



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](mailto:penropalawan@denr.gov.ph)



September 5, 2022

**MEMORANDUM**

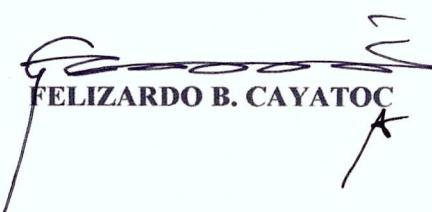
**TO :** The Assistant Regional Director for Technical Services  
**FROM :** The Provincial Environment and Natural Resources Officer  
**SUBJECT :** **TRANSMITTAL OF THE REPORT**

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.

  
**FELIZARDO B. CAYATOC**

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

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By *[Signature]*  
Date: 12 SEP 2022 CN 0023-23,27



Republic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA Region  
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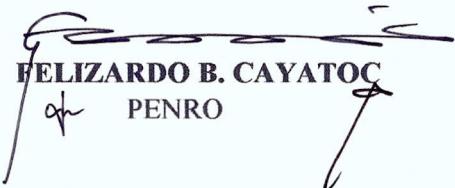
(ANNEX "B")

## 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 5<sup>th</sup> day of September, 2022 for confirmatory verification of the Regional Office.

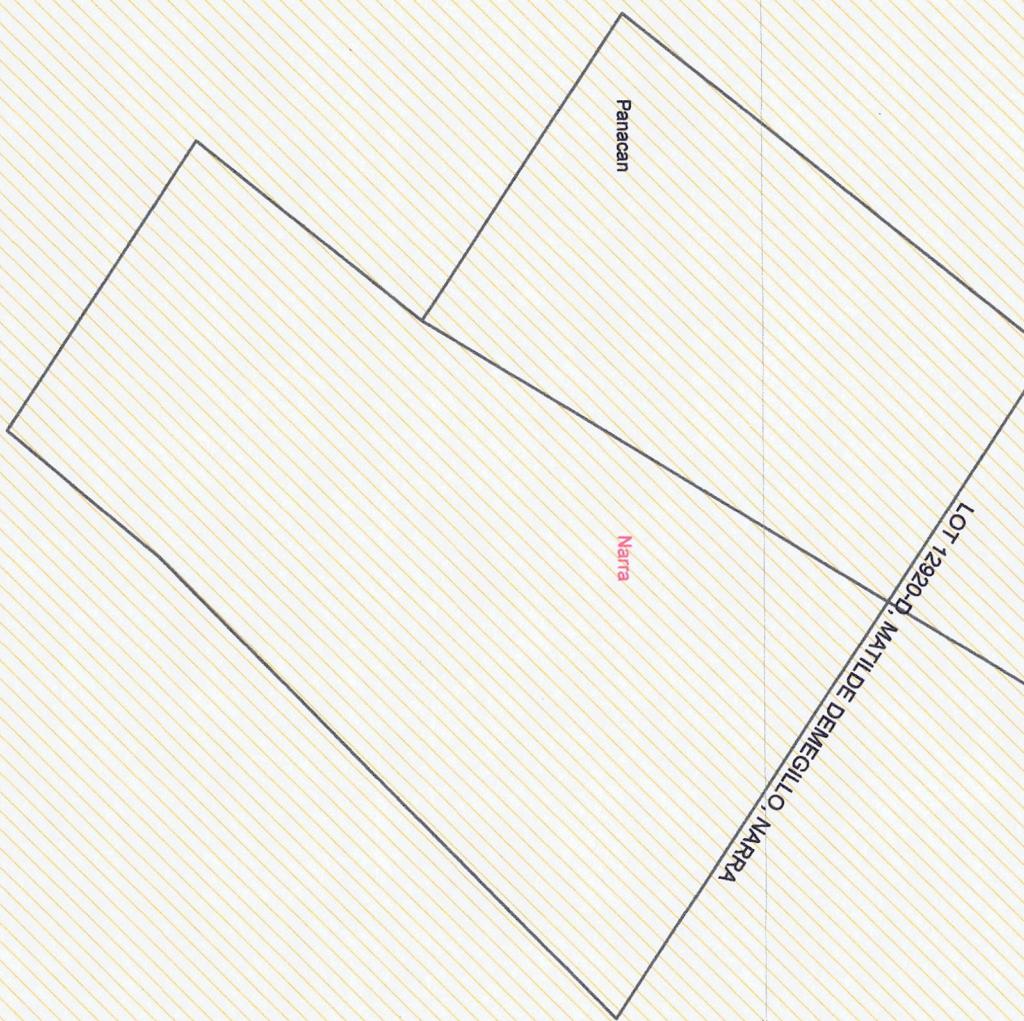
  
FELIZARDO B. CAYATOC  
PENRO

*Note:*

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

DENR-PALAWAN  
PENRO-RECORDS  
**R E L E A S E D**  
By \_\_\_\_\_  
Date: 12 SEP 2022 12 Sep 2022 2022-2327

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



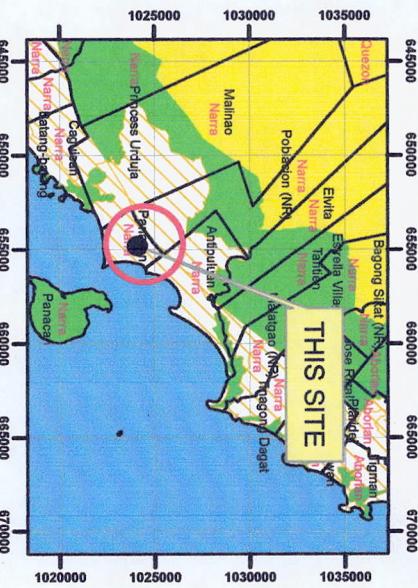
9°15'20"N

9°15'20"N

**MAP SHOWING**

**LOCATION MAP**

**SCALE 1:700,000**



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

Located at Brig. 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
	Forastland
	UPF
	No Data
	PA_MIMAROPA_UTMZN50

Prepared by:

DAVE N. BALMORES

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

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

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

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

**SUBJECT** : **TRANSMITTAL OF THE REPORT**

**DATE** : August 9, 2022

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



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

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

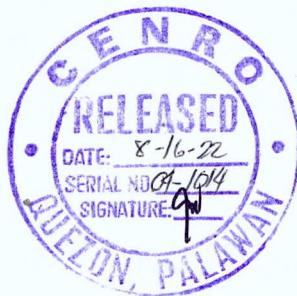
Hence, I recommend for the immediate approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area actually claimed by the applicant.

