

Republic of the Philippines

Department of Environment and Natural Resources MIMAROPA REGION

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE A CONTROL OF THE PROVINCIAL ENVIRONMENT AND NATURAL ENVIRONMENT E

Bgy. Sta. Monica, Puerto Princesa City, Palawan Telfax No. (048) 434-8791

Email Add: penropalawan@denr.gov.ph

10 CED 2022

DENR MIMAROPA PEGO

I INCOMING

LI OUTCOING DATS NO.

MEMORANDUM

:

FOR

The OIC Assisstant Regional Director for Technical Services

FROM

The Provincial of Environment and

Natural Resources Officer

SUBJECT

TRANSMITTAL OF THE REPORT

DATE

September 5, 2022

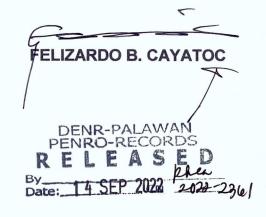
Forwarded is the memorandum of CENRO Roxas, Palawan with the investigation report conducted on the application for Survey Authority over Lot 10531, CAD 798-D located at Brgy. Kalatagbak, Quezon, Palawan in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

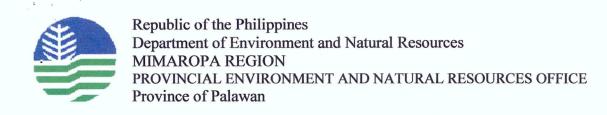
After evaluation conducted this Office found out the following:

- a. That subject lot falls within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block I.
- b. That Lot No. 10531, CAD 797-D was plotted and evaluated based on the attached technical description (V-37) subject for actual survey.
- c. That subject Lot consist of Seven (7) corners covering an area of Nine Thousand Seven Hundred Eighty Two (9,78-2) Sq. Meters.
- d. Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for your information and reference.

Relative hereto, issuance of survey authority is strongly recommended.

Copy Furnish: Reference No. 2022-7105 CENRO FQUETON Surveys





ANNEX "B"

CERTIFICATION

This is to certify that LOT 10531, CAD 798-D, was verified within Alienable and Disposable Land per LC Map No. 2653, Project No. 13-B, Block No. I.

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

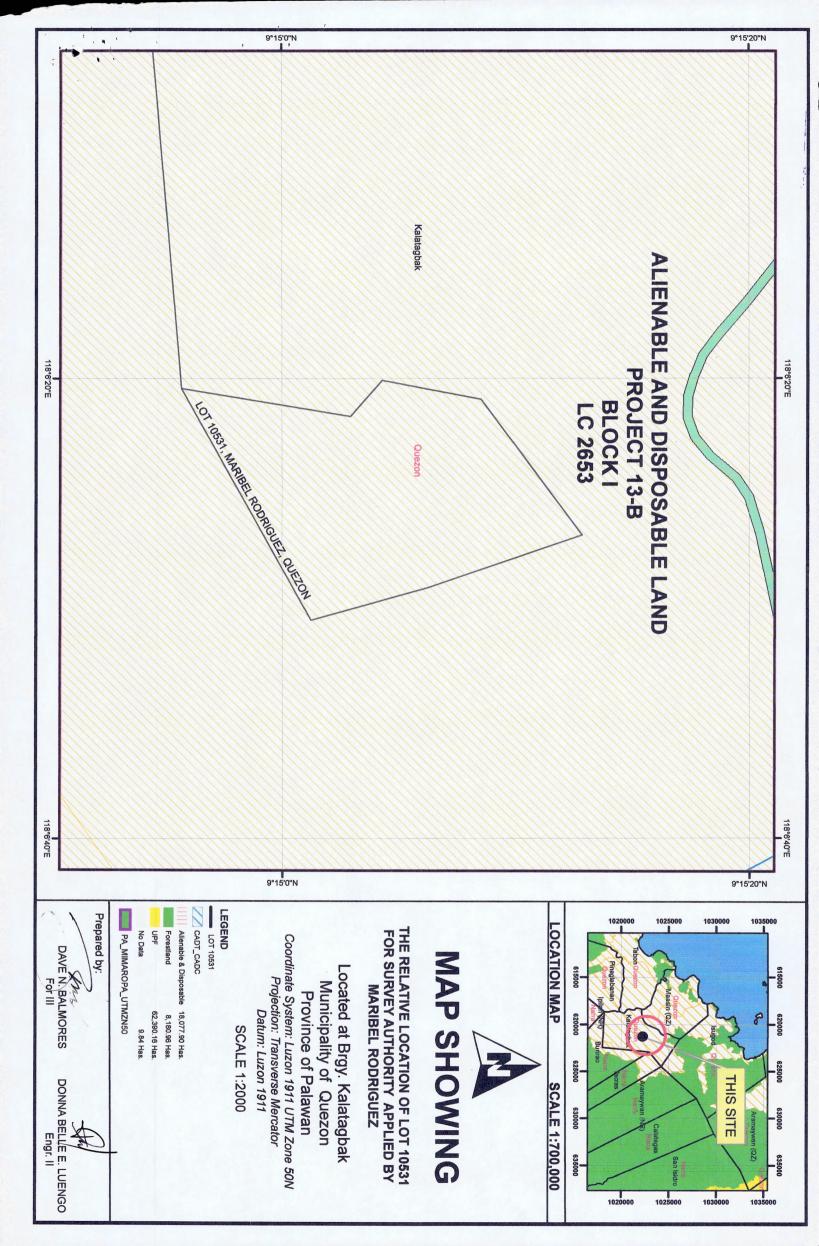
Issued on the 5th day of September 2022, for confirmatory verification of the Regional Office.

FELIZARDO B. CAYATOC

Note: Reference used was based on the rectified LC map provided and projected by the Regional Office DENR-PALAWAN
PENRO-RECORDS
RELEASED

By Plea

Date: 14 SEP 2022 2022 2022 2961





COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

This is to certify that Lot/ Survey No. 10531, CAD 798-D with a total land area of 9.7802 hectares is within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on OHM day of JUM, 2022.

LEONARD IT. CALUYA

RELFASED

DATE 8-3-22

SERVAL NO 09-011

SIGNATURE

PALANT



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

This is to certify that Lot/ Survey No. 10531, CAD 798-D with a total land area of 9.7802 hectares is within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

SERIAL NO.09-91

Issued on My day of July , 2022.

LEONARD T. CALUYA

CENR Officer ty



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"

DENR PENRO

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

July 25, 2022

I am submitting the investigation report conducted on the application for Survey Authority of Maribel A. Rodriguez over Lot No. 10531, CAD 798-D containing a total area of 9.7802 hectares located in Bgy. Kalatagbak, Quezon, 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. 13-B, Block No. I of Land Classification Map No. 2653.

b. Other findings:

- The subject parcel of land is covered by Homestead Application No. (IV-28)-67 of Esmenio B. Galera:
- That portion of the same land containing an approximate area of 6.0000 hectares
 was acquired by Maribel A. Rodriguez thru Waiver of Rights, Interest and
 Possesion dated October 1, 2021; (Copy of Waiver hereto attached)
- 3. That no visible improvement has found therein, and
- 4. The whole area is free from claims and conflicts.

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.



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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

Attached are the following pertinent documents to wit:

- 1. Letter request for Survey Authority address to CENR Officer;
- 2. Real Property Tax Clearance and Tax Declaration Nos. 18-19-006-0990 and 18-19-006-0991;
- 3. Certification from Regional Trial Court;
- 4. Notarized Barangay Certification;
- 5. Affidavit of two (2) disinterested persons;
- 6. Government issued ID;
- 7. Waiver of Rights and Special Power of Attorney;
- 8. CENRO LC Map Projection;
- 9. CENRO LC Certification as "Annex B";
- 10. Investigation Report with geotagged photos;
- 11. Certified Photocopy of Technical Description, and
- 12. V-37.

