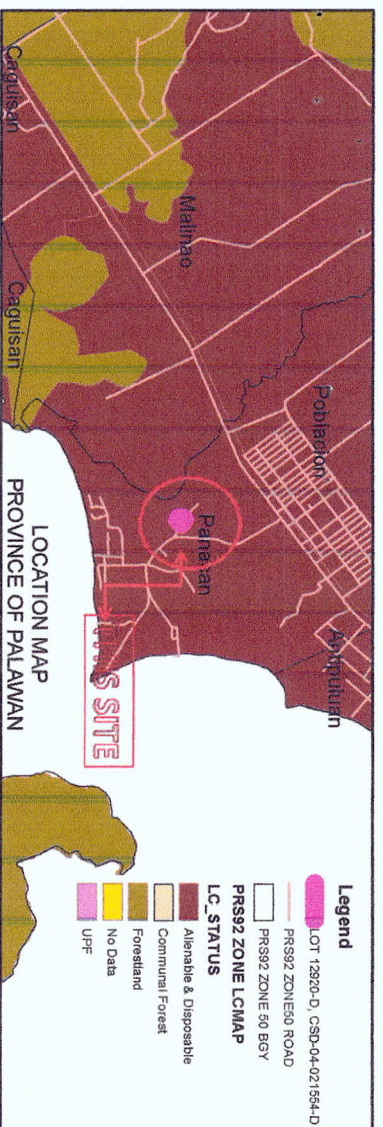
This is to certify that all data verified is from
Approved Technical Description of Lot 12920-D, Csd –
04-021554-D located at Brgy. Panacan, Narra Palawan
with an area of 4,402 square meters more or less.

This Certification is issued upon the request of
Ms. Matilde Demegillo this 14th day of March 2022 for
Survey Aauthority.

Engr. REX S. VELASCO
Office of the Officer-In-Charge, Narra Station

T.D. Researcher by: CEASAR C. SALCEDO
Sketched by: _____
Checked by: _____

Date: March 11, 2022
Date: _____
Date: March 14, 2022



SKETCH MAP
Showing the location of
LOT 12920-D, CSD-04-021554-D

LOCATION:

BARANGAY OF : PANACAN
MUNICIPALITY OF : NARRA
PROVINCE OF : PALAWAN

SCALE : 1:775
AREA : 4,402 SQ.M MORE OR LESS

Coordinate System: PRS 1992 UTM Zone 50N
Projection: Transverse Mercator
Datum: Philippine Reference System 1992



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA-Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P. Cruz Street, Bgy. Poblacion, Narra, Palawan
Email Address: denrquezon@denr.gov.ph

CERTIFICATION

This tract of land is classified as Alienable & Disposable under Project 10-C of Block No. III as appearing in LC Map No. 1582 certified on February 13, 1952.

This map was made based on Technical Description.

Digitized by:

Vina N. Annacilito
VINA N. ANNACLITO
Land Mgt. Inspector

Attested by:

Engr. Rex S. Velasco
ENGR. REX S. VELASCO
Officer, In-Charge



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA-Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P Cruz Street, Bgy. Poblacion, Narra, Palawan
Contact Number +639-917-5008752
Email Address: cenroquezon@denr.gov.ph

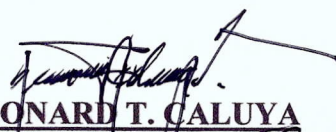

ANNEX "B"

CERTIFICATION

This is to certify that Lot No. 12920-D, survey Nos. Csd-04-021554-D in Bgy. Panacan, Narra, Palawan is within alienable and disposable land as per LC Map No. 1582 Project No. 10-C dated February 13, 1952.

Said survey is not covered by GSS covering areas which are within Timberland.

Issued this 28th day of January, 2022.


LEONARD T. CALUYA
CENR Officer 



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA-Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon-Narra Station, G.P Cruz Street, Bgy. Poblacion, Narra, Palawan
Contact Number +639-917-5008752
Email Address: cenroquezon@denr.gov.ph

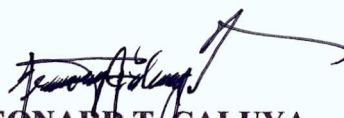
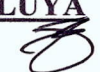
ANNEX "B"

CERTIFICATION

This is to certify that Lot No. 12920-D, survey Nos. Csd-04-021554-D in Bgy. Panacan, Narra, Palawan is within alienable and disposable land as per LC Map No. 1582 Project No. 10-C dated February 13, 1952.

