



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

March 31, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR – MIMAROPA Region
1515 DENR by the Bay Building
Roxas Boulevard, Barangay 668,
Ermita, Manila

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REPORT ON THE CONDUCTED EASEMENT INSPECTION
OF LOTS 1 AND 2, SGS-4B-000051-D AND LOT 3399, CAD
1037-D REQUESTED BY EDITHA J. TIBAY IN SO.
RIVERSIDE, BARANGAY TENEGUIBAN, EL NIDO,
PALAWAN**

Forwarded is the Memorandum from CENRO Taytay, Palawan dated March 16, 2023 along with the inspection report of the Easement Inspection Team recommending the issuance of Certificate of Compliance on Allowable Easement in favor of Ms. Editha J. Tibay covering Lots 1 and 2, Sgs-4B-000051-D and Lot 3339, Cad 1037-D situated in Barangay Teneguiban, El Nido, Palawan.

Also attached are geo-tagged photos, digitized map, and other pertinent documents for reference.

For your evaluation and further instruction.


FELIZARDO B. CAYATOC



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)
e-mail ad: cenrotaytay@denr.gov.ph

March 16, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR by the Bay Bldg.,
Roxas Blvd., Brgy. 668, Ermita, Manila

THRU : The Provincial Environment and
Natural Resources Officer – Palawan
Sta. Monica, Puert Princesa City

FROM : The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

SUBJECT : **REPORT ON THE CONDUCTED EASEMENT INSPECTION
OF LOTS 1 AND 2, SGS-4B-000051-D AND LOT 3339, CAD
1037-D REQUESTED BY EDITHA J. TIBAY IN SO.
RIVERSIDE, BARANGAY TENEGUIBAN, EL NIDO,
PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 03-23-2023 CN: 13

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: [Signature]
DATE: MAR 16 2023 CN: 1039

Respectfully forwarding is the memorandum dated February 23, 2023 of Easement Inspection Team led by Engr. Marian B. Lachica on the above subject.

The findings of team are accurate for their recommendation to issue certificate of compliance on allowable easement in favour of Ms Tibay. Hence, this Office has no objection on this.

Thank you.

CONRADO M. CORPUZ

[Signature]



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0926-505-9335 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph

February 23, 2023

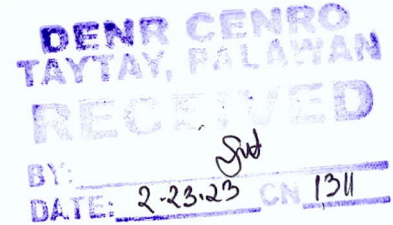
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

THRU : The Chief RPS

FROM : The Easement Inspection Team

SUBJECT : **REPORT ON THE CONDUCTED EASEMENT INSPECTION OF
LOT 1&2, SGS-4B-000051-D AND LOT 3339, CAD. 1037-D
REQUESTED BY EDITHA J. TIBAY IN SO. RIVERSIDE,
BARANGAY TENEGUIBAN, EL NIDO, PALAWAN**



Respectfully submitting is the above mentioned report in relation to the easement certification request of Editha Tibay located in So. Riverside, Barangay Teneguiban, El Nido, Palawan.


Please be informed that on February 15, 2023, the undersigned conducted easement inspection of the areas covered with Tax Declarations No. 13-016-1267 & 13-016-1266 TCT No. 065-2014000291 hereunder are the findings, to wit:

1. That barangay Teneguiban is classified as urban area based on Philippines Statistics Authority (PSA) as of December 31, 2021;
2. That the requested lots are outside of the Proclaimed Protected Area of El Nido Taytay Managed Resource Protected Area (ENTMRPA);
3. That areas are within Alienable and Disposable (A&D) land as per Block X, Project No. 5-B, LC Map No. 1467 dated September 16, 1941;
4. That Lot 1, Sgs-4B-000051-D in the name of Bryan Louie Tibay contains an area of **41,118** square meters and Lot 2, Sgs-4B-000051-D in the name of Bryce Lloyd Tibay contains of **20,486** square meters while Lot 3339, Cad. 1037-D with TCT No. 065-2014000291 contains an area of **10,496** square meters;
5. That based on the conducted inspection, there is no permanent structure constructed within the 3-meter easement zone (*Article 51 of PD 1067 "Water Code of the Philippines"*).

In view hereof, the undersigned respectfully recommends the **issuance of certificate of compliance on allowable easement** to the above requester.

Attached herewith are the geotagged photos, GIS generated map for reference, and other documents pertinent to this report.

For information and record.


MARIAN B. LACHICA
Engineer II/ Team Leader


RICHARD M. PARINAS
Forest Ranger /Member



PHOTO DOCUMENTATION



Photo showing the location of Lot 1&2,
Sgs-4B-000051-D.



Photo showing the pvc pipe marker of the
previously delineated 20-meter zone
inside of Lot 3339, Cad. 1037-D.

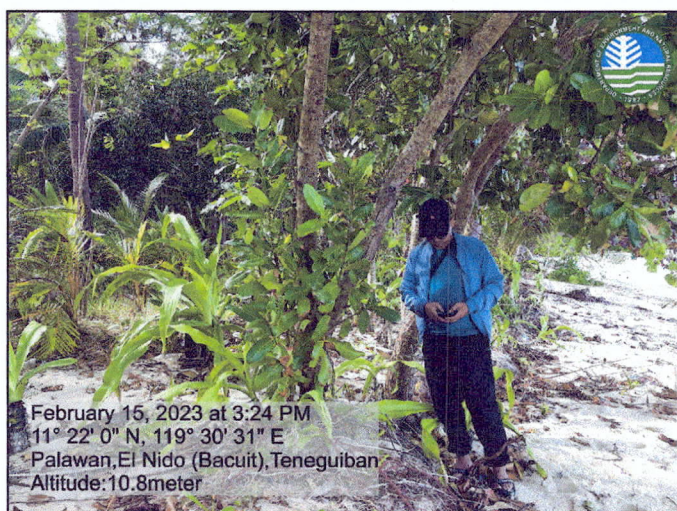
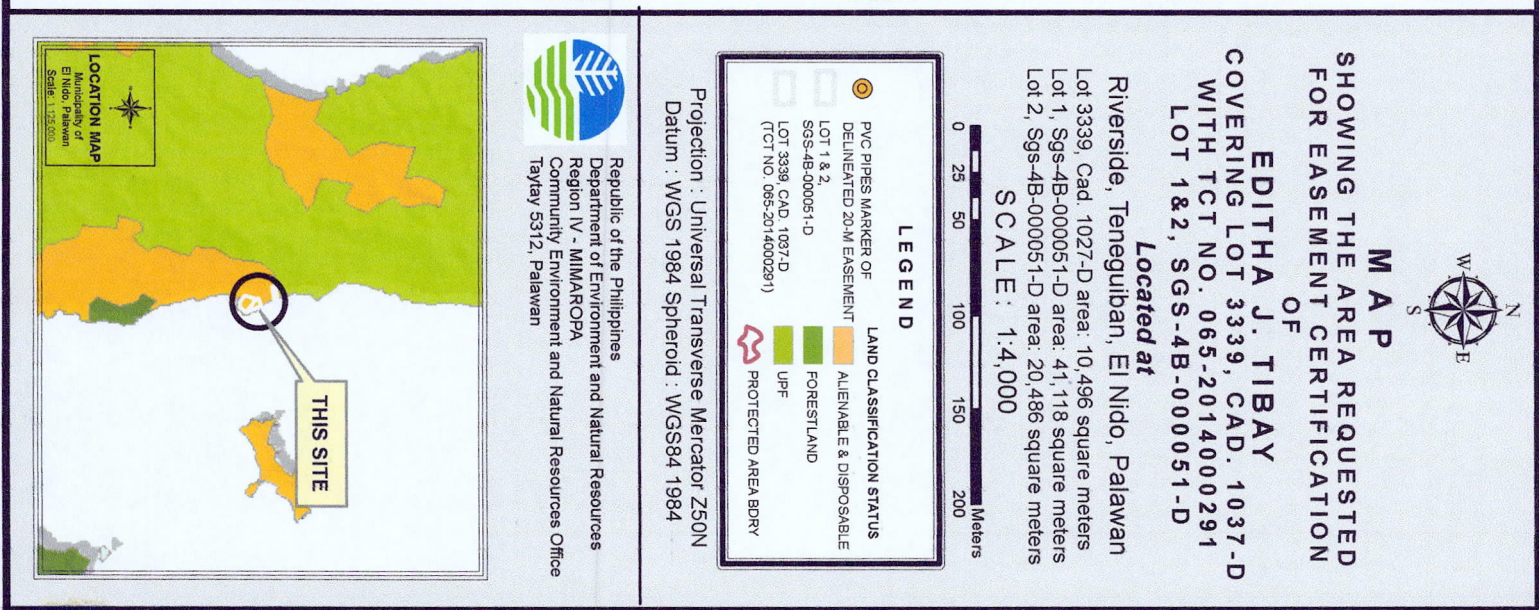


Photo along shoreline area of Barangay
Teneguiban, El Nido, Palawan.

