

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

File *kkva Doc. Ref. No. 2023-2633 PENRO-RECORDS

RELEASED

Date: 14 APR 2022 N 23-86+



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

DENR PENRO

RECEIVED

DATE 03-22-2023 CN 22-

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 DA1 -: MAD

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

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 MIMA'ROPA 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

Respectfuly 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

Forest Ranger / Member



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

PHOTO DOCUMENTATION

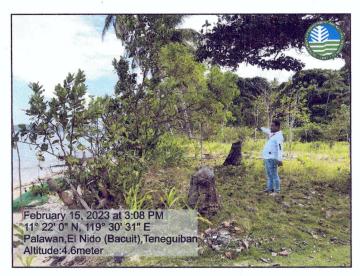


Photo showing the location of Lot 1&2, Sgs-4B-000051-D.



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

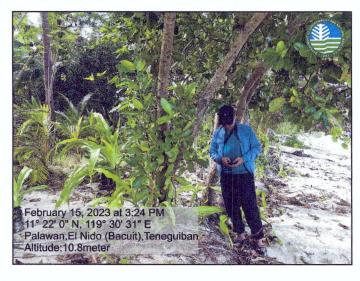


Photo along shoreline area of Barangay Teneguiban, El Nido, Palawan.



December 13, 2022

CONRADO CORPLIZ

CONRO

Taytry- Ellido Palawan

12-13-20 7325

Oir;

May I have the honor to request in your good oppice of OFNR FAREMENT CLEARANCE CERTIFICATION AND LAND CLASSIFICATION OF THE POLIOWING:

- 1. AND NES SERIOD LOT 1, PSD-04-189581 Ter NO. 065-201600 Area: 25,536 sam, situated in Gibalton Fluido
- 2. Ediflia J. +16 M WH 6-3-A, PSd. 46-005152 TCT NO. 065-2015-600805, Area: 2, 957 SQ:M, Sibolifan FLNia
- 3. Fditha J. Tibay lot 18-1-A, Psd-48-008492 Tet No. 065-2017001492, Area: 9,957 sam, sibaltan Fluic
- 4. Editha J. Tilbay Lot 8-1-8 Psd-40-008492 Tet uo. 065-2017001493, Aug. 9,95756.M, Sibaltan Elnio
- s. Editha J. tibay Lot 10-1-c Psd. 48-008492.
- 6. Editua J. Tilay Lot B-1-0, Pad-40-008492 Tet mo. 065-2017601495, Area: 9,957 Sq.M. Sibaltan, Ela
- 7. Editha J. Tibay lot Plan-F-55281, TCT NO. 065-2013000 hrea: 28, 286 Se.m. Teneguiban, Etnido, Palawa
- 8- Bryan Louis Baynosa Tibay, Lot 1, sgs. 46-600051-0-Area: 41, 118 sam, Teneguiban, Ernido, Palawan
- 9. Bryce Lloyd Baynosa Tibay, Lot 2, Sqs-4B-000051-D Anea: 20,486 Sam, Teneguiban, Flido, Palawan
- 10. Editha J. Tibay Lot 4, PSd-48-002450 Tet no. 065-2016000863, Area: 3, 735 Sa.M., Teneguilan
- 11. MICHEUF ANGELA HERNANDEZ, LOTS, PSd-4B-002450 TCT NO.065-2021001247, Areg: 11,035 Som, Tenegriban, Ech
- 12. ED 1744 J. TIBAY LOT 6, PCd-413-002450, TET LID. 065. 2016 006865, Aug: 17,035 Cayn, Tenegriban, Eu

1 15. Editha Tibory stevens lot 535, PIS-31, trea: 60,579 sqn, Cabalton, Elvido

16. Editha J. Tibay lot. 3339, cad. 1037-108

TCT NO. 065-2014 000291, trea: 10,496 sain

Teneguiban Ethido 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. MBAY

LAND OWNER

Mobile 40. 0920 9526835 / 09455410857 (Pens)

Hodros: E-Estate Business Center Notional Highway, San Mignel PPC Judicial' Form No. 140