For your information and approval.

LEONARD T. CALUYA

CENR Officer



Republic of the Philip Department of Environment and N MIMAROPA Region

al Resources

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

July 25, 2022

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

- The subject lot is within Alienable and Disposable (A&D) land per Project No. 13-B, Block No. I of Land Classification Map No. 2653.
- b. Other findings:
 - 1. The subject parcel of land is covered by Homestead Application No. (IV-28)-67 of Esmenio B. Galera;
 - 2. That portion of the same land containing an approximate area of 6.0000 hectares was acquired by Maribel A. Rodriguez thru Waiver of Rights, Interest and Possesion dated October 1, 2021; (Copy of Waiver hereto attached)
 - 3. That no visible improvement has found therein, and
 - The whole area is free from claims and conflicts. 4.

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.



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE National Highway, Bgy. Alfonso XIII, Quezon, Palawan

Contact No.: 0917-160-4920 Email: cenroquezon@denr.gov.ph

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- 1. Letter request for Survey Authority address to CENR Officer;
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- 7. Waiver of Rights and Special Power of Attorney;
- 8. CENRO LC Map Projection;
- 9. CENRO LC Certification as "Annex B";
- 10. Investigation Report with geotagged photos;
- 11. Certified Photocopy of Technical Description, and
- 12. V-37.

For your information and approval.



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Brgy. Alfonso XIII, Quezon, Palawan Contact Number: 0917-160-4920 Email: cenroquezon@denr.gov.ph

Application No. 0453
Applicant MARIBEL A. RODRIGUEZ

Surveyed for ESMENIO GAVERA

Surveyed by: G.E. GIL P. BUTTANGLAG

Survey No. Call 798-D

Lot No. 10531 Identical to

Lot No. None

Area: 409.7802 Has.

Location: Kalataybak, Mean Pal.

Date Surveyed Jarch 9 to May 16, 1987

Date Approved Sept . 4, 1987

TECHNICAL DESCRIPTION

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Republic of the Philippines Leartment of Environment and Natural Resources

MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Contact No.: 0997-9823-016

Email: cenroquezon@denr.gov.ph

MEMORANDUM

FOR

The Community Environment and

Natural Resources Officer

Quezon, Palawan

FROM

Djoanna D. Natividad

Land Management Inspector

ANNEX "D"
GENRO QUEZON, PALAWAN

SUBJECT

INVESTIGATION REPORT

DATE

June 22, 2022

I am submitting this report in compliance with the instruction to conduct an investigation on this application for Survey Authority.

SUBJECT LOT

The subject of this investigation is within <u>AGRICULTURAL LAND</u> (A&D) as per <u>Project No. 13-B</u>, <u>Block I</u>, of <u>Land Classification Map No. 2653</u> located in <u>BGY</u>. <u>KALATAGBAK</u>, <u>QUEZON</u>, <u>PALAWAN</u>, with an area of <u>9.7802</u> hectares.

CLAIMANT

The claimant is **MARIBEL A. RODRIGUEZ**, male/female, with address at **BGY**. **HIGHWAY HILLS, MANDALUYONG CITY**.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I immediately conducted the investigation. The following were undertaken:

- 1. The undersigned conducted perimeter survey to determine the area being occupied by Mrs. Maribel Anonat-Rodriguez which contains more or less 60,000 square meters.
 - 2. That geo-tagged photos were taken during the said activity.

FINDINGS/RECOMMENDATION

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

- 1. That based on records of this Office, Lot No. 10531, CAD 798-D is originally owned by Mr. Esmenio B. Galera with Homestead Application No. (IV-28)- 67 and Tax Declaration No. 18-19-006-0633 with a total area of 97, 802 square meters.
- 2. That portion of the subject lot containing an area of 60,000 square meters was sold by the original claimant, Mr. Esmenio Galera to Mrs. Maribel Anonat-Rodriguez last October 1, 2021 as notarized by Atty. Marcelo C. Josue on the same date.
- 3. It was found out that the said property has no improvement yet rather than under brushing on portion of the area and clearing on another portion.
 - 4. That the area is free from any land claims and conflicts.

In view of the foregoing, it is recommended that Clearance as to Land Status Verification be forwarded to the Regional Office for approval.

Investigating Officer

Ab. NATIVIDAD



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

Geo-tagged photos taken during the conduct of inspection/verification of the area requested by Maribel Anonat-Rodriguez located at Bgy. Kalatagbak, Quezon, Palawan

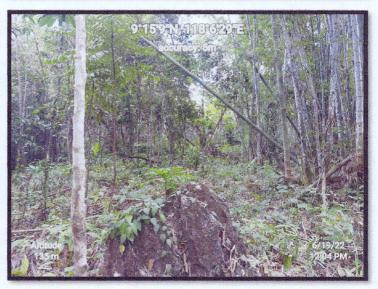
















COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE National Highway, Bgy. Alfonso XIII, Quezon, Palawan

Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

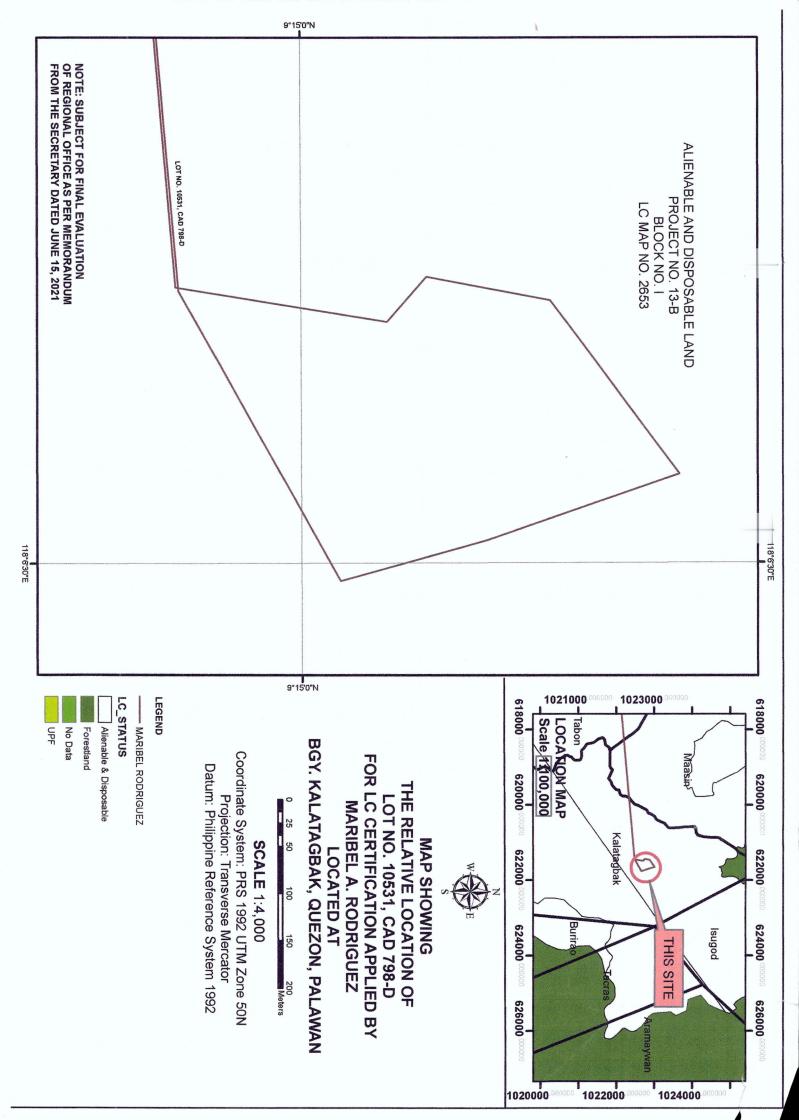
This is to certify that Lot/ Survey No. 10531, CAD 798-D with a total land area of 9.7802 hectares is within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on Alay of July, 2022.