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 Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> For Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <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): <i>For review &amp; endorsement to RPS.</i>
Date: 8/8/2022	From: IC, RPS	To: LMD few	
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> For Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <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: LMD Jen	To: Chief, RPS/ MAM Jasmyn	
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> For Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <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): <i>MAM, for your final evaluation pp, pls.</i>
Date:	From:	To:	
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> For Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <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): <i>already examined &amp; prepared "Annex E".</i>

**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-04-02154-1Area: 4,402 Sq.MLocation: Palawan, Maria, Palawan

No.	Requirements (Applicant)	Remarks	Compliance
1	Letter request address to CENRO		ok
2	Latest Tax Declaration duly certified by the city/municipal assessor		na
3	LRA/RTC/MTC Clearance		ok
4	Notarized Barangay Certification		ok
5	Sworn Affidavit of two (2) disinterested person	Equivalent lot no. 131751 vs. 131751	
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"	THE 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. Decastillo	
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: Jeanne  
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)



**CHECKLIST FOR ISSUANCE, PROCESSING AND APPROVAL OF SURVEY  
AUTHORITY PER DMC-2019-10 DATED DECEMBER 11, 2019**

**DENR**

1. Technical Description or V-37 or reference plan
2. CENRO LC MAP Projection
3. CENRO LC Certification "AnnexB"
4. Investigation Report with geotagged photos and categorical finding and Recommendation that the land is A and D
5. CENRO Endorsement "Annex E"
6. PENRO LC MAP
7. PENRO LC Certification "Annex B"
8. PENRO Endorsement "Annex F"
9. Conformity from Chief Surveys and Mapping Division "Annex C"
10. Clearance from ARD for Technical Services "Annex G"