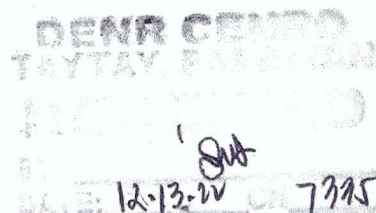


December 13, 2022

CONRADO CORPUZ

CONRO

Taytay - Eluido Palawan



Sir;

May I have the honor to request in your good office
a DENR EASEMENT CLEARANCE CERTIFICATION AND LAND
CLASSIFICATION OF THE FOLLOWING:

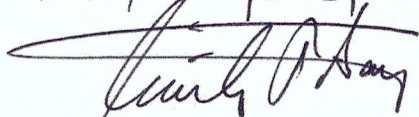
1. ANDRES SIBLID Lot 1, PSD-04-189581, TCT NO. 065-201600
Area: 25,536 sq.m, situated in Sibaltan Eluido
2. Editha J. TIBAY Lot B-3-A, PSD-4B-005152
TCT NO. 065-2015-000805, Area: 2,957 sq.m, Sibaltan Eluido
3. Editha J. Tibay Lot B-1-A, PSD-4B-008492
TCT NO. 065-2017001492, Area: 9,957 sq.m, Sibaltan Eluido
4. Editha J. Tibay Lot B-1-B PSD-4B-008492
TCT NO. 065-2017001493, Area: 9,957 sq.m, Sibaltan Eluido
5. Editha J. Tibay Lot B-1-C PSD-4B-008492
TCT NO. 065-2017001494, Area: 9,957 sq.m, Sibaltan, Eluido
6. Editha J. Tibay Lot B-1-D, PSD-4B-008492
TCT NO. 065-2017001495, Area: 9,957 sq.m, Sibaltan, Eluido
7. Editha J. Tibay Lot Plan-F-55281, TCT NO. 065-2013000
Area: 28,286 sq.m. Teneguiban, Eluido, Palawan
8. Bryan Louie Baynosa Tibay, Lot 1, Sgs-4B-000051-0
Area: 41,118 sq.m, Teneguiban, Eluido, Palawan
9. Bryce Lloyd Baynosa Tibay, Lot 2, Sgs-4B-000051-0
Area: 20,486 sq.m, Teneguiban, Eluido, Palawan
10. Editha J. Tibay Lot 4, PSD-4B-002450
TCT NO. 065-2016000863, Area: 3,735 sq.m, Teneguiban
11. MICHELLE ANGELA HERNANDEZ, Lot 5, PSD-4B-002450
TCT NO. 065-2021001247, Area: 11,035 sq.m, Teneguiban, Eluido
12. EDITHA J. TIBAY Lot 6, PSD-4B-002450
TCT NO. 065-2016000865, Area: 11,035 sq.m, Teneguiban, Eluido

15. Editha Tibay Stevens lot 535, Pls-31
Area: 60,579 sqm, Sablayan, Elido

16. Editha J. Tibay lot 3339, Cad. 1037-D
TCT No. 065-2014 000291, Area: 10,496 sqm
Tenequiban Elido Palawan

This is for verification and clarification of
the coverage of easement of my property for
the future development:
Thank you so much and God Bless.

Truly yours;



EDITHA J. TIBAY

LAND OWNER

Mobile No. 0920 9526835 / 09455410857 (Sec.)

Address: E-Estate Business Center
National Highway, San Miguel PPC

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Palawan

Transfer Certificate of Title

No. 065-2014000291

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF TINIGUIBAN, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:
LOT NO. 3339, CAD 1037-D BEGINNING AT A POINT MARKED "1" OF LOT NO. 3339, CAD 1037-D, BEING N. 31-30 E., 24,360.95 M. FROM B.L.L.M. NO. 1, CAD 1037-D, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, THENCE N. 11-11 W., 47.00 M. TO POINT 2; N. 77-54 E., 199.41 M. TO POINT 3;
S. (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: EDITHA J. TIBAY, OF LEGAL AGE, FILIPINO, MARRIED TO
MARK JARED STEVENS-CANADIAN CITIZEN

Address: NO. 591, PEO CIRCLE, RIZAL AVENUE EXTENSION, BARANGAY
BANCAO-BANCAO, PUERTO PRINCESA CITY PALAWAN

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Patent Date: 11/09/1999

Under Act No.: P.D. 1529

Volume No.: 115

Original Owner: DOMINGO FABIANO

Original RD: PROVINCE OF PALAWAN

OCT Date: 8/16/2004 2:30 PM

OCT No.: OCT-E-22734

Page No.: 34

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE E-22734 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on
the 3rd day of MARCH 2014 at 10:18am.

CORAZON P. LEYNES-BILOG
Deputy Register of Deeds - Province of
Palawan

It is hereby certified that this is a true electronic copy of TCT 2014000291 on file in Registry of Deeds of Province of Palawan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: E-ESTATE REALTY SERVICES PHILS. INC./ KELVIN JOHN DANAG

Ref. : 2020003420 OR No. : 1021592771
Date : 09/09/2020 OR Date : Aug 20 2020
Time : 09:54:49 AM Amt. Paid : 2034.04

Judicial Form No. 140

TCT No.: 065-2014000291

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Address: MIMAROPA

TECHNICAL DESCRIPTION (Continued from page 1)

. 20-44 E., 56.70 M. TO POINT 4; S. 80-23 W., 208.87 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TEN THOUSAND FOUR HUNDRED NINETY SIX (10,496) SQUARE METERS. ALL CORNERS ARE MARKED ON THE GROUND BY P. S. CYL. CONC. MONS., 15 CMS. X 60 CMS. BOUNDED ON THE WEST, ALONG LINE 1-2 BY LOT NO. 3341, CAD 1037-D; ON THE NORTH, ALONG LINE 2-3 BY LOT NO. 3338, CAD 1037-D; ON THE EAST, ALONG LINE 3-4 BY DARACOTON BAY; AND ON THE SOUTH, ALONG LINE 4-1 BY LOT NO. 3340, CAD 1037-D. BEARINGS GRID. THIS LOT WAS SURVEYED BY ENGR. ROLANDO C. SICCION ON JULY 27, TO OCTOBER 15, 1992 AND WAS APPROVED ON AUGUST 29, 1996 IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER. NOTE: THIS LOT IS COVERED BY F.P.A. NO. 045312-309.

It is hereby certified that this is a true electronic copy of TCT 2014000291 on file in Registry of Deeds of Province of Palawan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: E-ESTATE REALTY SERVICES PHILS. INC./ KELVIN JOHN DANAG

Ref. : 2020003420 OR No. : 1021592771
Date : 09/09/2020 OR Date : Aug 20 2020
Time : 09:54:49 AM Amt. Paid : 2034.04

TC TR

TAX DECLARATION OF REAL PROPERTYT.D. No.: **13-016-1267**Property Identification No.: **066-13-016-27-021**Owner: **BRYAN LOUIE BAYNOSA TIBAY**

TIN:

Address: **ACACIA BAMBOO HOUSE # 591, PALAY ROAD, BANCAO-BANCAO, PPC**

Telephone No.:

Administrator/Beneficial User

TIN:

Address:

Telephone No.:

Location of Property:

TENEGUIBAN**EL NIDO, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. **SGS-4B-000051-D**

CCT:

Lot No. **1**

Date:

Block No.

Boundaries: North: **NE - ALN 009**South: **SW - SEASHORE (TENEGUIBAN BAY)**East: **SE - SEASHORE (TENEGUIBAN BAY)**West: **NW - ALN 011****KIND OF PROPERTY ASSESSED:****LAND****BUILDING**

No. of Storeys:

Brief Description:

**MACHINERY**

Brief Description:



Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Coconut Land (COCONUT-ML)	4.1118 ha.	120,000 Php	592,099.20	AGRICULTURAL	16 %	Php 94,740.00	TAXABLE
Plants/Trees		Php	11,988.00	AGRICULTURAL	16 %	Php 1,920.00	TAXABLE

Total **41,118.00 sq.m** **Php 604,087.20** **Php 96,660.00**

Total Assessed Value **NINETY-SIX THOUSAND SIX HUNDRED SIXTY PESOS**

Taxable ☒Exempt ☐

(Amount in Words)

Effectivity of Assessment/Reassessment:

2017**YEAR**

Approved:

Nerrie G. Rodriguez
NERRIE G. RODRIGUEZ
 PROVINCIAL ASSESSOR

9/2/2016

Date

This declaration cancels TD No.

13-016-1170

Previous A.V. Php.

96,660.00

Previous PIN:

066-13-016-27-021Previous Owner: **TERESITA B. CABINTOY**, Prev. Admin: **BRYAN LOUIE BAYNOSA TIBAY**Previous Area: **4.1118 ha****Memoranda:**

TRANSFERRED PER DULY NOTARIZED DEED OF WAIVER OF RIGHTS AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND EXECUTED ON JANUARY 16, 2015. TAXES PAID UP TO 2016 PER ATTACHED TAX CLEARANCE. SWORN STATEMENT FILED. TRANSFER TAX: P 3,020.00, O.R. NO. 2898955 ISSUED ON 02/02/2015 AT 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 and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property

SWORN STATEMENT No.:
 SWORN STATEMENT Date:

DEED OF WAIVER OF RIGHTS AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND

Know All Men By These Presents:

That I, **Teresita Busa Cabintoy**, of legal age, Filipino Citizen, single and a resident of Teneguiban, El Nido, Palawan, for and in consideration of an amount representing reimbursement of expenses incurred, receipts of which in full is hereby acknowledged to my complete satisfaction, do hereby waive, cede, transfer and convey unto BRYAN LOUIE BAYNOSA TIBAY of legal age, Filipino, single and a resident of Acacia Bamboo House #591, Palay Road Bancao-Bancao, Puerto Princesa City, Palawan

all my rights and participations that I have or may have over a certain parcel of land and improvements thereon situated in Barangay Teneguiban, El Nido, Palawan, under **Tax Declaration No. 13-016-1040, Property Index No. 066-13-016-27-021**, known as **Lot 1, Sgs-4B-000051-D**, containing an area of **Forty One Thousand One Hundred Eighteen (41,118) Square Meters**, based on Approved Segregation Plan, Surveyed by Geodetic Engineer Nonito T. Lachica on November 2011, Approved by Roman G. Legaspi, OIC Regional Surveys Division on March 27, 2012, with Technical Description as follows:

Lot 1 SGS-4B-00051-D

A parcel of land (Lot 1 of the Segregation Plan, Sgs-4B-000051-D being a portion of Lot 3441 (portion) Cad. 1037-D, El Nido Cadastre LRC Record No. ____) situated in the Barangay of Teneguiban, Municipality of El Nido, Province of Palawan, Island of Palawan.