LEONARD T. CALUYA

CENR Officer



WAIVER OF RIGHTS, INTEREST AND POSSESSION

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER made and executed in Narra, Palawan, by and between:

ESMENIO B. GALERA, of legal age, married to Pacita D. Galera, Filipino citizen and resident of Lapu-Lapu St., Bgy. Poblacion, Narra, Palawan, hereinafter called the WAIVER;

In favor of -

MARIBEL ANONAT RODRIGUEZ, , Filipino citizen, legal age, married to Erick Manuel Barrios Rodriguez (Nicaragua Citizen) and resident of 608 Unit F. Residences, Bgy. Highway Hills. Mandaluyong City Represented by her Atty-in-fact SHERWIN ANONAT by virtue of Special Power of Attorney executed on September 21, 2021 as per Doc. No.289; Page No. 59; Book No. 32; Series of 2021 by Notary Public Joven G. Sevillano; hereinafter called the WAIVEE;

WITNESSETH -

WHEREAS, that the WAIVER is the actual occupant/claimant of a certain parcel land situated in Barangay Kalatagbak, Quezon, Palawan, under Tax Declaration Number 18-19-006-0633, particularly

"A PARCEL OF LAND, designated as Lot No. 10531, cad-798-D. Bounded on the North by ALN 019; on the South by ALN 033; on the East by ALN 029 of Section 17; and on the West by ALN 018, 021. Containing an area of NIENTY SEVEN THOUSAND EIGHT HUNDRED TWO (97, 802) SQUARE METERS. Tax Declaration Number 18-19-006-0633."

NOW THEREFORE, that for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND (Php250, 000.00) PESOS, Philippine Currency in hand paid by the WAIVEE, the receipt whereof is whereby acknowledged to the entire satisfaction of the WAIVER, by these present, the WAIVER does hereby WAIVE, TRANSFER and CONVEY unto the said WAIVEE his heirs and assigns A PORTION and all my rights and interest the above-described property, as follows;

Lot 10531-A-

50, 000 Square Meters

Lot 10531-B-

10,000 Square Meters

WHEREAS, the WAIVER warrants peaceful possession over the above-described property and that the same is free from any lien or encumbrance whatsoever, and the WAIVEE freely accept said waiver in her favor.

IN WITNESS WHEREOF, we have hereunto set their signature this Narra, Palawan, Philippines.

at

MARJBEL ANONAT RODRIGUEZ

Atty-in-fact

ESMENIO B. GALERA

Waiver

DL # D11-06-048297

With marital consent:

PACITA D. GALERA

Wife of the Waiver

SIGNED IN THE PRESENCE OF: ANHABBUT A. BENLANDIUM ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES

Province of PALAWAN

Municipality of Narra

) S.S

BEFORE ME, A Notary Public for and in Narra, Palawan, this OCT 0 1 2021 Narra, Palawan, the Parties with their Valid Id's as indicated below their names, known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free acrand deed

> ATTY, MARCELO C. JOSUE NOTARY PUBLIC

UNTIL DEC. 31, 2022

PTR No. 2629153 / 12-11-20 / Palawan

IBP No. 000727 / 12-11-20 MCLE No. VI-0021341 / until: 04-14-22

Roll No. 37469

PAG NO. BOOK NO.:. SERIES NO .:

SIGNED IN THE PRESENCE OF:

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5	CKRI	
	1	

Erick manuel Barrios Rodriguez

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF MANDALUYONG) s.c.

BEFORE ME, this $21^{\rm st}$ day of September 2021, in the City of Mandaluyong, Philippines, personally appeared the following:

Name Competent Evidence of Identity

MARIBEL ANONAT RODRIGUEZ

UMID ID CARD with
No. CRN-0111-2016739-8

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

This contract relates to a Special Power of Attorney consisting of two (2) pages including the page on which this acknowledgment is written, each and every page of which, on the left margin, having been signed by the parties written above and their witnesses and sealed with notarial seal.

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

Doc. No. 289
Page No. 59
Book No. 32
Series of 2021

JOVEN G SEVILLANO

NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-21 UNTIL DECEMBER 31, 2022
ROLL NO. 53970
IBP LIFETIME NO. 011302; 12-28-12; RIZAL
PTR NO. 4581076; 1-4-21; MANDALUYONG
MCLE COMPLIANCE NO. VI 0017960 14 APRIL 2022
METRO MART COMPLEX, MANDALUYONG CITY



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, MARIBEL ANONAT RODRIGUEZ, of legal age, married, resident of 608 Unit F. Residences, Brgy. Highway Hills, Mandaluyong City, do hereby name, appoint and constitute;

SHERWIN ANONAT, also of legal age, resident of Purok Maligaya 2, New Village Brgy. Tagburos, Puerto Princesa City, as true and lawful ATTORNEY-IN-FACT for me in my place, stead and behalf, to do any and/or all of the following acts, to wit:

- 1. To be my legal representative and transact on my behalf to any person or entity in any matter or understanding as may be involving my name MARIBEL ANONAT RODRIGUEZ in relation to the property Lot No. 10531, CAD 798 D located at Brgy. Kalatagbak, Quezon, Palawan;
- 2. To acquire, agree on the purchase price of, buy and purchase the above-mentioned property on my behalf;
- 3. To negotiate and contract for me to ESMENIO GALERA as the registered owner of the aforesaid property;
- 4. To execute and sign in my behalf in all pertinent papers and documents needed under my name including the Deed of Absolute Sale, Waiver of Rights or Contracts and Agreement for the property;
- 5. To file and pay the capital gain tax, Stamp Doc/Duty;
- 6. To pay transfer taxes and fees relative to the transfer of ownership on the property in my name;
- 7. To submit all the necessary documents and follow up any transaction needed my name;
- 8. To perform any other act necessary to carry out any or all of foregoing.

HEREBY GRANTING unto my said attorney-in-fact, full power and authority to do and perform said acts and deeds and whatever requisite, ratifying and confirming all our said attorney-in-fact has done, shall do or cause to be done, by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands this $21^{\rm st}$ day of September 2021 at Mandaluyong City.

MARIBEL ANONAT RODRIGUEZ



REPUBLIC OF THE PHILIPPINES S



CRN-0111-2016739-8



RODRIGUEZ GIEN MANE MARIBEL

TANONA
TA





III ONGANI DOMATIONE.