Said survey is not covered by GSS covering areas which are within Timberland.

Issued this 28th day of January, 2022.


LEONARD T. CALUYA
CENR Officer 

LETTER REQUEST FOR SURVEY AUTHORITY

2020 - 2278
11/25/20

Name of Requesting Party: MATILDE D. DEMEGILLA

Present Address: Publica Rd. 1, Tiniguiban PPC

Date: Nov. 16, 2020

**The Community Environment and
Natural Resources Officer**
Province of Palawan

Sir:

The undersigned is respectfully requesting in your good office for Survey Authority to
☐ Subdivide Segregate our occupation and Improvements over which we have

interest on:

Lot No. <u>13151-C / 13151 Cad 797-D</u>	Survey No. _____
Identical to Lot No. _____	Survey No. _____
Portion of Lot No. _____	Survey No. _____
Area: <u>600 sq. and 350 sq. / 561 sq.</u>	Survey No. _____
Location of the Land: <u>Panacan, Narra Palawan</u>	Survey No. _____

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer _____ to undertake the sake subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: _____

Contact No: _____

GEODETIC ENGINEER'S COMMITMENT

I, ENRILO L. GABAYAN, a registered and licensed Geodetic Engineer, hereby commit to abide with the land Surveys Regulation of the Philippines in connection with the survey of the above land and personally follow-up the issuance thereof.

Geodetic Engineer _____

Licensed No. 6366

Contact No. 09175760662

Requirements:

- _____ 1. Accomplished and signed letter request for Survey Authority
- _____ 2. Waiver of Rights/ Extra-Judicial Settlement of Estate (If applicable);
- _____ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- _____ 4. Land Registration Authority (LRA) certification clearance-proof that the area has no existing title;
- _____ 5. Regional Trial Court (RTC) certification/clearance (proof that the area has no pending case);
- _____ 6. Barangay Certification (actual occupant of the area);
- _____ 7. Sworn affidavit of Two (2) disinterested persons (residents of barangay where the land is Located);
- _____ 8. Photo copy of any government-issued Identification Card.



Republic of the Philippines
SUPREME COURT
4th Judicial Region
MUNICIPAL TRIAL COURT OF NARRA
Narra, Palawan

OFFICE OF THE CLERK OF COURT

CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **LOT No. 12920-D, CSD-04-021554-D**, occupied by **Ms. MATILDE D. DEMEGILLO**, is not involved in any civil case filed in this court as of this date.

This certification is issued upon request of **Mr. MATILDE D. DEMEGILLO** for whatever legal purpose it may serve him/her best this 23rd day of March, 2021 at Narra, Palawan, Philippines.

NANCY B. QUINZON
Clerk of Court II

O.R. No. (SAJ): 4102120

O.R. No. (JDF): 4103887

Issued on : March 23, 2021

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN.

THIS IS TO CERTIFY that this office has no knowledge of any pending case filed before this Court involving Lot No. 13151, Cad-797-D located at Barangay Panacan Narra, Palawan.

This Certification is being issued upon request of Leonard T. Caluya for whatever legal purpose it may serve.

At Puerto Princesa City, this 30th day of March 2021.