Bounded on the SE, and SW., along lines 1-2-3-4 by Lot 3441 (portion) Cad. 1037-D (Existing Salvage Zone); on the NW along line 4-5 by Lot 14, Pls-31/ Portion of Lot 3441, Cad. 1037-D; and on the NE., along line 5-1 by Lot 2 of the Segregation Plan.

Beginning at point marked "1" on plan being, N. 32 deg. 29' E., 24,128.32 M. from BLLM No. 1, Cad 1037-D, El Nido Cadastre.

Thence S. 39 deg. 27' W., 142.48 M. to point 2;
Thence N. 84 deg. 25' W., 84.14 M. to point 3;
Thence N. 53 deg. 50' W., 117.38 M. to point 4;
Thence N. 13 deg. 42' E., 199.31 M. to point 5;
Thence S. 54 deg. 01' E., 274.14 M. to point 1;
Point of beginning.

Containing an area of Forty One Thousand One Hundred Eighteen (41,118) Square Meters. All points referred to are indicated on the plan and marked on the ground by P.S. Cyl. Conc. Mons. 15 x 60 cms, bearings grid: Approved on: March 27, 2012.

That I further waived my rights to apply for the above said parcel of land unto said BRYAN LOUIE BAYNOSA TIBAY in any government agency concerned;

That I have been in open, public and continuous possession of said parcel of land in concept of an owner and my possession thereof has never been contested neither disputed

That I hereby warrant protecting the rights of the said BRYAN LOUIE BAYNOSA TIBAY from any adverse claim or third party whomsoever;

That I hereby warrant unto said BRYAN LOUIE BAYNOSA TIBAY valid and peaceful possession of said parcel of land subject of this waiver and I will protect his/her rights against the lawful claims of third person whomsoever;

That I will not interpose nor object now or in the future he/she legally perfect his/her rights leading to the issuance of title in his/her favor;

IN WITNESS WHEREOF, I have hereunto set my hand this JAN 16 2015 day of _____ at Puerto Princesa City, Palawan.

Teresita B. Cabintoy
Teresita Busa Cabintoy
Waivor/Transferor

Signed in the Presence of:

Cecil M. Demayanes
CECIL M. DEMAYANES

Roella Marie Ortega
Roella Marie Ortega

ACKNOWLEDGMENT

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

BEFORE ME, this JAN 16 2015 day of _____ at Puerto Princesa City, Palawan, personally appeared **Teresita Busa Cabintoy** with her Tax Identification No. 279-503-052, issued at El Nido, Palwan, known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same is her free act and voluntarily deed.

This instrument consisting of two (2) pages including the page whereon the acknowledged is written, signed by both parties on each and every page thereof and related to a parcel of land.

Witness my hand and seal on this JAN 16 2015 day of _____ at Puerto Princesa City, Palawan.

Doc. No. 212
Page No. 44
Book No. XVI
Date 1/16/15

Atty. Antonio B. Justo
ATTY. ANTONIO B. JUSTO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2015
PTR NO. 3244-E86-1BPNQ-995570

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 13-016-1266

Property Identification No.: 066-13-016-27-009

Owner: BRYCE LLOYD BAYNOSA TIBAY
Address: ACACIA BAMBOO HOUSE # 591, BANCAO-BANCAO, PUERTO PRINCESA CITY
Administrator/Beneficial User:
Address:
Location of Property: TENEGUIBAN EL NIDO, PALAWAN
(Number and Street) (Berangay/District) (Municipality & Province)
OCT/TCT/CLOA No. Survey No. SGS-4B-000051
CCT: Lot No. 2
Date: Block No.
Boundaries: North: ALN 007,008 South: ALN 010
East: SEASHORE West: ALN 005

KIND OF PROPERTY ASSESSED:
☒ LAND ☐ MACHINERY
☐ BUILDING Brief Description:
No. of Storeys: Others:
Brief Description: Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Coconut Land (COCON1-ML)	2.0486 ha.	120,000 Php	294,998.40	AGRICULTURAL	16 %	Php 47,200.00	TAXABLE
Plants/Trees		Php	19,200.00	AGRICULTURAL	16 %	Php 3,070.00	TAXABLE
Total	20,486.00 sq.m	Php	314,198.40			Php 50,270.00	
Total Assessed Value FIFTY THOUSAND TWO HUNDRED SEVENTY PESOS							

(Amount in Words)
Taxable ☒ Exempt ☐
Effectivity of Assessment/Reassessment: 2017 YEAR
Approved:

NERRIE G. RODRIGUEZ
PROVINCIAL ASSESSOR
9/2/2016
Date

This declaration cancels TD No. 13-016-1169 Previous A.V. Php. 50,270.00 Previous PIN: 066-13-016-27-009
Previous Owner: HRS. OF ANGELA MAGBUKID; Prev. Admin: BRYCE LLOYD BAYNOSA TIBAY Previous Area: 2.0486 ha.

Memoranda:
TRANSFERRED PER DULY NOTARIZED EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF ANGELA MAGBUKID WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND EXECUTED ON JANUARY 29, 2015. TAXES PAID UP TO 2016 PER ATTACHED TAX CLEARANCE SWORN STATEMENT FILED.

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. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.
SWORN STATEMENT No.:
SWORN STATEMENT Date:

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE
OF ANGELA MAGBUKID
WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS
AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND**

Know All Men By These Presents:

This Extrajudicial Settlement of the Estate of Angela Magbukid with Simultaneous Deed of Waiver of Rights and Interest Transfer over a Certain Parcel of Land, is made and entered into by and among the following:

THE PARTIES:

1. Cerila Macmac Arzaga, deceased represented by her compulsory heirs namely:

- a. **Trinidad Arzaga Gadiano** of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Bibiana Arzaga Galon**, deceased represented by her compulsory heirs namely:
 - i. **Noemi Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
 - ii. **Analyn Arzaga Manga** of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
 - iii. **Adona Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. I, series of 2014;
- c. **Luz Rusila Arzaga Veguilla** of legal age, Filipino Citizen, married to Aurelio Veguilla and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Jesusimo Macmac Arzaga**, deceased represented by his compulsory heirs namely:
 - i. **Arnel V. Arzaga** of legal age, Filipino Citizen, married to Melgen Arzaga and a resident of Barangay Teneguiban, El Nido, Palawan;
 - ii. **Maricel A. Camero** of legal age, Filipino Citizen, married to Edison Camero and a resident of Barangay Teneguiban, El Nido, Palawan;

- c. **Alex M. Jardin** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Vergie J. Sia** of legal age, Filipino Citizen, married to Vicente Sia and a resident of Barangay Teneguiban, El Nido, Palawan;
- e. **Joseph M. Jardin** of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;

5. **Agustin Magbukid Macmac** of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

-and-

BRYCE LLOYD BAYNOSA TIBAY of legal age, Filipino Citizen, (civil status) Single (if married, state the name of spouse and the nationality) _____ and a resident of Acacia Bamboo House #591, Bancau-Bancau, Puerto Princesa City, Palawan, hereinafter referred to as the Vendee;

Witnesseth:

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE
OF ANGELA MAGBUKID**

1. **Cerila Macmac Arzaga**, deceased represented by her compulsory heirs namely:

- a. **Trinidad Arzaga Gadiano** of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Bibiana Arzaga Galon**, deceased represented by her compulsory heirs namely:

- i. **Noemi Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,
- ii. **Analyn Arzaga Manga** of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
- iii. **Adona Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,

all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. 1, series of 2014;

Patricio m. Calinog

Alexander A. Rivera

- b. **Constantino Macmac Calinog** of legal age, Filipino Citizen, married to Justina Arango and a resident of Barangay Teneguiban, El Nido, Palawan;
- c. **Julita Calinog Abina** of legal age, Filipino Citizen, married to Pablo Abina and a resident of Barangay Teneguiban, El Nido, Palawan;
4. **Isabel Magbukid Jardin**, deceased represented by her compulsory heirs namely:
- Benjamin M. Jardin** of legal age, Filipino Citizen, married to Jasmin Galon and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Adoracion J. Corvera** of legal age, Filipino Citizen, married to Rogelio Corvera and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Alex M. Jardin** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Vergie J. Sia** of legal age, Filipino Citizen, married to Vicente Sia and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Joseph M. Jardin** of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;
5. **Agustin Magbukid Macmac** of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

That we are the surviving compulsory heirs of deceased Angela Magbukid who died on February 16, 1964, El Nido, Palawan;

That Angela Magbukid left a parcel of land, situated in Barangay Teneguiban, El Nido, Palawan, under Tax Declaration No. 13-016-1021, Property Index No. 066-13-016-27-009, known as Lot No. 2, Sgs-48-000051, containing an area of Twenty Thousand Four Hundred Eighty Six (20,486) Square Meters with boundaries and technical description as follows:

Boundaries:

North : Assessors Lot No. 007, 008
South : Assessors Lot No. 010
East : Seashore
West : Assessors Lot No. 005

Technical Description:

Lines	Bearings	Distances
1-2	N. 54 deg. 01'W.,	274.14 m.
2-3	N. 16 deg. 38'W.,	37.46 m.
3-4	N. 73 deg. 14'E.,	54.62 m.
4-5	N. 66 deg. 23'E.,	77.76 m.
5-1	S. 24 deg. 05'E.,	267.13 m.