IVIIL NOT DOMATE ARY ORGAN

IV. IN CASE OF EMERGENCY NOTIFY:

NAME: NUMBIN SOSREMASANA

ADORESS: PUERTO PRINCESN, CITY PALAWANI

TEL NO. DVZDOG-895SB



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Contact No.: 0997-982-3016 Email: cenroquezon@denr.gov.ph

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN :S.S.
MUNICIPALITY OF QUETON)

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

Filipino Palawai	, Pann G POUE single/marriedto SIN 6 Ut, of legal age, and resident of the municipality of WAM, Province of a, after having been duly sworn to in accordance with law, depose and say:
1.	That I personally know MARIDEL ANDNAT RODRI GUEZ who has filed an APPLICATION FOR SURVET AUTHORITY for a tract of land located at Municipality of QUEZON, Province of Palawan;
2.	That I am an actual resident of the Municipality of and I know the land applied for very well;
3.	That the said applicant has continuously occupied and cultivated the land himself or thru his predecessor-in-interest since
4.	That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of the patent; and
5.	That to the best of our knowledge, belief and information, the applicant is a natural-born citizen of the Philippines and is not the owner of more than Twelve (12) hectares of land in the Philippines.
thisProvinc	IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit day of JUNE 20 22 in the Municipality of QUETON, e of Palawan.
	Affiant CTC NO. 257 902 48 Issued on: JUNE 4, 2022 Issued at: BGY-KALATAGBAK, QUEYON

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

Spl. Inv. /DPLI



Republic of the Philippines PROVINCE of PALAWAN Municipality of Quezon

Barangay Kalatagbak

OFFICE of the SANGGUNIANG BARANGAY

Barangay CERTIFICATION

TO WHOM IT MY CONCERN:

THIS IS TO CERTIFY that the agricultural land with tax Dec" designate as Lot No: 10531, cad-798-D containing an area of NINETY SEVEN THOUSAND EIGHT HUNDRED TWO (97,802) Square meters, situated at sitio, Foundation, Barangay, Kalatagbak, Quezon, Palawan is now actually owned and occupied by, MRS MARIBEL ANONAT RODRIGUEZ.

THIS CERTIFIES FURTHER that MRS MARIBEL ANONAT RODRIGUEZ, is an actual occupant of the said parcel of land, which is the (97,802) Square Meters Bought from ESMENIO B. GALERA, on OCTOBER 1,2021.

THIS CERTIFICATION is being issued upon the request of the said person mentioned above for whatever legal purpose/s it may serve him /her_best.

ISSUED this **8** day **JUNE**, **2022** at Kalatagbak Barangay Hall, Quezon, Palawan, Philippines.

Witnessed by: RANNY BURGOUE:

CARLO D.DANAO

Punong Barangay

SUBSCRIBE AND SWORN TO BEFORE ME THIS DAY OF JUN 0 9 2022 IN THE MUNICIPALITY OF QUEZON, PALAWAN BY THE AFFIANT/S.

AGE NO. 200 BOOK NO. XXXIV

ATTY RYAN T. PACABIS

Notary Public

Notarial Commission Extended Until June 30, 2022, Bar Matter No. 3798

Attorney's Roll No. 63050 IBP No. 168470 / 12-24-2921

PTR No. 5720975 / 12-31-2021

Republic of the Philippines Fourth Judicial Region

REGIONAL TRIAL COURT

Balabac-Bataraza-Brooke's Point-Kalayaan-Quezon-Rizal-Sofronio Española, Palawan

BRANCH 165 (Single Sala)

Brooke's Point, Palawan

Landline: 726-3480 / Hotline: 0956-307-8033 Email Address: rtc2bpt165@judiciary.gov.ph

OFFICE OF THE BRANCH CLERK OF COURT & EX-OFFICIO SHERIFF

Justice Hall, Barangay Tubtub, Brooke's Point, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that no land registration case involving Lot and Survey No. 10531, CAD 798-D, located in Barangay Kalatagbak, Quezon, Palawan is pending before this Court, which was organized since 2018 and has jurisdiction over the Municipalities of Brooke's Point, Bataraza, Quezon, Rizal, Sofronio Española, Balabac and Kalayaan.

This Certification is being issued upon request of DMO IV/OIC Engr. Rosita F. Castulo for whatever legal purpose it may serve.

30 June 2022. Justice Hall, Tubtub, Brookes Point, Palawan.

ELENA B. DELA TORRE

OIC/Court Interpreter

Verified By:

Cert Fee. P 15 / P35 / P 10 O.R. Nos. 7662249 D / 7662277 D / 2415710

Dated: June 30, 2022



Republic of the Philippines PROVINCE OF PALAWAN Municipality of Quezon -oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No.

4-2022-206

REAL PROPERTY TAX CLEARANCE

7	0	WI	HOM	IT	AA Z	V	CO	NCFRN	
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THIS IS TO CERTIFY that per records kept in this office,

MR/ MRS/ MISS

MARIBEL RODRIGUEZ	is	a registered	real	property	owner	as described
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her	reund	der i	to	wit	:

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0990	KALATAGBAK	AGRICULTURAL LAND	5.0000has.	₱56,000.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This	certification is b	eing ist	ued upon req	uest of	SHER	RWIN ANONAT
for whatever p	ourpose it may se	erve hir	n/her best.			
	Issued this	11.	day of	April	2022	at the Office

of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.

MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee

PHP 50.00

O. R. No.

4535747

Issued on:

4/11/2022

Isued at

Quezon, Palawan





Republic of the Philippines PROVINCE OF PALAWAN Municipality of Quezon -oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No.

4-2022-205

at the Office

REAL PROPERTY TAX CLEARANCE

TO	WH	OM	IT A	AA	CO	NC	ERN	•

THIS IS TO CERTIFY that per records kept in this office,

MR/ MRS/ MISS

MARIBEL RODRIGUEZ	is a registered	real property	owner as described
-------------------	-----------------	---------------	--------------------

hereunder to wit:

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0991	KALATAGBAK	AGRICULTURAL LAND	1.0000has.	₱11,200.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This certification is being isued upon request of	SHERWIN ANONAT
for whatever purpose it may serve him/her best.	

April

of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.

11. day of

MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee

PHP 50.00

Issued this

O. R. No.

4535747

Issued on:

4/11/2022

Isued at

Quezon, Palawan



TC: SD

TAX DECLARATION OF REAL PROPERTY

1.D. No 18-	19-006-0990		Property	Identifica	tion No	066-1	9-006-2	3-053	
Owner: MARIBEL A	. RODRIGUEZ						TIN:	-	
Address: BARANGAY	KALATAGBAK, QU	EZON, PALAW	AN				Telephone	No.:	
Administrator/Beneficial User	r:			4.10			TIN:	-	
Address:							Telephone	No.:	
Location of Property:			KA	LATAGBAK	(QUEZON	, PALAWAN	1
	(Numb	ber and Street)	(Bar	angay/Distri	ct)			ity & Provinc	
OCT/TCT/CLOA No.				Survey No.	CAD 79	98-D			
CCT:			THE SECRETARY WILL PROPERTY.	Lot No.	10531 (HE CONTRACTOR OF THE PARTY OF			
Date:				Block No.					
Boundaries: North:	ALN 019			South:	ALN 05	54			
East:	ALN 001 SEC. 01			West:	ALN 01	8, 021			
KIND OF PROPERTY AS	SSESSED:								
✓ LAND						MACHINER'			
BUILDING					Пс	Brief Desc Others:	ription:		
No. of S	toreys:scription:					Specify:			
Blief Be	scription.	Unit							
Classification	Area	Value	Market Value	Actua	l Use	Assessmer Level		sessed /alue	Taxabililty
AGRICULTURAL (RICUP2-ML)	5.0000 ha.	70,000 Php	350,000.00	AGRICUI (Upland		16 %	Php	56,000.00	TAXABLE
				-		-	·		
Total	50,000.00 sq.m	Php	350,000.00				Php	56,000.00	
Total Assessed Value	FIFTY-SIX THOU	JSAND PESOS	.						
🗀 -				Amount in V					
Taxable 🗹 Ex	empt		Effec	tivity of Ass	sessme	nt/Reasses	sment:	2022	
Approved by:								YEAR	
	\rightarrow \downarrow	(N)							
	EUVIDA	M. COLBE, R	EΔ		40/2	6/2021			
		CIAL ASSESSO				ate			
This declaration cancel	· 7]	006-0633 (Part)	Previous A.V. Ph	o 88.7	730.00		rious PIN:	066-19-0	06-23-020
Previous Owner: ESM							-	a: 9.7802 ha	
Memoranda:	- 0,00 and								,
REVISED TO SEGREGATE CERTIFICATION (A&D) ISS TRANSFER TAX: P 2,772.69	UED ON SEPTEMBER	6, 2021. TAXES P.	AID UP TO 2021 PER AT	TACHED TAX	POSSESS CLEARAN	ION EXECUTE	D ON OCTOB ATE. SWORN	ER 1, 2021, CE STATEMENT F	ENRO FILED.