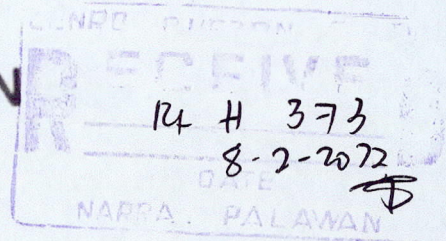

JYL C. LAUROS-PADRONES
Clerk of Court

Cert Fee: P15 00/35 00
O.R. No. 4789601/4840230
Dated: March 30, 2021



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.L.A. Road
Quezon City

CERTIFICATION



TO WHOM IT MAY CONCERN

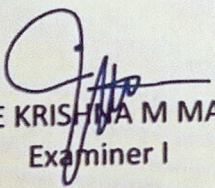
This is to certify that plan Csd-04-021554-D (Subdivision Plan of Lot 12920, Cad. 797-D, Narra Cadastre identical to Lot 821-24, Csd-04-017642-D). Lot 12920-D equivalent to Lot 13151, Cad. 747-D, Narra Cadastre, being a portion of Lot 741, Pls-23, Aborlan Public Land Subdivision, situated in the Barangay of Panacan, Municipality of Narra, Province of Palawan, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When the subject lot was plotted on our Municipal Index Sheet thru its tie line, as verified and confirmed by the Chief, Land Projection Section of this Authority, it appears to be covered by plan Sc-4782 Amd. (Swo-34910) [Amendment Plan of Sc-4782] which was found to be previously applied for original registration of title in Land Registration Case No. N-8, LRC Record No. N-20287 by Palawan Agricultural and Industrial Company, Inc., applicant. However, said registration proceedings was ordered DISMISSED pursuant to the Decision of the Honorable Court on June 1, 1965 and was affirmed by Supreme Court, having been ~~Appealed~~ in its Decision on March 21, 1972.

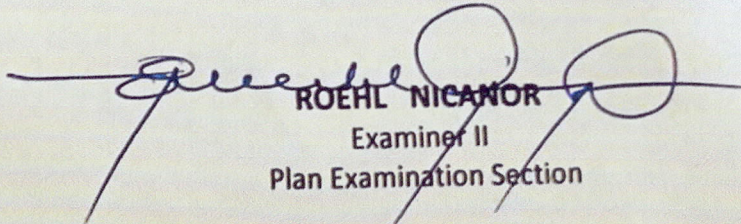
This certification is issued upon request of MATILDE D. DEMIGILLO with postal address at Pablico Road II, Tiniguiban, Puerto Princesa City, Palawan, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 30th day of June 2022.

Verified by:


MIKEE KRISHNA M MATEO
Examiner I

FOR THE ADMINISTRATOR


ROEHL NICANOR
Examiner II
Plan Examination Section

EPEB No.: E-CCV-2022-015563


Republika ng Pilipinas)
Lalawigan ng Palawan)
Munisipyo ng Narra)


PINAGSAMANG SINUMPAANG SALAYSAY

Kami po sina **MARIA NELSIE A. CAMDELARIA** at **LOLITA B. ATILANO**, parehong nasa mga hustong gulang, may mga asawa, Pilipino, at kasalukuyang naninirahan sa Bgy. Panacan, Narra, Palawan, pagkatapos manumpa ng naaayon sa batas ay nagsasaad ng mga sumusunod:

1. Na kilala po namin si **MATILDE D. DEMEGILLO** na siyang may ari at actual occupant sa isang parsela ng lupa kilala bilang Lot No. 12920-D, Csd-04-021554-D, equivalent to Lot No. 131 51, CAD 797-D, may sukat na ONE THOUSAND FIVE HUNDRED TEN (1,510) square meters kahat ay matatagpuan sa Bgy. Panacan, Narra, Palawan sapagkat kami ay kanilang kapit lote;
2. Na ang nasabing parsela ng lupa ay inukupa, nilinisan, tinaniman at inimprove ni **MATILDE D. DEMEGILLO** mula taong noong 2008 hanggang sa kasalukuyan;
3. Na aming isinagawa ang Pinagsamang Sinumpaang Salaysay na ito upang patotohanan ang mga nabanggit sa itaas.

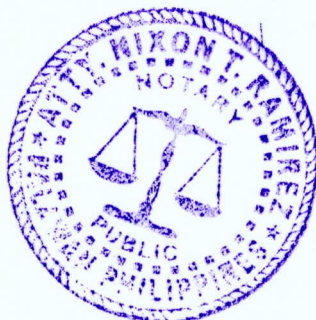
BILANG PATUNAY, Ako ay lalagda ngayong MAR 22 2021 sa Narra, Palawan.

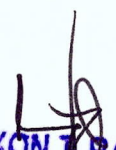

MARIA NELSIE A. CAMDELARIA
May Salaysay
ID#09-252153212-4/Philhealth


LOLITA B. ATILANO
May Salaysay
ID#68368 / OSCA

SUBSCRIBED AND SWORN TO before me this MAR 22 2021 at Narra, Palawan.

Doc. No. 209 ;
Page No. 43 ;
Book No. 278 ;
SERIES OF 2021




ATTY. NIXON T. RAMIREZ
NOTARY PUBLIC
Until December 31, 2021
NP. No. 2020-022
IBP No. 001976 / 12-10-20 / PALAWAN
PTR No. 257243 / 12-07-20 / PALAWAN
MCLE No. VI-01-21559/03-28-2019
Valid until April 14, 2022
Bar Roll No. 48818



MISSION

A very much alive and reliant community, with extremely conspicuous number of people making strenuous effort for a better future through and their profound faith in God.