Tie lines from BLLM No. 1, Cad-1037-D, El Nido, Cadastre to Corner "1"

There are no known debts or obligations due against the estate of the decedents Angela Magbukid and no personal properties are involved;

ALEXANDER A. RIVERA

favor of vendee BRYCE LLOYD BAYNOSA TIBAY, his/her heirs,
successors-in-interest and assigns;

That the Heirs-Vendors hereby covenant and agrees with the Vendee that they have the
rights to sell and dispose all their rights over the above-described parcel of land; that the same
is free from all liens and encumbrances and that they will forever defend the rights of the
Vendee by virtue hereof, against any and all lawful claims of any person whomsoever;

All the parties hereto likewise hereby affirm and confirm that they have executed the
foregoing instrument out of their own voluntary free will without force intimidation or violence
whatsoever upon their person;

In witness whereof, the parties have set their signature this ____ day of
____ at Puerto Princesa City, Palawan.

Trinidad Arzaga Gadiano
Vendor /Heirs of Angela Magbukid

Noemi Arzaga Galon
Vendor/Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Analyn Arzaga Manga
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Adona Arzaga Galon
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Luz Rusila Arzaga Veguilla
Vendor /Heirs of Angela Magbukid

Arnel V. Arzaga
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Calinog

Constantino Macmac Calinog
Vendor /Heirs of Angela Magbukid

Julita

Julita Calinog Abina
Vendor /Heirs of Angela Magbukid

B

Benjamin M. Jardin
Vendor /Heirs of Angela Magbukid

Adoracion

Adoracion J. Corvera
Vendor /Heirs of Angela Magbukid

Alex Jardin
Alex M. Jardin

Vendor /Heirs of Angela Magbukid

Vergie J. Sia
Vergie J. Sia

Vendor /Heirs of Angela Magbukid

Joseph
Joseph M. Jardin

Vendor /Heirs of Angela Magbukid

Agustin Macmac

Agustin Magbukid Macmac
Vendor /Heirs of Angela Magbukid

Signed in the Presence of:

RENNIE B. PAUD
RENNIE B. PAUD

Boella Maria Ortega
Boella Maria Ortega

Patricia Macmac

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE
OF ANGELA MAGBUKID
WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS
AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND**

Know All Men By These Presents:

This Extrajudicial Settlement of the Estate of Angela Magbukid with Simultaneous Deed of Waiver of Rights and Interest Transfer over a Certain Parcel of Land, is made and entered into by and among the following:

THE PARTIES:

1. Cerila Macmac Arzaga, deceased represented by her compulsory heirs namely:

- a. **Trinidad Arzaga Gadiano** of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Bibiana Arzaga Galon**, deceased represented by her compulsory heirs namely:
 - i. **Noemi Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
 - ii. **Analyn Arzaga Manga** of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
 - iii. **Adona Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. I, series of 2014;
- c. **Luz Rusila Arzaga Veguilla** of legal age, Filipino Citizen, married to Aurelio Veguilla and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Jesusimo Macmac Arzaga**, deceased represented by his compulsory heirs namely:
 - i. **Arnel V. Arzaga** of legal age, Filipino Citizen, married to Melgen Arzaga and a resident of Barangay Teneguiban, El Nido, Palawan;
 - ii. **Maricel A. Camero** of legal age, Filipino Citizen, married to Edison Camero and a resident of Barangay Teneguiban, El Nido, Palawan;

- c. **Alex M. Jardin** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Vergie J. Sia** of legal age, Filipino Citizen, married to Vicente Sia and a resident of Barangay Teneguiban, El Nido, Palawan;
- e. **Joseph M. Jardin** of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;

5. **Agustin Magbukid Macmac** of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

-and-

BRYCE LLOYD BAYNOSA TIBAY of legal age, Filipino Citizen, (civil status) Single (if married, state the name of spouse and the nationality) _____ and a resident of Acacia Bamboo House #591, Bancau-Bancau, Puerto Princesa City, Palawan, hereinafter referred to as the Vendee;

Witnesseth:

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE
OF ANGELA MAGBUKID**

1. **Cerila Macmac Arzaga**, deceased represented by her compulsory heirs namely:

- a. **Trinidad Arzaga Gadiano** of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Bibiana Arzaga Galon**, deceased represented by her compulsory heirs namely:

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- ii. **Analyn Arzaga Manga** of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
- iii. **Adona Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,

all represented by **Dominador Galon** and **Fe Villanueva Arzaga** by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. 1, series of 2014;

Patricio m. Calimog

ALEXANDER A. RIVERA

- b. **Constantino Macmac Calinog** of legal age, Filipino Citizen, married to Justina Arango and a resident of Barangay Teneguiban, El Nido, Palawan;
- c. **Julita Calinog Abina** of legal age, Filipino Citizen, married to Pablo Abina and a resident of Barangay Teneguiban, El Nido, Palawan;
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- Benjamin M. Jardin** of legal age, Filipino Citizen, married to Jasmin Galon and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Adoracion J. Corvera** of legal age, Filipino Citizen, married to Rogelio Corvera and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Alex M. Jardin** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
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5. **Agustin Magbukid Macmac** of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

That we are the surviving compulsory heirs of deceased Angela Magbukid who died on February 16, 1964, El Nido, Palawan;

That Angela Magbukid left a parcel of land, situated in Barangay Teneguiban, El Nido, Palawan, under Tax Declaration No. 13-016-1021, Property Index No. 066-13-016-27-009, known as Lot No. 2, Sgs-48-000051, containing an area of Twenty Thousand Four Hundred Eighty Six (20,486) Square Meters with boundaries and technical description as follows:

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3-4	N. 73 deg. 14'E.,	54.62 m.
4-5	N. 66 deg. 23'E.,	77.76 m.
5-1	S. 24 deg. 05'E.,	267.13 m.

Tie lines from BLLM No. 1, Cad-1037-D, El Nido, Cadastre to Corner "1"

There are no known debts or obligations due against the estate of the decedents Angela Magbukid and no personal properties are involved;

favor of vendee BRYCE LLOYD BAYNOSA TIBAY, his/her heirs,
successors-in-interest and assigns;

That the Heirs-Vendors hereby covenant and agrees with the Vendee that they have the
rights to sell and dispose all their rights over the above-described parcel of land; that the same
is free from all liens and encumbrances and that they will forever defend the rights of the
Vendee by virtue hereof, against any and all lawful claims of any person whomsoever;

All the parties hereto likewise hereby affirm and confirm that they have executed the
foregoing instrument out of their own voluntary free will without force intimidation or violence
whatsoever upon their person;

In witness whereof, the parties have set their signature this ____ day of
____ at Puerto Princesa City, Palawan.

Trinidad Arzaga Gadlano
Vendor /Heirs of Angela Magbukid

Noemi Arzaga Galon
Vendor/Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Analyn Arzaga Manga
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Adona Arzaga Galon
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Luz Rusila Arzaga Veguilla
Vendor /Heirs of Angela Magbukid

Arnel V. Arzaga
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Calinog

Constantino Macmac Calinog
Vendor /Heirs of Angela Magbukid

Julita

Julita Calinog Abina
Vendor /Heirs of Angela Magbukid

Benjamin M. Jardin

B

Benjamin M. Jardin
Vendor /Heirs of Angela Magbukid

Adoracion J. Corvera

Adoracion J. Corvera
Vendor /Heirs of Angela Magbukid

Alex M. Jardin

Alex Jardin
Alex M. Jardin

Vendor /Heirs of Angela Magbukid

Vergie J. Sia
Vergie J. Sia

Vendor /Heirs of Angela Magbukid

Encarnacion

Joseph M. Jardin

Joseph
Joseph M. Jardin

Vendor /Heirs of Angela Magbukid

Agustin Magbukid Macmac

Agustin Magbukid Macmac
Vendor /Heirs of Angela Magbukid

Signed in the Presence of:

Renata B. Pardo

RENATA B. PARDO

Boella Marie Ortega
Boella Marie Ortega

Patricia Macalino

Boella Marie Ortega

Boella Marie Ortega

Boella Marie Ortega
Boella Marie Ortega



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)
e-mail ad: cenrotaytay@denr.gov.ph

March 16, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR by the Bay Bldg.,
Roxas Blvd., Brgy. 668, Ermita, Manila

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 13.23.2023 13.

THRU : The Provincial Environment and
Natural Resources Officer – Palawan
Sta. Monica, Puert Princesa City

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

FROM : The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

BY: MAR 16 2023 1039

SUBJECT : **REPORT ON THE CONDUCTED EASEMENT INSPECTION
OF LOTS 1 AND 2, SGS-4B-000051-D AND LOT 3339, CAD
1037-D REQUESTED BY EDITHA J. TIBAY IN SO.
RIVERSIDE, BARANGAY TENEGUIBAN, EL NIDO,
PALAWAN**

Respectfully forwarding is the memorandum dated February 23, 2023 of Easement Inspection Team led by Engr. Marian B. Lachica on the above subject.

The findings of team are accurate for their recommendation to issue certificate of compliance on allowable easement in favour of Ms Tibay. Hence, this Office has no objection on this.

Thank you.


CONRADO M. CORPUZ



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0926-505-9335 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph

February 23, 2023

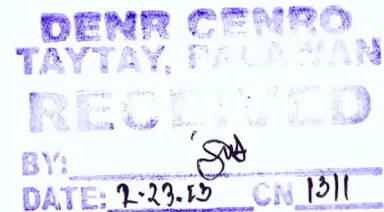
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

THRU : The Chief RPS

FROM : The Easement Inspection Team

SUBJECT : **REPORT ON THE CONDUCTED EASEMENT INSPECTION OF
LOT 1&2, SGS-4B-000051-D AND LOT 3339, CAD. 1037-D
REQUESTED BY EDITHA J. TIBAY IN SO. RIVERSIDE,
BARANGAY TENEGUIBAN, EL NIDO, PALAWAN**



Respectfully submitting is the above mentioned report in relation to the easement certification request of Editha Tibay located in So. Riverside, Barangay Teneguiban, El Nido, Palawan.