**APPLICANT**

Letter request to CENRO with attached documentary requirements to with:

1. Latest Tax Declaration duly certified by the city/municipal assessor
2. LRA/RTC/MTC Clearance
3. Barangay Certification ( Notarized)
4. Sworn affidavit of two (2) dis-interested person
5. Any government issued ID
6. Others (Proof of Ownership i.e. waiver of rights, etc.)

Note: Issuance of survey Authority is upon receipt of clearance from ARD for Technical Services (Item No. 10)

Note: Item 1-5 (CENRO)  
6-8 (PENRO)  
9-10(Regional Office)



Republic of 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  
BGY.PANACAN, NARRA, PALAWAN

Document Type: Letters

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

Attachment(s): No attachment(s)

Earmarked As:

Date: 5/20/2021	From: LMO MEX	To: LMI VINA
Action Recommended/Required:		Processing Time:
<input type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender		<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): <i>Attach this documents Waiver of Rights &amp; SPA for me Survey Authority in favor of MATILDE DEME COLLO</i>		
Date:	From:	To:
Action Recommended/Required:		Processing Time:
<input type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender		<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): <i>Send payment to CENRO Quezon</i>		
Date:	From:	To:
Action Recommended/Required:		Processing Time:
<input type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender		<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:		Processing Time:
<input type="checkbox"/> For Action <input type="checkbox"/> For Review/ <input type="checkbox"/> For Approval <input type="checkbox"/> Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Official Release <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender		<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):		



Republi \_\_\_\_\_he Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**CENRO OUEZON - 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  
BGY.PANACAN, NARRA, PALAWAN  
Subject: AFFIDAVIT OF WAIVER OF RIGHT, AND SPECIAL POWER OF ATTORNEY

Document Type: Letters

Attachment(s): No attachment(s)

Earmarked As :

Date: 05/20/2022	From: LMO MEX	To: LMI VINA	
Action Recommended/Required:		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 of Rights & SPA for me Survey Authority in favor of MATILDE O'DEME COLLO and forward to CENRO Quezon  <i>[Handwritten signature]</i>
Date:	From:	To:	
Action Recommended/Required:		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:		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:		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**  
Quezon, Palawan

**DOCUMENT ACTION INFORMATION FORM**

Doc. Ref. No.: 2020-2278

Date and Time received:

11/25/2020 11:40:14 AM

From: MATILDE D. DEMEGILLO  
BGY. TINIGUIBAN PERTO PRINCESA CITY  
Subject: LETTER REQUEST FOR SURVEY AUTHORITY

Document Type: Letters

Attachment(s): SUBDIVISION PLAN OF LAND

Earmarked As:

Date: <u>11/25/20</u>	From: <u>CENSO</u>	To: <u>RPS</u>	
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Official Release <input type="checkbox"/> For Approval <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Signature <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Indorsement to concerned Party(ies) <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: <i>For investigation.</i> <i>JK.</i>
			Signature:
Date: <u>11-27-2020</u>	From: <u>IC, RPS</u>	To: <u>LMO Acab</u>	
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Official Release <input type="checkbox"/> For Approval <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Signature <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Indorsement to concerned Party(ies) <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	<p>- Coordinate with RPS Name and act on this - Inform party of the DEMC 2019-10 requirement <i>Atty</i></p> <p>Signature:</p>
			Signature:
Date: <u>12-01-20</u>	From: <u>LMO II E.A. ACAB</u>	To: <u>LMI VINA ANACETO</u>	
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Official Release <input type="checkbox"/> For Approval <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Signature <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Indorsement to concerned Party(ies) <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	<p>PLS. ACT ON THIS REQUIREMENT DEMC 2019-10</p> <p><i>SP/AT</i> <i>12-01-20</i></p> <p>Signature:</p>
			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 13<sup>th</sup> 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