VISION

Draw the Barangay, closer to the people, and incite them to bestow, maximum trust which is indispensable in attaining the desired outcome in the implementation of varied programs and projects of the Local Government that will lead to a well develop, calm, disciplined and God-like community.

Barangay Panacan
Officials 2018-2022:

Hon. Ferdinand P. Zaballa
Punong Barangay

Sangguniang Barangay:

Hon. Rogelio V. Mahinay Jr.
Hon. Rolando V. Esperancilla
Hon. Don M. Veneranda
Hon. Marisol B. Diaz
Hon. Rosalie M. Waban
Hon. Jessica M. Caabay
Hon. Efren B. Gonzaga
Hon. Reynita M. Duguran

Hon. Keren M. Socrates
Barangay Kagawad/SK Chairman

Ms. Lea F. Locsin
Barangay Treasurer

Ms. Allen H. Sagun
Barangay Secretary

Ms. Myckinly L. Azuelo
Revenue Collection Officer

Republic of the Philippines
Province of Palawan
Municipality of Narra
BARANGAY PANACAN

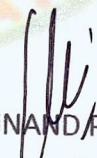
OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

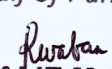
This is to certify that **Ms. Matilde D. Demegillo**, is the actual occupant of portion of Lot No. 12920-D, CSD-04-021554-D, equivalent to Lot 13151, CAD 797-D, containing an area of 1,510 sq. meter more or less located at Purok Masagana Barangay Panacan, Narra, Palawan.

This certification is hereby issued for Survey Authority and whatever purpose it may serve.

Issued this 22nd day of March, 2021 at Barangay Panacan, Narra, Palawan.


FERDINAND P. ZABALLA
Punong Barangay

For and in behalf of Punong Barangay


ROSALIE M. WABAN
Barangay Kagawad

Cert. fee: 100.00

O.R.#: 2586791

Issued on: 3-22-2021

Issued at: Panacan, Narra, Palawan

Subscribed and sworn to before me
on **MAR 22 2021**



ATTY. NIXON T. RAMIREZ
NOTARY PUBLIC

Until December 31, 2021

NPL No. 2020-022

IBP No. 001976 / 12-10-20 / PALAWAN

PTR No. 2672434 / 12-07-20 / PALAWAN

MCLE No. VI-0921559/03-28-2019

Valid until April 14, 2022

Bar Roll No. 48818

*This Certification is invalid without official receipt & Barangay Seal



CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This contract was made and entered into by and between:

TERESA G. DECOSTO, of legal age, widow, Filipino and a resident of Barangay Panacan, Narra, Palawan, hereinafter called the SELLER; and MATILDE D. DEMEGILLO, of legal age, married to RONILO DEMEGILLO, Filipino and a resident of Brgy. San Miguel, Puerto Princesa City, Palawan, hereinafter called the BUYER;

WITNESSETH:

WHEREAS the SELLER is the lawful owner of THREE (3) parcels of land situated at Panacan, Narra, Palawan, more particularly described as follows:

TAX DECLARATION NO. 013-1438-R

A certain parcel of land situated at Panacan, Narra, Palawan, covered by Tax Declaration No. 013-1438-R. Bounded on the north by Road; on the East by Lot No. 13151-B; on the West by Lot No. 13151-C; and on the South by Lot No. 13151-C. containing an area of SIX HUNDRED (600) SQUARE METERS.

LOT NO. 13151, CAD 797-D
(portion)

A portion of Lot 13151 cad 797-D containing an area of THREE HUNDRED FIFTY (350) SQUARE METERS, to be segregated and subdivided from LOT NO. 13151 Cad 797-D, situated at Panacan, Narra, Palawan. Bounded on the North by Road; on the South by Lot 782 Cad-727-D; on the East by Lot 821-21 Csd-04, and on the West by Lot 821-25-Csd-04-017642-D, containing an area of TWENTY SIX THOUSAND TWO HUNDRED ELEVEN (26,211) SQUARE METERS.