Please be informed that on February 15, 2023, the undersigned conducted easement inspection of the areas covered with Tax Declarations No. 13-016-1267 & 13-016-1266 TCT No. 065-2014000291 hereunder are the findings, to wit:

1. That barangay Teneguiban is classified as urban area based on Philippines Statistics Authority (PSA) as of December 31, 2021;
2. That the requested lots are outside of the Proclaimed Protected Area of El Nido Taytay Managed Resource Protected Area (ENTMRPA);
3. That areas are within Alienable and Disposable (A&D) land as per Block X, Project No. 5-B, LC Map No. 1467 dated September 16, 1941;
4. That Lot 1, Sgs-4B-000051-D in the name of Bryan Louie Tibay contains an area of **41,118** square meters and Lot 2, Sgs-4B-000051-D in the name of Bryce Lloyd Tibay contains of **20,486** square meters while Lot 3339, Cad. 1037-D with TCT No. 065-2014000291 contains an area of **10,496** square meters;
5. That based on the conducted inspection, there is no permanent structure constructed within the 3-meter easement zone (*Article 51 of PD 1067 "Water Code of the Philippines"*).

In view hereof, the undersigned respectfully recommends the **issuance of certificate of compliance on allowable easement** to the above requester.

Attached herewith are the geotagged photos, GIS generated map for reference, and other documents pertinent to this report.

For information and record.


MARIAN B. LACHICA
Engineer II/ Team Leader


RICHARD M. PARINAS
Forest Ranger /Member



PHOTO DOCUMENTATION



Photo showing the location of Lot 1&2, Sgs-4B-000051-D.



Photo showing the pvc pipe marker of the previously delineated 20-meter zone inside of Lot 3339, Cad. 1037-D.

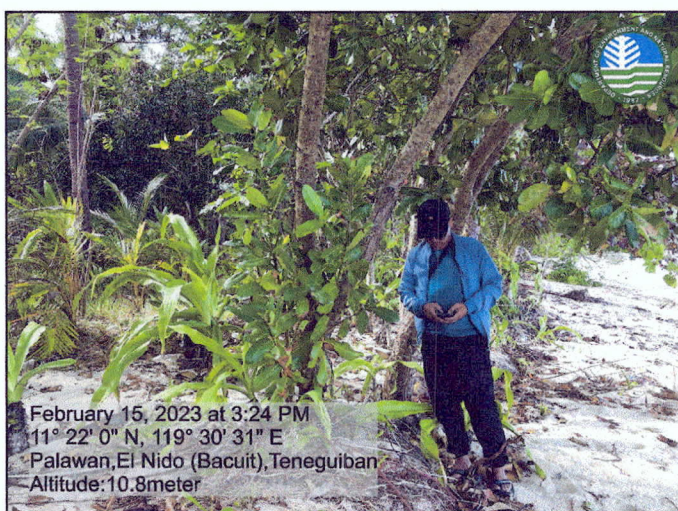


Photo along shoreline area of Barangay Teneguiban, El Nido, Palawan.



NOTE:
The herein described areas in this map, are plotted using technical descriptions appearing in the TCT and deed of waiver of rights overlaid with 2023 satellite imagery.

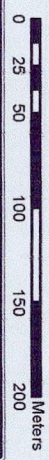
Prepared by:
MARIN B. LACHICA
Engineer II



MAP SHOWING THE AREA REQUESTED FOR EASEMENT CERTIFICATION OF

EDITHA J. TIBAY
COVERING LOT 3339, CAD. 1037-D
WITH TCT NO. 065-2014000291
LOT 1&2, SGS-4B-0000051-D

Located at
Riverside, Teneguban, El Nido, Palawan
Lot 3339, Cad. 1027-D area: 10,496 square meters
Lot 1, Sgs-4B-0000051-D area: 41,118 square meters
Lot 2, Sgs-4B-0000051-D area: 20,486 square meters
SCALE: 1:4,000

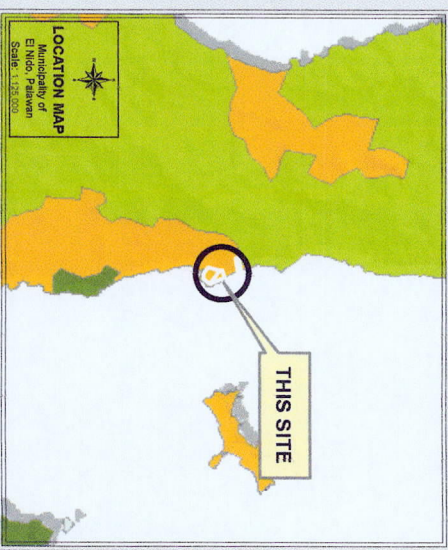


LEGEND	
	LAND CLASSIFICATION STATUS
	ALIENABLE & DISPOSABLE
	FORESTLAND
	UPF
	PROTECTED AREA BDRY

Projection : Universal Transverse Mercator Z50N
Datum : WGS 1984 Spheroid : WGS84 1984



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
Community Environment and Natural Resources Office
Taytay 5312, Palawan



December 13, 2022

CONRADO CORPUS

CONRO

Taytay - Eluido Palawan

DENR CENRO
TAYTAY PALAWAN
DATE: 12-13-22 7:35

Sir;

May I have the honor to request in your good office
a DENR EASEMENT CLEARANCE CERTIFICATION AND LAND
CLASSIFICATION OF THE FOLLOWING:

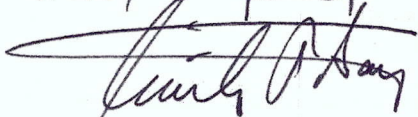
1. ANDRES SERRANO Lot 1, PSD-04-189581, TCT NO. 065-201600
Area: 25,536 sq.m, situated in Sibaltan Eluido
2. Editha J. TIBAY Lot B-3-A, PSD-4B-005152
TCT NO. 065-2015-000805, Area: 2,957 sq.m, Sibaltan Eluido
3. Editha J. Tibay Lot B-1-A, PSD-4B-008492
TCT NO. 065-2017001492, Area: 9,957 sq.m, Sibaltan Eluido
4. Editha J. Tibay Lot B-1-B PSD-4B-008492
TCT NO. 065-2017001493, Area: 9,957 sq.m, Sibaltan Eluido
5. Editha J. Tibay Lot B-1-C PSD-4B-008492
TCT NO. 065-2017001494, Area: 9,957 sq.m, Sibaltan, Eluido
6. Editha J. Tibay Lot B-1-D, PSD-4B-008492
TCT NO. 065-2017001495, Area: 9,957 sq.m, Sibaltan, Eluido
7. Editha J. Tibay Lot Plan-F-55281, TCT NO. 065-2013000
Area: 28,286 sq.m. Tenegriban, Eluido, Palawan
8. Bryan Louie Baynosa Tibay, Lot 1, Sgs-4B-000051-0
Area: 41,118 sq.m, Tenegriban, Eluido, Palawan
9. Bryce Lloyd Baynosa Tibay, Lot 2, Sgs-4B-000051-0
Area: 20,486 sq.m, Tenegriban, Eluido, Palawan
10. Editha J. Tibay Lot 4, PSD-4B-002450
TCT NO. 065-2016000863, Area: 3,735 sq.m, Tenegriban
11. MICHELLE ANGELA HERNANDEZ, Lot 5, PSD-4B-002450
TCT NO. 065-2021001247, Area: 11,035 sq.m, Tenegriban, Eluido
12. EDITHA J. TIBAY Lot 6, PSD-4B-002450
TCT NO. 065-2016000865, Area: 11,035 sq.m, Tenegriban, Eluido

15. Editha Tibay Stevens lot 535, Pls-31 7
Area: 60,579 sqm, Sabutan, Elido

16. Editha J. Tibay lot 3339, cad. W37-D 8
TCT no. 065-2014 000291, Area: 10,496 sqm
Tenequiban Elido Pakawan

This is for verification and clarification of
the coverage of easement of my property for
the future development:
Thank you so much and God Bless.

Truly yours;



EDITHA J. TIBAY

LAND OWNER

Mobile no. 0920 9526835 / 09455410857 (Sec.)

Address: E-Estate Business Center
National Highway, San Miguel PPC

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Palawan

Transfer Certificate of Title

No. 065-2014000291

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF TINIGUIBAN, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:
LOT NO. 3339, CAD 1037-D BEGINNING AT A POINT MARKED "1" OF LOT NO. 3339, CAD 1037-D, BEING N. 31-30 E., 24,360.95 M. FROM B.L.L.M. NO. 1, CAD 1037-D, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, THENCE N. 11-11 W., 47.00 M. TO POINT 2; N. 77-54 E., 199.41 M. TO POINT 3;
S. (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: EDITHA J. TIBAY, OF LEGAL AGE, FILIPINO, MARRIED TO
MARK JARED STEVENS-CANADIAN CITIZEN

Address: NO. 591, PEO CIRCLE, RIZAL AVENUE EXTENSION, BARANGAY
BANCAO-BANCAO, PUERTO PRINCESA CITY PALAWAN

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Patent Date: 11/09/1999

Under Act No.: P.D. 1529

Volume No.: 115

Original Owner: DOMINGO FABIANO

Original RD: PROVINCE OF PALAWAN

OCT Date: 8/16/2004 2:30 PM

OCT No.: OCT-E-22734

Page No.: 34

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE E-22734 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on
the 3rd day of MARCH 2014 at 10:18am.