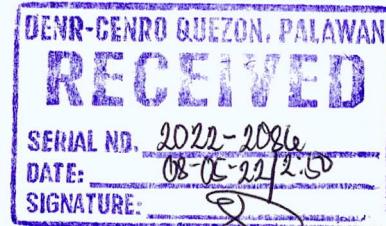
**MEMORANDUM**

**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



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 13<sup>th</sup> 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

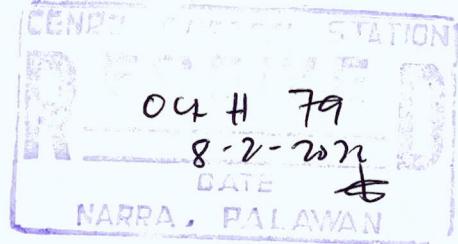
**FOR** : The Community Environment and Natural Resources Officer  
CENRO Quezon, Palawan

**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 EРИBERTO 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 13<sup>th</sup> day of February 1952 as appearing in the Map Numbered LC 1582.

#### **VI. RECOMMENDATION**

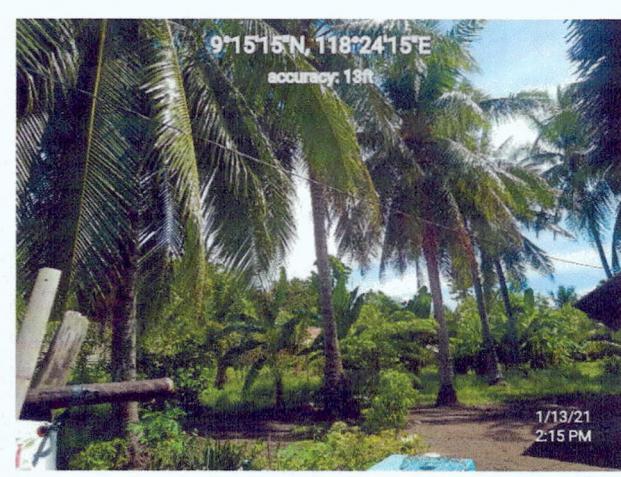
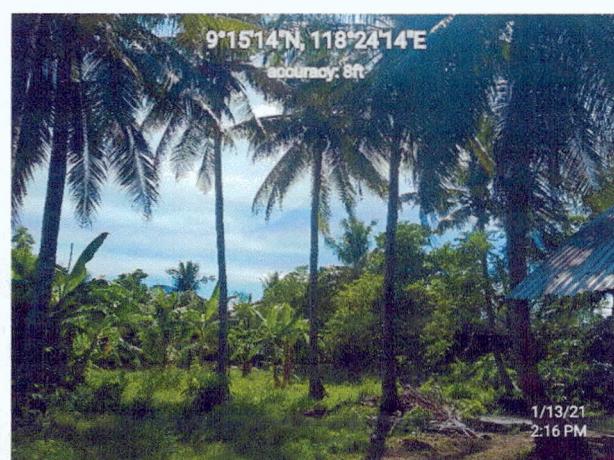
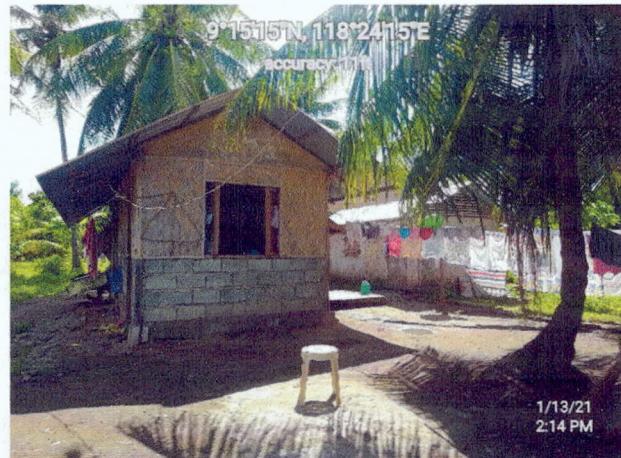
With the above observation the undersigned recommend, for the approval of the application for survey authority in the name of Matilde D. Demegillo. Attached are geo-tagged photo of the subject lot.