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: 066-19-970 SWORN STATEMENT Date: 10-21-2021

Note:

TC: SD

TAX DECLARATION OF REAL PROPERTY

1.D. No 18-19-006-099	1 Propert	ty Identification No.	066-19-00	6-23-054		
Owner: MARIBEL A. RODRIGUEZ			TIN:			
Address: BARANGAY KALATAGBAK, C	QUEZON, PALAWAN			phone No :		
Administrator/Beneficial User:			Tin:	Telephone No.:		
Address:			and the second s	hone No.:		
Location of Property:	, and the second se	(ALATAGBAK		ZON, PALAWAI	, ,	
	AND A REAL PROPERTY OF THE PARTY OF THE PART	arangay/District)		cipality & Province		
OCT/TCT/CLOA No.		Survey No. CAD-798		opany a round	, c)	
CCT:		Lot No. 10531 (F				
Date:		Block No.	ANI)			
Boundaries: North: ALN 053		-				
East: ALN 001 SEC.	01	South: ALN 055				
	<u></u>	West: ALN 021	line in			
KIND OF PROPERTY ASSESSED:		[] NA	ACLUMEDY			
BUILDING			ACHINERY Brief Description			
No. of Storeys:			hers:			
Brief Description:			Specify:			
Classification Area	Unit Value Market Value	Actual Use	Assessment Level	Assessed Value	Taxabililty	
AGRICULTURAL (RICUP2-ML) 1.0000 ha.	70,000 Php 70,000.00	AGRICULTURAL (Upland R/L)	16 % Php	11,200.00	TAXABLE	
Total 10,000.00 sq.m Total Assessed Value ELEVEN THOU			Php	11,200.00		
		(Amount in Words)	1 (c)			
Taxable Exempt		ctivity of Assessment	/Reassessment:	2022		
Approved by:				YEAR		
Day	17 0000	tne "				
	A M. COLBE, REA	10/26/2	2021			
1	NCIAL ASSESSOR	Dat	e			
This declaration cancels TD No. 18-19	-006-0633 (Part) Previous A.V. Ph	p. 88,730.00	Previous PII	N: 066-19-00	06-23-020	
Previous Owner: ESMENIO GALERA			Previous /	Area: 9.7802 ha		
Memoranda:				TOTAL STEEL SEASON AND ADDRESS OF THE SEASON		
REVISED TO SEGREGATE THIS PORTION PER CERTIFICATION (A&D) ISSUED ON SEPTEMBEI TRANSFER TAX: P 2,772.69, O.R NO. 0850000 I	R 0. ZUZI TAXES PAILTUP TO 2021 PER AT	TACHED TAV OLEADANOR	N EXECUTED ON OC E CERTIFICATE, SWC	TOBER 1, 2021, CE DRN STATEMENT F	NRO ILED.	

Note:

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: SWORN STATEMENT Date:

Mr. Leonard T. Caluya CENRO Officer CENRO, Quezon Población, Quezon, Palawan

RE: REQUEST FOR THE ISSUANCE, PROCESSING AND APPROVAL OF SURVEY AUTHORITY IN RELATION TO THE APPLICATION FOR REGISTRATION OF TITLE TO LAND, LOT NUMBER- 10531

SIR:

GREETINGS!



The undersigned most respectfully and humbly requests approval from your office for conducting a survey relative to my property located in Kalatagbak, Quezon, Palawan. The survey aims to attain title to land for the aforesaid property, with lot number 10531. Attached herewith is a copy of pertinent documents to support this request.

I look forward to receiving your kind approval, and I shall be highly obliged for your kind support.

Respectfully,

Maribel Anonat Rodriguez



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

July 25, 2022

I am submitting the investigation report conducted on the application for Survey Authority of Maribel A. Rodriguez over Lot No. 10531, CAD 798-D containing a total area of 9.7802 hectares located in Bgy. Kalatagbak, Quezon, 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. 13-B, Block No. I of Land Classification Map No. 2653.
- b. Other findings:
 - 1. The subject parcel of land is covered by Homestead Application No. (IV-28)-67 of Esmenio B. Galera:
 - That portion of the same land containing an approximate area of 6.0000 hectares was acquired by Maribel A. Rodriguez thru Waiver of Rights, Interest and Possesion dated October 1, 2021; (Copy of Waiver hereto attached)
 - 3. That no visible improvement has found therein, and
 - The whole area is free from claims and conflicts. 4.

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.



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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

Attached are the following pertinent documents to wit:

- 1. Letter request for Survey Authority address to CENR Officer;
- 2. Real Property Tax Clearance and Tax Declaration Nos. 18-19-006-0990 and 18-19-006-0991;
- 3. Certification from Regional Trial Court;
- 4. Notarized Barangay Certification;
- 5. Affidavit of two (2) disinterested persons;
- 6. Government issued ID;
- 7. Waiver of Rights and Special Power of Attorney;
- 8. CENRO LC Map Projection;
- 9. CENRO LC Certification as "Annex B";
- 10. Investigation Report with geotagged photos;
- 11. Certified Photocopy of Technical Description, and
- 12. V-37.

For your information and approval.

LEONARD T. CALUYA

CENR Officer



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Brgy. Alfonso XIII, Quezon, Palawan

Contact Number: 0917-160-4920 Email: cenroquezon@denr.gov.ph

Application No. 0453
Applicant MARIBEL A. RUDRIGUEZ

Surveyed for ESMENIO GALERA

Surveyed by: G.E. GIL P. RUMANGLAG

Cal 798- D Survey No. Lot No. 1253) Identical to Lot No. NONT

Location: Kalaton bak, Mezon fal.

Date Surveyed Navch 9 to May 16, 1987

Date Approved Sept. 4 1987

TECHNICAL DESCRIPTION

TIELINE N85-055 12474.14 M. From B.L.L.M#
Cad 798-D Quent, Cadadre

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Sketch Below 10295, Call 798-D 10530 Gold 798-D 10530, Cad 708-D

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Republic of the Philippines Department of Environment and Natural Topources

MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Contact No.: 0997-9823-016

Email: cenroquezon@denr.gov.ph

MEMORANDUM

FOR

The Community Environment and

Natural Resources Officer

Quezon, Palawan

FROM

Djoanna D. Natividad

Land Management Inspector

ANNEX "D"

SUBJECT

INVESTIGATION REPORT

DATE

June 22, 2022

I am submitting this report in compliance with the instruction to conduct an investigation on this application for Survey Authority.