CORAZON P. LEYNES-BILOG
Deputy Register of Deeds - Province of
Palawan

Judicial Form No. 140

TCT No.: 065-2014000291

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Address: MIMAROPA

TECHNICAL DESCRIPTION (Continued from page 1)

. 20-44 E., 56.70 M. TO POINT 4; S. 80-23 W., 208.87 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TEN THOUSAND FOUR HUNDRED NINETY SIX (10,496) SQUARE METERS. ALL CORNERS ARE MARKED ON THE GROUND BY P. S. CYL. CONC. MONS., 15 CMS. X 60 CMS. BOUNDED ON THE WEST, ALONG LINE 1-2 BY LOT NO. 3341, CAD 1037-D; ON THE NORTH, ALONG LINE 2-3 BY LOT NO. 3338, CAD 1037-D; ON THE EAST, ALONG LINE 3-4 BY DARACOTON BAY; AND ON THE SOUTH, ALONG LINE 4-1 BY LOT NO. 3340, CAD 1037-D. BEARINGS GRID. THIS LOT WAS SURVEYED BY ENGR. ROLANDO C. SICCION ON JULY 27, TO OCTOBER 15, 1992 AND WAS APPROVED ON AUGUST 29, 1996 IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER. NOTE: THIS LOT IS COVERED BY F.P.A. NO. 045312-309.

It is hereby certified that this is a true electronic copy of TCT 2014000291 on file in Registry of Deeds of Province of Palawan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: E-ESTATE REALTY SERVICES PHILS. INC./ KELVIN JOHN DANAG



TC TR

TAX DECLARATION OF REAL PROPERTYT.D. No.: **13-016-1267**Property Identification No.: **066-13-016-27-021**Owner: **BRYAN LOUIE BAYNOSA TIBAY**Address: **ACACIA BAMBOO HOUSE # 591, PALAY ROAD, BANCAO-BANCAO, PPC**

Administrator/Beneficial User:

Address:

Location of Property:

TENEGUIBAN

(Number and Street)

(Barangay/District)

TIN:

Telephone No.:

TIN:

Telephone No.:

EL NIDO, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No.

CCT:

Date:

Survey No. **SGS-4B-000051-D**Lot No. **1**

Block No.

Boundaries: North: **NE - ALN 009**South: **SW - SEASHORE (TENEGUIBAN BAY)**East: **SE - SEASHORE (TENEGUIBAN BAY)**West: **NW - ALN 011****KIND OF PROPERTY ASSESSED:****LAND****BUILDING**

No. of Storeys:

Brief Description:

**MACHINERY**

Brief Description:



Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Coconut Land (COCONI-ML)	4.1118 ha.	120,000 Php	592,099.20	AGRICULTURAL	16 %	Php 94,740.00	TAXABLE
Plants/Trees		Php	11,988.00	AGRICULTURAL	16 %	Php 1,920.00	TAXABLE
Total	41,118.00 sq.m	Php	604,087.20			Php 96,660.00	

Total Assessed Value **NINETY-SIX THOUSAND SIX HUNDRED SIXTY PESOS**Taxable ☒Exempt ☐

(Amount in Words)

Effectivity of Assessment/Reassessment:

2017

Approved:

YEAR**NERIE G. RODRIGUEZ**

PROVINCIAL ASSESSOR

9/2/2016

Date

This declaration cancels TD No.

13-016-1170

Previous A.V. Php.

96,660.00

Previous PIN:

066-13-016-27-021Previous Owner: **TERESITA B. CABINTOY, Prev. Admin: BRYAN LOUIE BAYNOSA TIBAY**Previous Area: **4.1118 ha****Memoranda:**

TRANSFERRED PER DULY NOTARIZED DEED OF WAIVER OF RIGHTS AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND EXECUTED ON JANUARY 15, 2015. TAXES PAID UP TO 2016 PER ATTACHED TAX CLEARANCE. SWORN STATEMENT FILED. TRANSFER TAX: P 3,020.00, O.R. NO. 2898955 ISSUED ON 02/02/2015 AT 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 and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.
SWORN STATEMENT Date:

DEED OF WAIVER OF RIGHTS AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND

Know All Men By These Presents:

That I, **Teresita Busa Cabintoy**, of legal age, Filipino Citizen, single and a resident of Teneguiban, El Nido, Palawan, for and in consideration of an amount representing reimbursement of expenses incurred, receipts of which in full is hereby acknowledged to my complete satisfaction, do hereby waive, cede, transfer and convey unto BRYAN LOUIE BAYNOSA TIBAY of legal age, Filipino, single and a resident of Acacia Bamboo House #591, Palay Road, Banca-
Bancao, Puerto Princesa City, Palawan all my rights and participations that I have or may have over a certain parcel of land and improvements thereon situated in Barangay Teneguiban, El Nido, Palawan, under **Tax Declaration No. 13-016-1040, Property Index No. 066-13-016-27-021**, known as **Lot 1, Sgs-4B-000051-D**, containing an area of **Forty One Thousand One Hundred Eighteen (41,118) Square Meters**, based on Approved Segregation Plan, Surveyed by Geodetic Engineer Nonito T. Lachica on November 2011, Approved by Roman G. Legaspi, OIC Regional Surveys Division on March 27, 2012, with Technical Description as follows:

Lot 1 SGS-4B-00051-D

A parcel of land (Lot 1 of the Segregation Plan, Sgs-4B-000051-D being a portion of Lot 3441 (portion) Cad. 1037-D, El Nido Cadastre LRC Record No. ____) situated in the Barangay of Teneguiban, Municipality of El Nido, Province of Palawan, Island of Palawan.

Bounded on the SE, and SW., along lines 1-2-3-4 by Lot 3441 (portion) Cad. 1037-D (Existing Salvage Zone); on the NW along line 4-5 by Lot 14, Pls-31/ Portion of Lot 3441, Cad. 1037-D; and on the NE., along line 5-1 by Lot 2 of the Segregation Plan.

Beginning at point marked "1" on plan being, N. 32 deg. 29' E., 24,128.32 M. from BLLM No. 1, Cad 1037-D, El Nido Cadastre.

Thence S. 39 deg. 27' W., 142.48 M. to point 2;
Thence N. 84 deg. 25' W., 84.14 M. to point 3;
Thence N. 53 deg. 50' W., 117.38 M. to point 4;
Thence N. 13 deg. 42' E., 199.31 M. to point 5;
Thence S. 54 deg. 01' E., 274.14 M. to point 1;
Point of beginning.

Containing an area of Forty One Thousand One Hundred Eighteen (41,118) Square Meters. All points referred to are indicated on the plan and marked on the ground by P.S. Cyl. Conc. Mons. 15 x 60 cms, bearings grid: Approved on: March 27, 2012.

That I further waived my rights to apply for the above said parcel of land unto said BRYAN LOUIE BAYNOSA TIBAY in any government agency concerned;

That I have been in open, public and continuous possession of said parcel of land in concert of an owner and my possession thereof has never been contested neither disputed

That I hereby warrant protecting the rights of the said BRYAN LOUIE BAYNOSA TIBAY from any adverse claim or third party whomsoever;

That I hereby warrant unto said BRYAN LOUIE BAYNOSA TIBAY valid and peaceful possession of said parcel of land subject of this waiver and I will protect his/her rights against the lawful claims of third person whomsoever;

That I will not interpose nor object now or in the future he/she legally perfect his/her rights leading to the issuance of title in his/her favor;

IN WITNESS WHEREOF, I have hereunto set my hand this JAN 16 2015 day of _____ at Puerto Princesa City, Palawan.

Teresita B. Cabintoy
Teresita Busa Cabintoy
Waivor/Transferor

Signed in the Presence of:

Cecil M. Demayanes

Roella Marie Ortega

ACKNOWLEDGMENT

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

BEFORE ME, this JAN 16 2015 day of _____ at Puerto Princesa City, Palawan, personally appeared **Teresita Busa Cabintoy** with her Tax Identification No. 279-503-052, issued at El Nido, Palwan, known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same is her free act and voluntarily deed.

This instrument consisting of two (2) pages including the page whereon the acknowledged is written, signed by both parties on each and every page thereof and related to a parcel of land.

Witness my hand and seal on this JAN 16 2015 day of _____ at Puerto Princesa City, Palawan.

Doc. No. 212
Page No. 44
Book No. XVI
Date 2015

ATTY. ANTONIO B. JUSTO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2015
PTR NO. 3244686, IBP NO. 895570

TAX DECLARATION OF REAL PROPERTY

T.D. No.: **13-016-1266**

Property Identification No.: **066-13-016-27-009**

Owner: **BRYCE LLOYD BAYNOSA TIBAY**

TIN: _____

Address: **ACACIA BAMBOO HOUSE # 591, BANCAO-BANCAO, PUERTO PRINCESA CITY**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

TENEGUIBAN

EL NIDO, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **SGS-4B-000051**

CCT: _____

Lot No. **2**

Date: _____

Block No. _____

Boundaries: North: **ALN 007,008**

South: **ALN 010**

East: **SEASHORE**

West: **ALN 005**

KIND OF PROPERTY ASSESSED:



LAND



MACHINERY



BUILDING



Others:

No. of Storeys: _____

Brief Description: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Coconut Land (COCON1-ML)	2.0486 ha.	120,000 Php	294,998.40	AGRICULTURAL	16 %	Php 47,200.00	TAXABLE
Plants/Trees		Php	19,200.00	AGRICULTURAL	16 %	Php 3,070.00	TAXABLE
Total:	20,486.00 sq.m	Php	314,198.40			Php 50,270.00	
Total Assessed Value FIFTY THOUSAND TWO HUNDRED SEVENTY PESOS							

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: **2017**

YEAR

Approved: _____

NERRIE G. RODRIGUEZ

9/2/2016

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. **13-016-1169** Previous A.V. **Php. 50,270.00** Previous PIN: **066-13-016-27-009**

Previous Owner: **HRS. OF ANGELA MAGBUKID**; Prev. Admin: **BRYCE LLOYD BAYNOSA TIBAY** Previous Area: **2.0486 ha.**

Memoranda:

TRANSFERRED PER DULY NOTARIZED EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF ANGELA MAGBUKID WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND EXECUTED ON JANUARY 29, 2015. TAXES PAID UP TO 2016 PER ATTACHED TAX CLEARANCE SWORN STATEMENT FILED.