For your approval and record.

*Jana*  
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. Anacrito*  
VINA N. ANACRITO  
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**

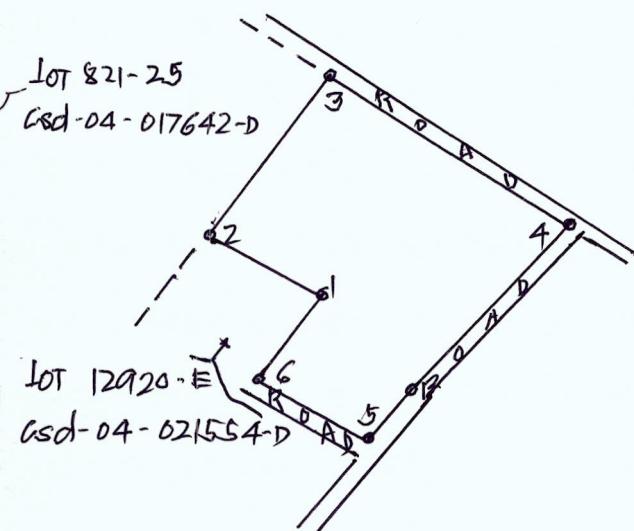
Area: **4,402 square meters**

### **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**



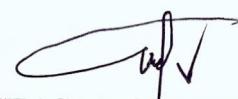
### **CERTIFICATION**

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 14<sup>th</sup> day of March 2022 for Survey Authority.