SUBJECT LOT

The subject of this investigation is within <u>AGRICULTURAL LAND</u> (A&D) as per <u>Project No. 13-B</u>, <u>Block I</u>, of <u>Land Classification Map No. 2653</u> located in <u>BGY</u>. <u>KALATAGBAK</u>, <u>QUEZON</u>, <u>PALAWAN</u>, with an area of <u>9.7802</u> hectares.

CLAIMANT

The claimant is <u>MARIBEL A. RODRIGUEZ</u>, male/<u>female</u>, with address at <u>BGY</u>. <u>HIGHWAY HILLS</u>, <u>MANDALUYONG CITY</u>.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I immediately conducted the investigation. The following were undertaken:

- 1. The undersigned conducted perimeter survey to determine the area being occupied by Mrs. Maribel Anonat-Rodriguez which contains more or less 60,000 square meters.
 - 2. That geo-tagged photos were taken during the said activity.

FINDINGS/RECOMMENDATION

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

- 1. That based on records of this Office, Lot No. 10531, CAD 798-D is originally owned by Mr. Esmenio B. Galera with Homestead Application No. (IV-28)- 67 and Tax Declaration No. 18-19-006-0633 with a total area of 97, 802 square meters.
- 2. That portion of the subject lot containing an area of 60,000 square meters was sold by the original claimant, Mr. Esmenio Galera to Mrs. Maribel Anonat-Rodriguez last October 1, 2021 as notarized by Atty. Marcelo C. Josue on the same date.
- 3. It was found out that the said property has no improvement yet rather than under brushing on portion of the area and clearing on another portion.
 - 4. That the area is free from any land claims and conflicts.

In view of the foregoing, it is recommended that Clearance as to Land Status Verification be forwarded to the Regional Office for approval.

Investigating Officer



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

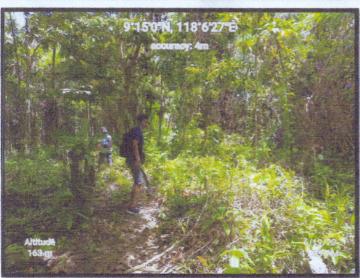
National Highway, Bgy. Alfonso XIII, Quezon, Palawan Contact No.: 0997-982-3016

Email: cenroquezon@denr.gov.ph

Geo-tagged photos taken during the conduct of inspection/verification of the area requested by Maribel Anonat-Rodriguez located at Bgy. Kalatagbak, Quezon, Palawan

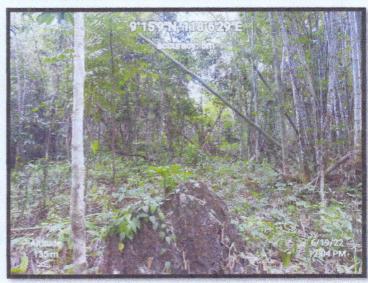
















COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

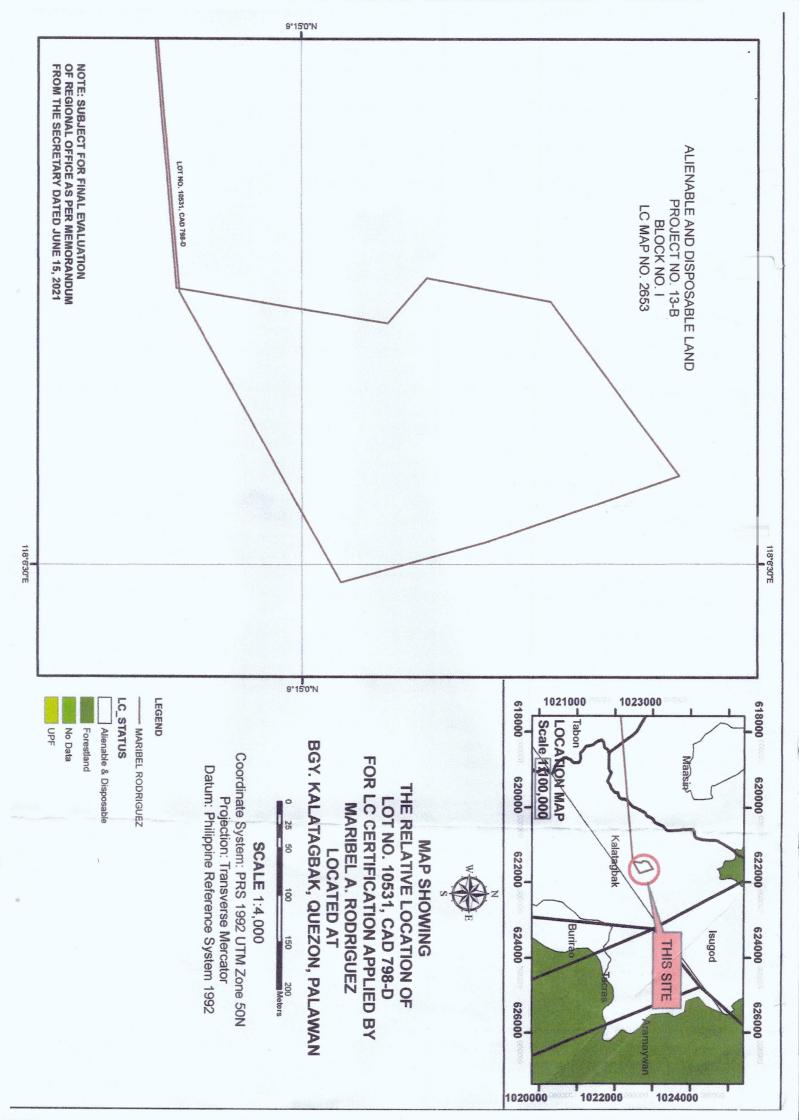
This is to certify that Lot/ Survey No. 10531, CAD 798-D with a total land area of 9.7802 hectares is within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on $\frac{1}{1}$ day of $\frac{1}{1}$ day of $\frac{1}{1}$, 2022.

LEONARD T. CALUYA

CENR Officer



WAIVER OF RIGHTS, INTEREST AND POSSESSION

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER made and executed in Narra, Palawan, by and between:

ESMENIO B. GALERA, of legal age, married to Pacita D. Galera, Filipino citizen and resident of Lapu-Lapu St., Bgy. Poblacion, Narra, Palawan, hereinafter called the WAIVER;

In favor of -

MARIBEL ANONAT RODRIGUEZ, , Filipino citizen, legal age, married to Erick Manuel Barrios Rodriguez (Nicaragua Citizen) and resident of 608 Unit F. Residences, Bgy. Highway Hills. Mandaluyong City Represented by her Atty-in-fact SHERWIN ANONAT by virtue of Special Power of Attorney executed on September 21, 2021 as per Doc. No.289; Page No. 59; Book No. 32; Series of 2021 by Notary Public Joven G. Sevillano; hereinafter called the WAIVEE;

WITNESSETH -

WHEREAS, that the WAIVER is the actual occupant/claimant of a certain parcel land situated in Barangay Kalatagbak, Quezon, Palawan, under Tax Declaration Number 18-19-006-0633, particularly

"A PARCEL OF LAND, designated as Lot No. 10531, cad-798-D. Bounded on the North by ALN 019; on the South by ALN 033; on the East by ALN 029 of Section 17; and on the West by ALN 018, 021. Containing an area of NIENTY SEVEN THOUSAND EIGHT HUNDRED TWO (97, 802) SQUARE METERS. Tax Declaration Number 18-19-006-0633."