LOT NO. 13151, CAD 797-D
(portion)

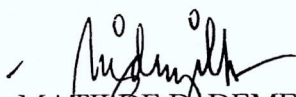
A portion of Lot 13151 Cad 797-D containing an area of FIVE HUNDRED SIXTY ONE (561) SQUARE METERS, to be segregated and subdivided from LOT NO. 13151 Cad 797-D. Bounded on the North by Road; on the South by Lot 782 Cad-727-D; on the East by Lot 821-21 Csd-04, 017642-d and on the West by Lot 821-25-Csd-04-017642-D, containing an area of TWENTY SIX THOUSAND TWO HUNDRED ELEVEN (26,211) SQUARE METERS.

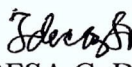
WHEREAS, the parties have agreed to enter into a negotiation to sell over the real properties described above, under the following terms and conditions, to wit:

1. That the agreed purchase price for the three (3) parcels of land described above is ONE HUNDRED THOUSAND PESOS (P100, 000.00), Philippine Currency;
2. That the BUYER shall pay unto the SELLER the amount of SIXTY THOUSAND PESOS (P60,000.00), Philippine Currency upon the execution of this instrument as downpayment and the remaining balance to be paid by the BUYER on or before June 2008;
3. That the BUYER shall now has the right to possess and occupy the said lands and introduce improvements on the area.

4. That the SELLER shall bind herself to execute a Deed of Absolute Sale upon full payment of the purchase price.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 6th day of December 2007 at Puerto Princesa City.


MATILDE D. DEMEGILLO
Buyer
CTC No. 03126871
Issued on 01/08/07
At Puerto Prin. City


TERESA G. DECOSTO
Seller
CTC No. 04044144
Issued on 12/06/07
At Narra, Palawan

Signed in the presence of :




ACKNOWLEDGMENT

Republic of the Philippines)
City of Puerto Princesa)S.S.
Province of Palawan)

BEFORE ME, a notary Public, for an in the City of Puerto Princesa, this 6th day of December 2007 personally came and appeared TERESA G. DECOSTO AND MATILDE D. DEMEGILLO who presented themselves to be the same who executed the foregoing instrument which they acknowledged before me as their free act and voluntary deed.

This instrument of two pages (2) pages on which they acknowledge is written, signed by the parties and their instrumental witnesses and refers to a contract to sell of three (3) parcels of land.

WITNESS MY HAND AND SEAL AND NOTARIAL SEAL:

Doc No. 
Page No. 
Book No. 282
Series of 2007


ATTY. EDGAR Q. MALAY
NOTARY PUBLIC
UNTIL DECEMBER 31, 2007
PTA NO. 0090998
JANUARY 2, 2007
PUERTO PRINCESA CITY
BP NO. 629548
DECEMBER 15, 2006
ULL NO. 31457

AFFIDAVIT OF WAIVER OF RIGHT

That I **RODRIGO DE PADUA DEMEGILLO JR.** of legal age, Filipino, married, with residence and postal address at Panacan, Narra, Palawan, after having been duly sworn to in accordance with the law depose and say.

That I am the Attorney-in-fact of the Heirs of deceased Teresita G. Decosto, namely: Jelene Decosto Gabinete and Jaykel M. Decosto are the actual occupant/claimant and owner of Three (3) parcel of land situated at Panacan, Narra, Palawan more particular described as follows:

TAX DECLARATION NO. 013-1438-R

A parcel of land situated at Panacan, Narra, Palawan, covered by Tax Declaration No. 013-1438-R. Bounded on the north by Road; on the East by Lot No. 13151-B; on the West by Lot 13151-C; and the South by Lot No. 13151-C, containing an area of SIX HUNDRED (600) SQUARE METERS.

LOT NO. 13151, CAD 797-D (portion)

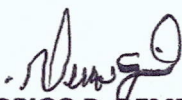
A portion of Lot 13151, Cad 797-D containing an area of NINE HUNDRED ELEVEN (911) SQUARE METERS, to be segregated and subdivided from LOT 13151, CAD 797-D. Bounded on the North by Road; on the South by Lot 782, Cad 797-D; on the East by Lot 821-21 Csd-04-017642-D and on the West by Lot 821-25, Csd-04-017642-D, containing an area of TWENTY SIX THOUSAND TWO HUNDRED ELEVEN (26,211) SQUARE METERS.

That for and in consideration for some valuable amount duly acknowledge by me from **MATILDE D. DEMEGILLO** to my full satisfaction. I do hereby waive and transfer my rights over the said parcel of land described above in favor of **MATILDE D. DEMEGILLO** and postal address at Barangay Panacan, Narra, Palawan.