  
**Engr. REX S. VELASCO**

Office of the Officer-In-Charge, Narra Station

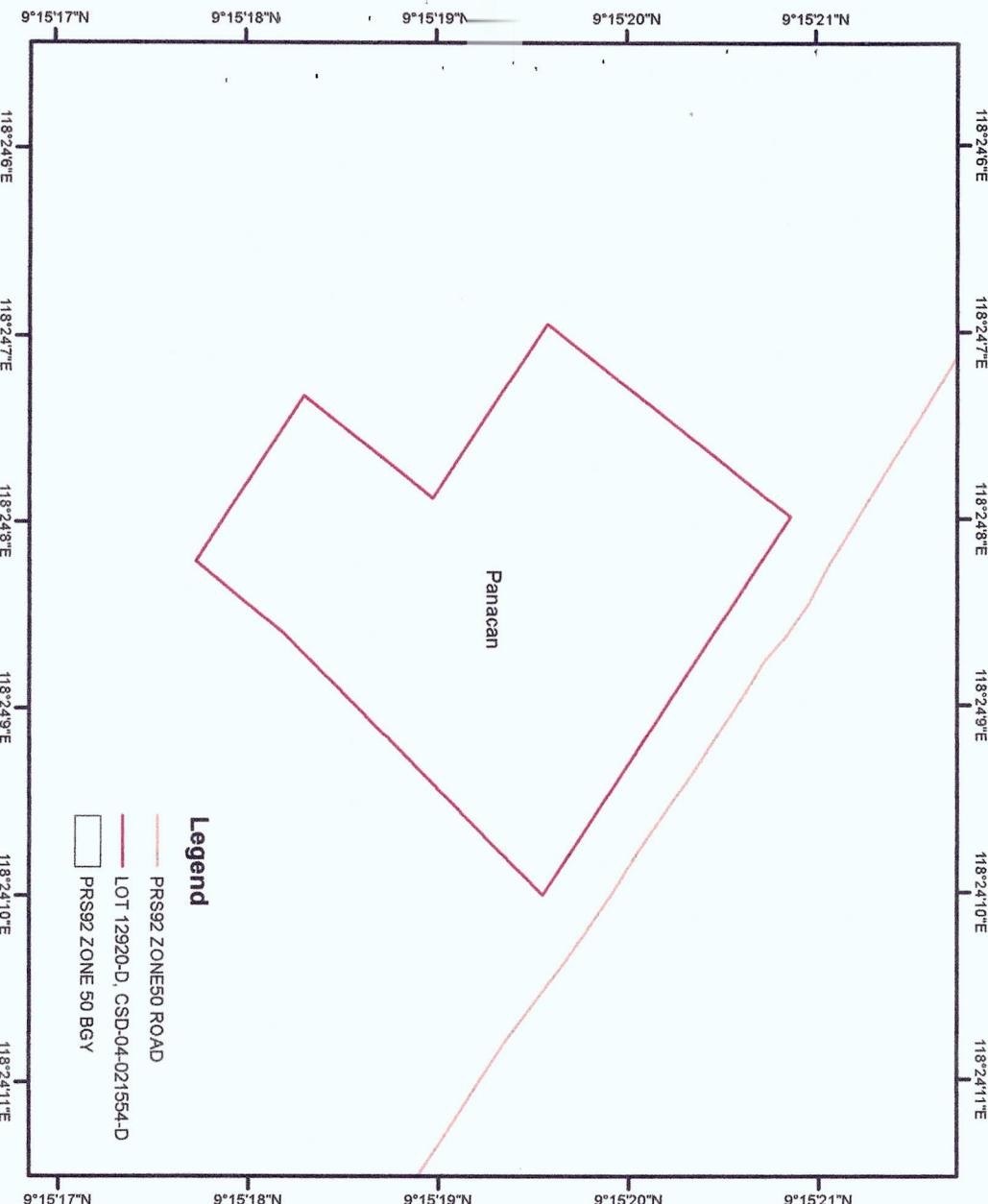


T.D. Researcher by: **CEASAR C. SALCEDO**  
Sketched by: \_\_\_\_\_  
Checked by: **Patricia**

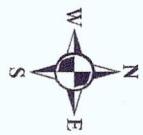
Date: **March 11, 2022**

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, Narrra, Palawan  
Email Address: [cenrquezon@denr.gov.ph](mailto:cenrquezon@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. ANACLIITO  
Land Mgt. Inspector

Attested by:

ENGR. REX S. VELASCO  
Officer, In-Charge

**Legend**

- PRS92 ZONE50 ROAD
- LOT 12920-D, CSD-04-021554-D
- PRS92 ZONE 50 BGY



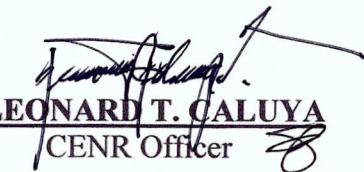
ANNEX "B"

C E R T I F I C A T I O N

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 28<sup>th</sup> 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](mailto:cenroquezon@denr.gov.ph)

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*ANNEX "B"*

**C E R T I F I C A T I O N**

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 28<sup>th</sup> 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: Publico 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. 13151-C / 13151 Cad 797-D Survey No. \_\_\_\_\_  
Identical to Lot No. \_\_\_\_\_ Survey No. \_\_\_\_\_  
Portion of Lot No. \_\_\_\_\_ Survey No. \_\_\_\_\_  
Area: 600 sq. and 350 sq. / 561 sq. Survey No. \_\_\_\_\_  
Location of the Land: Panacan, Narra Palawan

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: Enrico L. Gabyan  
Contact No: 09389242818

### GEODETIC ENGINEER'S COMMITMENT

I, ENRICO 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 Enrico L. Gabyan  
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  
4<sup>th</sup> Judicial Region  
MUNICIPAL TRIAL COURT OF NARRA  
Narra, Palawan

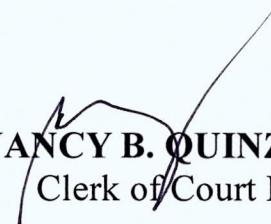
## OFFICE OF THE CLERK OF COURT

### 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 23<sup>rd</sup> 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

**C E R T I F I C A T I O N**

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 30<sup>th</sup> day of March 2021.