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. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:
SWORN STATEMENT Date:

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE
OF ANGELA MAGBUKID
WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS
AND INTEREST TRANSFER OVER A CERTAIN PARCEL OF LAND**

Know All Men By These Presents:

This Extrajudicial Settlement of the Estate of Angela Magbukid with Simultaneous Deed of Waiver of Rights and Interest Transfer over a Certain Parcel of Land, is made and entered into by and among the following:

THE PARTIES:

1. Cerila Macmac Arzaga, deceased represented by her compulsory heirs namely:

- a. **Trinidad Arzaga Gadiano** of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Bibiana Arzaga Galon**, deceased represented by her compulsory heirs namely:
 - i. **Noemi Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
 - ii. **Analyn Arzaga Manga** of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
 - iii. **Adona Arzaga Galon** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. I, series of 2014;
- c. **Luz Rusila Arzaga Vaguilla** of legal age, Filipino Citizen, married to Aurelio Vaguilla and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Jesusimo Macmac Arzaga**, deceased represented by his compulsory heirs namely:
 - i. **Arnel V. Arzaga** of legal age, Filipino Citizen, married to Melgen Arzaga and a resident of Barangay Teneguiban, El Nido, Palawan;
 - ii. **Maricel A. Camero** of legal age, Filipino Citizen, married to Edison Camero and a resident of Barangay Teneguiban, El Nido, Palawan;

- c. Alex M. Jardin of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. Vergie J. Sia of legal age, Filipino Citizen, married to Vicente Sia and a resident of Barangay Teneguiban, El Nido, Palawan;
- e. Joseph M. Jardin of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;

5. Agustin Magbukid Macmac of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

-and-

BRYCE LLOYD BAYNOSA TIBAY of legal age, Filipino Citizen, (civil status) Single (if married, state the name of spouse and the nationality) _____ and a resident of Acacia Bamboo House #591, Bancau-Bancau, Puerto Princesa City, Palawan, hereinafter referred to as the Vendee;

Witnesseth:

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE
OF ANGELA MAGBUKID**

1. Cerila Macmac Arzaga, deceased represented by her compulsory heirs namely:

- a. Trinidad Arzaga Gadiano of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. Bibiana Arzaga Galon, deceased represented by her compulsory heirs namely:
- i. Noemi Arzaga Galon of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,
 - ii. Analyn Arzaga Manga of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
 - iii. Adona Arzaga Galon of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,
- all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. 1, series of 2014;

Patricio m. Calimora

NOTARY ALEXANDER A. RIVERA

- b. **Constantino Macmac Calinog** of legal age, Filipino Citizen, married to Justina Arango and a resident of Barangay Teneguiban, El Nido, Palawan;
- c. **Julita Calinog Abina** of legal age, Filipino Citizen, married to Pablo Abina and a resident of Barangay Teneguiban, El Nido, Palawan;

4. **Isabel Magbukid Jardin**, deceased represented by her compulsory heirs namely:

- a. **Benjamin M. Jardin** of legal age, Filipino Citizen, married to Jasmin Galon and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Adoracion J. Corvera** of legal age, Filipino Citizen, married to Rogelio Corvera and a resident of Barangay Teneguiban, El Nido, Palawan;
- c. **Alex M. Jardin** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Vergie J. Sia** of legal age, Filipino Citizen, married to Vicente Sia and a resident of Barangay Teneguiban, El Nido, Palawan;
- e. **Joseph M. Jardin** of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;

5. **Agustin Magbukid Macmac** of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

That we are the surviving compulsory heirs of deceased Angela Magbukid who died on February 16, 1964, El Nido, Palawan;

That Angela Magbukid left a parcel of land, situated in Barangay Teneguiban, El Nido, Palawan, under Tax Declaration No. 13-016-1021, Property Index No. 066-13-016-27-009, known as Lot No. 2, Sgs-4B-000051, containing an area of Twenty Thousand Four Hundred Eighty Six (20,486) Square Meters with boundaries and technical description as follows:

Boundaries:

North : Assessors Lot No. 007, 008
South : Assessors Lot No. 010
East : Seashore
West : Assessors Lot No. 005

Technical Description:

Lines	Bearings	Distances
1-2	N. 54 deg. 01'W.,	274.14 m.
2-3	N. 16 deg. 38'W.,	37.46 m.
3-4	N. 73 deg. 14'E.,	54.62 m.
4-5	N. 66 deg. 23'E.,	77.76 m.
5-1	S. 24 deg. 05'E.,	267.13 m.

Tie lines from BLLM No. 1, Cad-1037-D, El Nido, Cadastre to Corner "1"

There are no known debts or obligations due against the estate of the decedents Angela Magbukid and no personal properties are involved;

ALEXANDER A. RIVERA

favor of vendee BRYCE LLOYD BAYNOSA TIBAY, his/her heirs,
successors-in-interest and assigns;

That the Heirs-Vendors hereby covenant and agrees with the Vendee that they have the
rights to sell and dispose all their rights over the above-described parcel of land; that the same
is free from all liens and encumbrances and that they will forever defend the rights of the
Vendee by virtue hereof, against any and all lawful claims of any person whomsoever;

All the parties hereto likewise hereby affirm and confirm that they have executed the
foregoing instrument out of their own voluntary free will without force intimidation or violence
whatsoever upon their person;

In witness whereof, the parties have set their signature this ____ day of
_____ at Puerto Princesa City, Palawan.

Trinidad Arzaga Gadlano
Vendor /Heirs of Angela Magbukid

Noemi Arzaga Galon
Vendor/Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Analyn Arzaga Manga
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Adona Arzaga Galon
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Luz Rusila Arzaga Veguilla
Vendor /Heirs of Angela Magbukid

Arnel V. Arzaga
Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

ALEXANDER A. RIVERA

Noemi B. Galon

Calinos

Constantino Macmac Calinog
Vendor /Heirs of Angela Magbukid

Julita

Julita Calinog Abina
Vendor /Heirs of Angela Magbukid

B

Benjamin M. Jardin
Vendor /Heirs of Angela Magbukid

Adoracion

Adoracion J. Corvera
Vendor /Heirs of Angela Magbukid

Alex Jardin

Alex M. Jardin
Vendor /Heirs of Angela Magbukid

Vergie J. Sia

Vergie J. Sia
Vendor /Heirs of Angela Magbukid

Enclosure

Joseph

Joseph M. Jardin
Vendor /Heirs of Angela Magbukid

Agustin Macmac

Agustin Magbukid Macmac
Vendor /Heirs of Angela Magbukid

Signed in the Presence of:

Renita B. Pineda

RENITA B. PINEDA

Boella Maria Ortega

Boella Maria Ortega

Boella

Boella

Boella

Patricia Macmac Calinog

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

ACKNOWLEDGMENT

Before me, a Notary Public for and in the City of Puerto Princesa and Province of
Palawan, this JAN 29 day of 2015 at Puerto Princesa City, personally
appeared:

Name

CTC No. /Valid Ids/Place and Date Issued

Trinidad Arzaga Gadiano

CTC # 26045068 Issued on 1/16/15 @ San Miguel PRC

Analyn Arzaga Manga

Postal ID # 4338735 Valid until 12-13-16

Luz Rusila Arzaga Vaguilla

TIN # 312-259-791

Maricel A. Camero

Ponciano Macmac Arzaga

VIN # 5809-0022A - \$2222 MARCH 10 2015 Puerto Princesa

Jerome V. Arzaga

CTC # 26045061 Issued on 1/16/15 @ San Miguel PRC

Candida Arzaga

OSCA # 3409, Issued on 12-04-2013 EL NIÑO

Margarito M. Macmac

Postal ID # 3599143 Valid until 5-7-16

Constantino Macmac Calinog

Postal ID # 3556104 Valid until 9-15-16

Benjamin M. Jardin

CTC # 26045065 Issued on 1/16/15 @ San Miguel PRC

Alex M. Jardin

CTC # 26045070 Issued on 1/16/15 @ San Miguel PRC

Joseph M. Jardin

CTC # 26045064 Issued on 1/16/15 @ San Miguel PRC

Noemi Arzaga Galon

CTC # 26045066 Issued on 1/16/15 @ San Miguel PRC

Adona Arzaga Galon

CTC # 26045067 Issued on 1/16/15 @ San Miguel PRC

Arnel V. Arzaga

CTC # 26045062 Issued on 1/16/15 @ San Miguel PRC

Daisy A. Mahinay

OSCA # 1506, Issued on 12-17-2013 Florida

Evangelina A. Layan

OSCA # 1638, Issued on 1-29-2014

Leonor Macmac Arzaga

CTC # 26045060 Issued on 1/16/15 @ San Miguel PRC

Patricio Macmac Calinog

Postal ID # 3556102 Valid until 9-15-16

Julita Calinog Abina

TIN # 944-039-014 Issued on 09-06-06 BIR

Adoracion J. Corvera

Agustin Magbukid Macmac

Vergie J. Sia

Jerico V. Arzaga

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

This instrument consisting of ten (10) pages including this page where the
acknowledgment is written, is signed by the party together with their instrumental witnesses
on the space provided and on the left hand margin of each and every page of this instrument
and sealed with my notarial seal.