NOW THEREFORE, that for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND (Php250, 000.00) PESOS, Philippine Currency in hand paid by the WAIVEE, the receipt whereof is whereby acknowledged to the entire satisfaction of the WAIVER, by these present, the WAIVER does hereby WAIVE, TRANSFER and CONVEY unto the said WAIVEE his heirs and assigns A PORTION and all my rights and interest the above-described property, as follows;

Lot 10531-A-50, 000 Square Meters Lot 10531-B-10,000 Square Meters

WHEREAS, the WAIVER warrants peaceful possession over the above-described property and that the same is free from any lien or encumbrance whatsoever, and the WAIVEE freely accept said

OCT 0 1 2021 IN WITNESS WHEREOF, we have hereunto set their signature this Narra, Palawan, Philippines.

MARIBEL ANONAT RODRIGUEZ

IN ANONAT

Atty-in-fact

REPUBLIC OF THE PHILIPPINES

ESMENIO B. GALERA

Waiver

DL # D11-06-048297

With marital consent:

PACITA D. GALERA Wife of the Waiver

SIGNED IN THE PRESENCE OF: ANHABBUT A. BENLARDING

ACKNOWLEDGMENT

Province of PALAWAN Municipality of Narra

) S.S

BEFORE ME, A Notary Public for and in Narra, Palawan, this Narra, Palawan, the Parties with their Valid Id's as indicated below their names, known to me to be the same persons who execute the foregoing instrument and they acknowledged to me that the same is their free acrand deed

SIGNED IN THE PRESENCE OF:

100	a second desire	
Court	CKT	
- Acceptant	The same of the sa	

Erick manuel Barrios Rodriguez

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF MANDALUYONG) s.c.

BEFORE ME, this 21st day of September 2021, in the City of Mandaluyong, Philippines, personally appeared the following:

Name Identity Competent Evidence of

MARIBEL ANONAT RODRIGUEZ

UMID ID CARD with No. CRN-0111-2016739-8

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

This contract relates to a Special Power of Attorney consisting of two (2) pages including the page on which this acknowledgment is written, each and every page of which, on the left margin, having been signed by the parties written above and their witnesses and sealed with notarial seal.

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

Page No. 59
Book No. 32

Series of 2021

JOVEN G. SEVILLANO

NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-21 UNTIL DECEMBER 31, 2022
ROLL NO. 53970

IBP LIFETIME NO. 011302; 12-28-12; RIZAL



SPICIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, MARIBEL ANONAT RODRIGUEZ, of legal age, married, resident of 608 Unit F. Residences, Brgy. Highway Hills, Mandaluyong City, do hereby name, appoint and constitute;

SHERWIN ANONAT, also of legal age, resident of Purok Maligaya 2, New Village Brgy. Tagburos, Puerto Princesa City, as true and lawful ATTORNEY-IN-FACT for me in my place, stead and behalf, to do any and/or all of the following acts, to wit:

- 1. To be my legal representative and transact on my behalf to any person or entity in any matter or understanding as may be involving my name MARIBEL ANONAT RODRIGUEZ in relation to the property Lot No. 10531, CAD 798 D located at Brgy. Kalatagbak, Quezon, Palawan;
- To acquire, agree on the purchase price of, buy and purchase the above-mentioned property on my behalf;
- 3. To negotiate and contract for me to ESMENIO GALERA as the registered owner of the aforesaid property;
- 4. To execute and sign in my behalf in all pertinent papers and documents needed under my name including the Deed of Absolute Sale, Waiver of Rights or Contracts and Agreement for the property;
- 5. To file and pay the capital gain tax, Stamp Doc/Duty;
- 6. To pay transfer taxes and fees relative to the transfer of ownership on the property in my name;
- 7. To submit all the necessary documents and follow up any transaction needed my name;
- 8. To perform any other act necessary to carry out any or all of foregoing.

HEREBY GRANTING unto my said attorney-in-fact, full power and authority to do and perform said acts and deeds and whatever requisite, ratifying and confirming all our said attorney-in-fact has done, shall do or cause to be done, by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands this $21^{\rm st}$ day of September 2021 at Mandaluyong City.

MARIBEL ANONAT RODRIGUEZ





REPUBLIC OF THE PHILIPPINES STATES Unified Multi-Purpose ID.



CRN - 0111-2016739-8



RODRIGUEZ GNENNAME MARIBEL

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Republic of the Philippine Department of Environment and Natur MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan Contact No.: 0997-982-3016

Email: cenroquezon@denr.gov.ph

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN	:S.S
MUNICIPALITY OF)

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

I, NERASCA C. MORANDEZ single/marriedto FREDDE P. MORTNOEZ Filipino, of legal age, and resident of the municipality of QUEZON, Province of Palawan, after having been duly sworn to in accordance with law, depose and say:
1. That I personally know MARIOEL ANONAT RODRIGUEZ who has filed a APPUCATION FOR SURVEY ANTHORITY for a tract of land located at Municipality of OUEZON, Province of Palawan;
2. That I am an actual resident of the Municipality of QUE ZON and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his predecessor-in-interest since 1972 or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of the patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural-born citizen of the Philippines and is not the owner of more than Twelve (12) hectares of land in the Philippines.
IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit his 17 th day of 16th 20 12 in the Municipality of 00000000000000000000000000000000000
Inerofo Account
Street at: My KANTALBAK, QUA
CUDCODIDED AND CHAODNA 1. C.

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

Spl. Inv. /DPLI



Republic of the Philippines PROVINCE of PALAWAN Municipality of Quezon

Barangay Kalatagbak

OFFICE of the SANGGUNIANG BARANGAY

Barangay CERTIFICATION

TO WHOM IT MY CONCERN:

THIS IS TO CERTIFY that the agricultural land with tax Dec" designate as Lot No: 10531, cad-798-D containing an area of NINETY SEVEN THOUSAND EIGHT HUNDRED TWO (97,802) Square meters, situated at sitio, Foundation. Barangay, Kalatagbak, Quezon, Palawan is now actually owned and occupied by, MRS MARIBEL ANONAT RODRIGUEZ.

THIS CERTIFIES FURTHER that MRS MARIBEL ANONAT RODRIGUEZ, is an actual occupant of the said parcel of land, which is the (97,802) Square Meters Bought from ESMENIO B. GALERA, on OCTOBER 1,2021.

THIS CERTIFICATION is being issued upon the request of the said person mentioned above for whatever legal purpose/s it may serve him /her best.

ISSUED this 8 day JUNE, 2022 at Kalatagbak Barangay Hall, Quezon, Palawan, Philippines.

Witnessed by: RANNY B BOSQUE:

CARLO D.DANAO

Punong Barangay

SUBSCRIBE AND SWORN TO BEFORE ME THIS DAY OF JUN 0 9 2022 IN THE MUNICIPALITY OF QUEZON PALAWAN BY THE AFFIANTIS.

AGE NO. 004

ATTY RYAN T. PACABIS

Notary Public

Notarial Commission Extended Until June 30, 2022, Bar Matter No. 3794

Attorney's Roll No. 63050 IRP No. 108470 / 12-24-2971

PTR No. 5720975 / 12-31-2021

Republic of the Philippines Fourth Judicial Region

REGIONAL TRIAL COURT

Balabac-Bataraza-Brooke's Point-Kalayaan-Quezon-Rizal-Sofronio Española, Palawan

BRANCH 165 (Single Sala)

Brooke's Point, Palawan

Landline: 726-3480 / Hotline: 0956-307-8033 Email Address: rtc2bpt165@judiciary.gov.ph

OFFICE OF THE BRANCH CLERK OF COURT & EX-OFFICIO SHERIFF

Justice Hall, Barangay Tubtub, Brooke's Point, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that no land registration case involving Lot and Survey No. 10531, CAD 798-D, located in Barangay Kalatagbak, Quezon, Palawan is pending before this Court, which was organized since 2018 and has jurisdiction over the Municipalities of Brooke's Point, Bataraza, Quezon, Rizal, Sofronio Española, Balabac and Kalayaan.