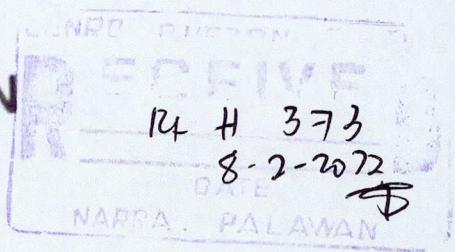
  
**JYL C. LAUROS-PADRONES**  
Clerk of Court

Cert. Fee: P15.00/35.00  
O.R. No. 4789601/4840230  
Dated: March 30, 2021



REPUBLICA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
(LAND REGISTRATION AUTHORITY)  
East Avenue corner N.I.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 Publico 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

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 nannirahan 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** na hahat 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 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.

*[Signature]*  
MARIA NELsie A. CAMDELARIA  
May Salaysay  
ID#09-252153212-4/Philhealth

*[Signature]*  
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



*[Signature]*  
ATTY. NIXON T. RAMIREZ  
NOTARY PUBLIC  
Until December 31, 2021  
NPI No. 2030-022  
IBP No. 001976 / 12-07-20 / PALAWAN  
PTR No. 2572434 / 12-07-20 / PALAWAN  
MCLE No. VI-01-21559/03-28-2019  
Valid until April 14, 2022  
Bar Reg No. 48318



## 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*  
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



\*This Certification is invalid without official receipt & Barangay Seal

ATTY. NIXON T. RAMIREZ

NOTARY PUBLIC

Until December 31, 2021

NPL No. 2020-022

IBP No. 001076/12-10-20/PALAWAN

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

MCLE No. VI-0021559/03-28-2019

Valid until April 14, 2022

Bar Roll No. 48818



## 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 Lot821-21 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 6<sup>th</sup> day of December 2007 at Puerto Princesa City.

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

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

Signed in the presence of :

*G*  
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 6<sup>th</sup> 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. *65*  
Page No. *13*  
Book No. 282  
Series of 2007

*Atty. Edgar O. Malay*  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2008  
PTB NO. 00090998  
JANUARY 2, 2007  
PUERTO PRINCESA CITY  
BPN NO. 629548  
DECEMBER 15, 2006  
ROLL NO. 31451

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.

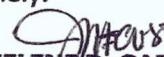
That I hereby warrant to protect the rights of MATILDE D. DEMEGILLO from any adverse claim nor third party.

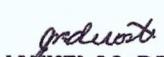
That I will not object in the future if she legally perfect her rights leading to the issuance of patent.

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. DE COSTO  
Son

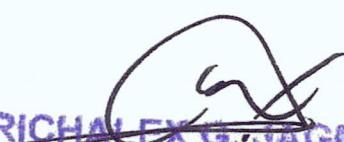
SIGNED IN THE PRESENCE OF:

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. 96  
Page No. 9  
Book No. 296  
Serial No. 1000

  
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

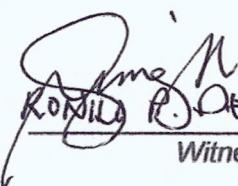
Pag-IBIG ID No. 1212-4074-8073

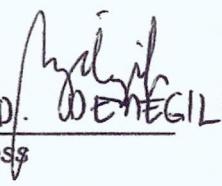
  
RODRIGO BE PADUA DEMEGILLO, JR.

Attorney-in-fact

PhilHealth ID No. 09-201623633.2

SIGNED IN THE PRESENCE OF:

  
Romeo P. Atmocalla  
Witness

  
Matilde D. Demegillo  
Witness

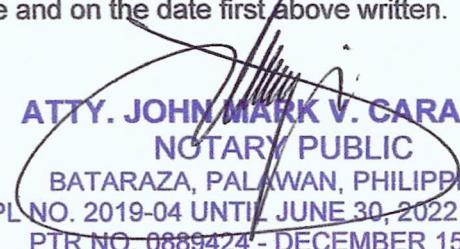
Republic of the Philippines )  
Province of Palawan ) S.S.  
Municipality of Bataraza )

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.

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

  
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