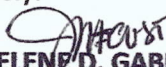
That I hereby warrant to protect the rights of **MATILDE D. DEMEGILLO** from any adverse claim nor third party.

That I will not object in the future if she legally perfect her rights leading to the issuance of patent.

IT WITNESS WHEREOF, I have set my hand this **20 MAY 2022** at Narra, Palawan.


RODRIGO D. DEMEGILLO JR.
Attorney-in-fact

For the Heirs of Teresita M. Decosto Namely:


JELENE D. GABINETE
Daughter


JAYKEL M. DECOSTO
Son


SIGNED IN THE PRESENCE OF:

1. _____ 2. _____

SUBSCRIBED AND SWORN to before me this **20 MAY 2022** at Narra, Palawan. Affiant exhibited to me his/her PhilHealth ID No. 09-201623633-2, at Puerto Princesa City, Palawan.



Doc. No. 36
Page No. 9
Book No. 296
Series 122


ATTY. RICHALEX G. JAGMIS
NOTARY PUBLIC
Until June 30, 2022
NPL No. 2020-023
IBP No. 002045 / 12-01-2021

SPECIAL POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS:

We, **JELENE D. GABINETE**, of legal age, Filipino, married and a resident of Brgy. Rio Tuba, Bataraza, Palawan and **JAYKEL M. DECOSTO**, of legal age, Filipino, single and a resident of Brgy. Rio Tuba, Bataraza, Palawan do hereby authorize, name, appoint and constitute **RODRIGO DE PADUA DEMEGILLO, JR.**, of legal age, Filipino, married and a resident of Panacan, Narra, Palawan, to be my true and lawful attorney-in-fact for me and in my behalf, name, place and stead to do and perform the following:

1. To request updated Tax Declaration No. 013-1438-R under the name of our mother TERESA M. DECOSTO at the Narra Municipal Assessor's Office, Narra, Palawan;
2. To submit, provide, sign, execute and deliver documents necessary or required thereto;
3. To do such any other act or thing that may be required necessary or incidental to carry out effectively any and all of the purposes for which this authority is hereby given;

HEREBY GIVING AND GRANTING unto our said attorneys-in-fact full powers and authority to do and perform any and every act whatsoever requisite or necessary to be done in and about the premises as fully to all intents and purposes as I might or could lawfully do if personally present and acting in person and hereby ratifying and confirming all that my said Attorneys-In-Fact shall lawfully do or cause to be done under and by virtue of these presents.

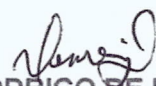
IN WITNESS WHEREOF, we have hereunto affixed our signatures this MAY 11 2022 at Bataraza, Palawan, Philippines.


JELENE D. GABINETE
Principal

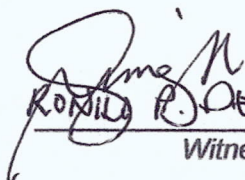
Non-Professional Driver's License No. D11-18-008546

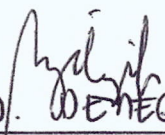

JAYKEL M. DECOSTO
Principal

Pag-IBIG ID No. 1212-4074-8073


RODRIGO DE PADUA DEMEGILLO, JR.
Attorney-in-fact
PhilHealth ID No. 09-201623633.2

SIGNED IN THE PRESENCE OF:


ROMILLO R. DEMEGILLO
Witness



MATILDE D. DEMEGILLO
Witness

Republic of the Philippines)
Province of Palawan) S.S.
Municipality of Bataraza)

ACKNOWLEDGMENT

BEFORE ME, this MAY 11 2022 at Bataraza, Palawan, Philippines personally appeared the parties whom I have identified through their competent evidence of identity indicated below their names and who presented themselves to me to be the same persons who executed the foregoing instrument (SPA) which they acknowledged to me as their free act and voluntary deed.

WITNESS MY HAND AND SEAL, at the place and on the date first above written.


ATTY. JOHN MARK V. CARALIPIO
NOTARY PUBLIC
BATARAZA, PALAWAN, PHILIPPINES
NPL NO. 2019-04 UNTIL JUNE 30, 2022 (B.M.3795)
PTR NO. 0889424 - DECEMBER 15, 2021
IBP NO. 17014 - DECEMBER 16, 2021
ROLL NO. 70607 - JUNE 4, 2018

Doc. No. 495;
Page No. 100;
Book No. 29;
Series of 2022.