This Certification is being issued upon request of DMO IV/OIC Engr. Rosita F. Castulo for whatever legal purpose it may serve.

30 June 2022. Justice Hall, Tubtub, Brookes Point, Palawan.

ELENA B. DELA TORRE

OIC/Court Interpreter

Verified By:

Cert Fee. P 15 / P35 / P 10

O.R. Nos. 7662249 D / 7662277 D / 2415710

Dated: June 30, 2022



Republic of the Philippines PROVINCE OF PALAWAN Municipality of Quezon -oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No.

4-2022-206

REAL PROPERTY TAX CLEARANCE

TC	WHO	MO	IT	MA	Y	CO	NC	ERN	

THIS IS TO CERTIFY that per records kept in this office,

MR/ MRS/ MISS

MARIBEL RODRIGUEZ	is	a registered	real	property	owner	as described
hereunder to wit:						

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0990	KALATAGBAK	AGRICULTURAL LAND	5.0000has.	₱56,000.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This certification is being isued upon request of	SHERWIN ANONAT
for whatever purpose it may serve him/her best.	

Issued this 11 day of April , 2022 at the Office of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.

MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee

PHP 50.00

O. R. No.

4535747

issued on:

4/11/2022

isued at

Quezon, Palawan





Republic of the Philippines PROVINCE OF PALAWAN Municipality of Quezon -oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No.

4-2022-205

REAL PROPERTY TAX CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that per records kept in this office,

MR/ MRS/ MISS

MARIBEL RODRIGUEZ is a registered

is a registered real property owner as described

hereunder to wit:

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0991	KALATAGBAK	AGRICULTURAL LAND	1.0000has.	₱11,200.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

Thi	is certification is	being isued	upon request	of
for whatever	purpose it may	serve him/he	er best.	

SHERWIN ANONAT

Issued this

11 day of

April

, 2022

at the Office

of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.

Acting Municipal Treasurer

Sec. Fee

PHP 50.00

O. R. No.

4535747

issued on:

4/11/2022

isued at

Quezon, Palawan



TC: SD

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-19-006-0990 Property Identification No.: 066-19-006-23-053 Owner: MARIBEL A. RODRIGUEZ TIN: Address: BARANGAY KALATAGBAK, QUEZON, PALAWAN Telephone No.: Administrator/Beneficial User: TIN: Address: Telephone No.: Location of Property: KALATAGBAK QUEZON, PALAWAN (Number and Street) (Barangay/District) (Municipality & Province) OCT/TCT/CLOA No. Survey No. **CAD 798-D** CCT: Lot No. 10531 (PART) Block No. Boundaries: North: ALN 019 South: ALN 054 East: ALN 001 SEC. 01 West: ALN 018, 021 KIND OF PROPERTY ASSESSED: LAND MACHINERY **Brief Description:** BUILDING Others: No. of Storeys: **Brief Description:** Specify: Unit Assessment Classification Assessed Area Market Value **Actual Use** Value Taxabi Level Value AGRICULTURAL **AGRICULTURAL** 5.0000 ha. 70,000 Php 350,000.00 (RICUP2-ML) 16 % Php 56,000.00 TAXAE (Upland R/L) 50,000.00 sq.m 350,000,00 56,000,00 Php Total Assessed Value FIFTY-SIX THOUSAND PESOS (Amount in Words) Taxable 🗸 Exempt Effectivity of Assessment/Reassessment: 2022 YEAR Approved by: RFA 10/26/2021 Date This declaration cancels TD No. 18-19-006-0633 (Part) Previous A.V. Php. 88,730.00 Previous PIN: 066-19-006-23-02 Previous Owner: ESMENIO GALERA Previous Area: 9.7802 ha. Memoranda: REVISED TO SEGREGATE THIS PORTION PER DULY NOTARIZED WAIVEROF RIGHTS, INTEREST AND POSSESSION EXECUTED ON OCTOBER 1, 2021, CENRO CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED.

CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED TRANSFER TAX: P 2,772.69, O.R NO. 0850000 ISSUED ON OCTOBER 21, 2021 AT PTO-PPCITY.

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose a duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer ownership or legal title to the property.

SWORN STATEMENT No.: 066-19-970 SWORN STATEMENT Date: 10-21-2021

TC: SD

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-19-006-0991 Property Identification No.: 066-19-006-23-054 Owner: MARIBEL A. RODRIGUEZ TIN: Address: BARANGAY KALATAGBAK, QUEZON, PALAWAN Telephone No.: Administrator/Beneficial User: TIN: Address: Telephone No.: Location of Property: KALATAGBAK QUEZON, PALAWAN TO THE COURSE SHOULD BE AND SHOULD BE (Number and Street) (Barangay/District) (Municipality & Province) OCT/TCT/CLOA No. Survey No. CAD-798-D CCT: Lot No. 10531 (PART) Date: Block No. Boundaries: North: ALN 053 South: ALN 055 East: ALN 001 SEC. 01 West: ALN 021 KIND OF PROPERTY ASSESSED: LAND MACHINERY **Brief Description:** BUILDING Others: No. of Storeys: **Brief Description:** Specify: Unit Classification Area Assessment Assessed **Market Value Actual Use** Value Taxabil Level Value AGRICULTURAL **AGRICULTURAL** 1.0000 ha. 70,000 Php 70,000.00 (RICUP2-ML) 16 % Php 11,200.00 TAXABI (Upland R/L) Total 10,000.00 sq.m 70,000.00 Php 11,200,00 Total Assessed Value ELEVEN THOUSAND TWO HUNDRED PESOS (Amount in Words) Taxable 🗸 Exempt Effectivity of Assessment/Reassessment: 2022 Approved by: YEAR COLBE, REA 10/26/2021 PROVINCIAL ASSESSOR Date This declaration cancels TD No. 18-19-006-0633 (Part) Previous A.V. Php. 88.730.00 Previous PIN: 066-19-006-23-020

REVISED TO SEGREGATE THIS PORTION PER DULY NOTARIZED WAIVEROF RIGHTS, INTEREST AND POSSESSION EXECUTED ON OCTOBER 1, 2021, CENRO CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P 2,772.69, O.R NO. 0850000 ISSUED ON OCTOBER 21, 2021 AT PTO-PPCITY.

Note:

Memoranda:

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer ar ownership or legal title to the property.

SWORN STATEMENT No.: SWORN STATEMENT Date:

Previous Area: 9.7802 ha.

Previous Owner: ESMENIO GALERA

Mr. Leonard T. Caluya CENRO Officer CENRO, Quezon Población, Quezon, Palawan

RE: REQUEST FOR THE ISSUANCE, PROCESSING AND APPROVAL OF SURVEY AUTHORITY IN RELATION TO THE APPLICATION FOR REGISTRATION OF TITLE TO LAND, LOT NUMBER- 10531

SIR:

GREETINGS!



The undersigned most respectfully and humbly requests approval from your office for conducting a survey relative to my property located in Kalatagbak, Quezon, Palawan. The survey aims to attain title to land for the aforesaid property, with lot number 10531. Attached herewith is a copy of pertinent documents to support this request.

I look forward to receiving your kind approval, and I shall be highly obliged for your kind support.

Respectfully,

Maribel Anonat Rodriguez