Witness my hand and seal on the date and place above-written.

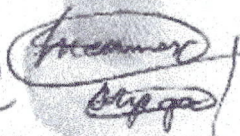

Doc. No.
Page No.
Book No.
Series of

520
105
XIV
2015

ATTY. ALEXANDER A. RIVERA
NOTARY PUBLIC FOR PUERTO PRINCESA
UNTIL DECEMBER 31, 2015
PTR NO. 8399908 - DEC. 29, 2013
IBP NO. 958926 - JAN 5, 2015
ROLL NO. 54943

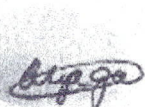

Patricio M. Calinog

Noemie G. Gacot

Le  

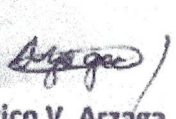

Maricel A. Camero

Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Le  

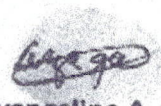

Daisy A. Mahinay

Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Le  

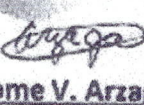

Jerico V. Arzaga

Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Le  

Evangeline A. Layan

Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga

Le  

Jerome V. Arzaga

Vendor /Heirs of Angela Magbukid
represented by Dominador Galon and
Fe Villanueva Arzaga



Ponciano Macmac Arzaga

Vendor /Heirs of Angela Magbukid


Angela Magbukid

Candida Arzaga

Vendor /Heirs of Angela Magbukid

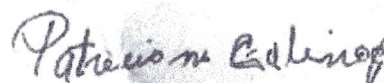
Leonor Macmac Arzaga

Vendor /Heirs of Angela Magbukid



Margarito Magbukid Macmac

Vendor /Heirs of Angela Magbukid




Patricio Macmac Calinog

Vendor /Heirs of Angela Magbukid

Calinog

ATTY. ALEXANDER A. RIVERA

SCA


Vergie I Sia





Alfreda

Patricio m Calinog

It is to the best interest of the parties hereto to divide and partition among themselves the entire estate extra-judicially in the form and manner hereinafter set forth;

Now, therefore, for and in consideration of the premises and invoking the provision of the Rule 74, Section 1 of the Rule of Court, the parties hereto do by the present agree to divide and partition the said estate above-describe and accordingly adjudicates, as they do hereby adjudicates the same among and between themselves in the following and proportion established by the law, to wit:

Name	Share
Heirs of Cerila Macmac Arzaga	One-Fifth (1/5) of the entire estate as one of the heirs of Angela Magbukid
Margarito Magbukid Macmac	One-Fifth (1/5) of the entire estate as one of the heirs of Angela Magbukid
Heirs of Rita Macmac Calinog	One-Fifth (1/5) of the entire estate as one of the heirs of Angela Magbukid
Heirs of Isabel Magbukid Jardin	One-Fifth (1/5) of the entire estate as one of the heirs of Angela Magbukid
Agustin Magbukid Macmac	One-Fifth (1/5) of the entire estate as one of the heirs of Angela Magbukid

Subject however, to the liabilities imposes by Rule 74, Section 4 of the rules of court, in favor of any other possible heirs, creditors or other persons who might be deprived of their lawful participation in the estate of the decedent for a period of two (2) years; and that in the event that any other property of the decedent is found which is not included hereinabove, the parties hereto further agree to distribute, divide and adjudicate the same as like manner and proportion as herein established and disposed.

**DEED OF WAIVER OF RIGHTS AND
INTEREST TRANSFER OVER A CERTAIN
PARCEL OF LAND EXECUTED BY
HEIRS OF ANGELA MAGBUKID
IN FAVOR OF
BRYCE LLOYD BAYNOSA TIBAY**

Now therefore, That for and in consideration of an amount representing reimbursement of expenses incurred, receipts of which in full is hereby acknowledged to our complete satisfaction by the Vendee BRYCE LLOYD BAYNOSA TIBAY to the heirs-vendor Angela Magbukid, receipt of which is hereby acknowledged to the entire satisfaction of the said Heirs-Vendors who by these presents conveys and delivers to the Vendee all property rights appurtenant thereto together with all the existing improvements thereon, in a manner absolute and irrevocable all their rights, title and interest over a parcel of land subject of the extrajudicial settlement situated in Barangay Teneguiban, El Nido, Palawan, under Tax Declaration No. 13-016-1021, Property Index No. 066-13-016-27-009, known as Lot No. 2, Sgs-4B-000051, containing an area of Twenty Thousand Four Hundred Eighty Six (20,486) Square Meters together with all the improvements existing and found therein, in

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- Virgilio S. Lina*
- Arnel Arzaga*
- Macmac*
- c. **Luz Rusila Arzga Vaguilla** of legal age, Filipino Citizen, married to Aurelio Vaguilla and a resident of Barangay Teneguiban, El Nido, Palawan;
- d. **Jesusimo Macmac Arzaga**, deceased represented by his compulsory heirs namely:

- i. **Arnel V. Arzaga** of legal age, Filipino Citizen, married to Melgen Arzaga and a resident of Barangay Teneguiban, El Nido, Palawan;
- ii. **Maricel A. Camero** of legal age, Filipino Citizen, married to Edison Camero and a resident of Barangay Teneguiban, El Nido, Palawan;
- iii. **Daisy A. Mahinay** of legal age, Filipino Citizen, married to Roldan Mahinay and a resident of Barangay Teneguiban, El Nido, Palawan;
- iv. **Jerico V. Arzaga** of legal age, Filipino Citizen, Noricel Sy and a resident of Barangay Teneguiban, El Nido, Palawan;
- v. **Evangeline A. Layan** of legal age, Filipino Citizen, married to Danilo Layan and a resident of Barangay Teneguiban, El Nido, Palawan;
- vi. **Jerome V. Arzaga** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;

all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. 1, series of 2014 and on the 25th day of February 2014 and register in the notarial book of registry as per doc. no. 424, page no. 69, book no. 1, series of 2014 respectively;

- e. **Ponciano Macmac Arzaga** of legal age, Filipino Citizen, married to Liliy Abejo and a resident of Cuyo, Palawan;
- f. **Candida Arzaga** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- g. **Leonor Macmac Arzaga** of legal age, Filipino Citizen, married to Aida Tabangay and a resident of Barangay San Fernando, El Nido, Palawan;

2. **Margarito Magbukid Macmac** of legal age, Filipino Citizen, married to Maria A. Macmac a resident of New Busuanga, Busuanga, Palawan, represented by his grandson Eduardo Gadiano Macmac by virtue of Authorization executed to him on the 27th day of February 2014 ratified before Notary Public Atty. Josephallen P. Quifion and register in her notarial book of registry as per doc no. 70, page no. 14, book no. IX, series of 2014;

3. **Rita Macmac Calinog**, deceased represented by her compulsory heirs namely:
- a. **Patricio Macmac Callnog** of legal age, Filipino Citizen, married to Consulita Gabuco and a resident of Barangay Teneguiban, El Nido, Palawan;

- iii. **Daisy A. Mahinay** of legal age, Filipino Citizen, married to Roldan Mahinay and a resident of Barangay Teneguiban, El Nido, Palawan;
- iv. **Jerico V. Arzaga** of legal age, Filipino Citizen, Noricel Sy and a resident of Barangay Teneguiban, El Nido, Palawan;
- v. **Evangeline A. Layan** of legal age, Filipino Citizen, married to Danilo Layan and a resident of Barangay Teneguiban, El Nido, Palawan;
- vi. **Jerome V. Arzaga** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- all represented by Dominador Galon and Fe Villanueva Arzaga by virtue of Special Power of Attorney executed on the 20th day of February 2014 at El Nido, Palawan, ratified before Notary Public Atty. Olegario S. Cayetano Jr., and register in his notarial book of registry as per doc. no. 392, page no. 62, book no. I, series of 2014 and on the 25th day of February 2014 and register in the notarial book of registry as per doc. no. 424, page no. 69, book no. 1, series of 2014 respectively;
- e. **Ponciano Macmac Arzaga** of legal age, Filipino Citizen, married to Liliy Abejo and a resident of Cuyo, Palawan;
- f. **Candida Arzaga** of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan;
- g. **Leonor Macmac Arzaga** of legal age, Filipino Citizen, married to Aida Tabangay and a resident of Barangay San Fernando, El Nido, Palawan;
2. **Margarito Magbukid Macmac** of legal age, Filipino Citizen, married to Maria A. Macmac a resident of New Busuanga, Busuanga, Palawan, represented by his grandson Eduardo Gadiano Macmac by virtue of Authorization executed to him on the 27th day of February 2014 ratified before Notary Public Atty. Josephallen P. Quiñon and register in her notarial book of registry as per doc no. 70, page no. 14, book no. IX, series of 2014;
3. **Rita Macmac Calinog**, deceased represented by her compulsory heirs namely:
- a. **Patricio Macmac Calinog** of legal age, Filipino Citizen, married to Consulita Gabuco and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Constantino Macmac Callinog** of legal age, Filipino Citizen, married to Justina Arango and a resident of Barangay Teneguiban, El Nido, Palawan;
- c. **Julita Callinog Abina** of legal age, Filipino Citizen, married to Pablo Abina and a resident of Barangay Teneguiban, El Nido, Palawan;
4. **Isabel Magbukid Jardin**, deceased represented by her compulsory heirs namely:
- a. **Benjamin M. Jardin** of legal age, Filipino Citizen, married to Jasmin Galon and a resident of Barangay Teneguiban, El Nido, Palawan;
- b. **Adoracion J. Corvera** of legal age, Filipino Citizen, married to Rogelio Corvera and a resident of Barangay Teneguiban, El Nido, Palawan;