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

Original RD: PROVINCE OF PALAWAN OCT Date: 8/16/2004 2:30 PM

Under Act No.: P.D. 1529

OCT No.: OCT-E-22734

Volume No.: 115

Page No.:34

Original Owner: DOMINGO FABIANO

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 or 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

LAND REGISTRATION AUTHORITY CCV FORM UNOFFICIAL COPY IF NOT IN BLUE COLOR

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 13-016-1267

Property Identification No.: 066-13-016-27-021

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Classification	Area	Unit Value	Market Value	Actua	l Use	Assessme Level	mt	Assessed Value	Taxabililt)
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Plants/Trees		Php	11,988.00	AGRICU	LTURAL	16 %	Php	1.920.00	TAXABLE
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Tota	41,118.00 sq.m	Php	604,087.20				Php	96,660.00	
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					9/2	2/2016			
		L ASSESSOR			L	Date			
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Previous Owner: TERES	SITA B CABINTOY,	Prev. Admin. BR	YAN LOUIE BAYN	OSA TIBA	kommunistrari Y			Area 4 1118 ha	whater was your room.
Memoranda:	the state of the s	i en er en en er ette til en ette treuentillekke en flyggi.	a godin i me safigiarinan er politika sens	The same of the sa	read Strage		THE RESERVED	**************************************	 And the second of the second of
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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 Sangguriang Panialawigan 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, OlC

Lot 1 SGS-4B-00051-D

Regional Surveys Division on March 27,2012, with Technical Description as follows:

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 BATNOSA TIBAY in any government agency concerned;

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

rights protecting warrant the of hereby third BRYAN LOUIE BAYNOSA TIBAY from any adverse claim or 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 _ at Puerto Princesa City, Palawan.

Waivor/Transferor

Signed in the Presence of:

ACKNOWLEDGMENT

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

BEFORE ME, this __ day of _____ 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

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.

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

Doc. No. Page No. Book No.

48861BPN0.895570

TAX DECLARATION OF REAL PROPERTY

Owner: BRYCE LLOY	D BAYNOSA TIR	ΔΥ	. See the see the see				TIN:		
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Classification	Area	Unit Value	Market Value	Actua	l Use	Assessme Level	nt	Assessed Value	Taxabililty
Coconut Land (COCON1-ML)	2.0486 ha.	120,000 Php	294,998.40	AGRICU	LTURAL	16 %	Php	47,200.00	TAXABLE
Plants/Trees		Php	19,200.00	AGRICU	LTURAL	16 %	Php	3.070.00	TAXABLE
		-		and the state of the proper state of		**************************************	- 12		
		190			Office of Parks Statement				
Total Assessed Value	20,486.00 sq.m FIFTY THOUSAN	Php TWO HUNDRE	314,198.40 ED SEVENTY PES	os			Php	50,270.00	# 1
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Taxable Exe	mpl		Effectiv	rity of Ass	sessme	nt/Reasse	ssmen	2017	
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This declaration cancels	Control on the latest American Control of the Contr	Market in a seculated abstract properties.	evious A.V. Php.	50,27		Pre	nous Pit	V: 066-13-01	16-27-009
Previous Owner: HRS. C	OF ANGELA MAGBI	JKID; Prev. Admi	n: BRYCE LLOYD	BAYNOSA	ATIBAY		Previous	Area: 2.0486 h	8.
Memoranda:				-	Minusphoton at a series			The state of the s	
TRANSFERRED PER DULY N AND INTEREST TRANSFER O SWORN STATEMENT FILED	OVER A CERTAIN PARC	ICIAL SETTLEMENT DEL OF LAND EXEC	OF THE ESTATE OF UTED ON JANUARY 2	ANGELA M 9, 2015. TA	AGBUKID IXES PAID	WITH SIMUL UP TO 2018	TANEOU PER ATT	S DEED OF WAIVER FACHED TAX OLEAR	OF RIGHTS PANCE

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 Panislawigan 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 Magbuild With Simultaneous Deed of Walver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbuild in favor of the low Lot No. 2, Sgs-48-000051 Area; 20,486 Sq M

EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF ANGELA MAGBUKID WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS AND INTEREST TRANFER 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 Wavier of Rights and Interest Transfer over a Certain Parcel of Land, is made and entered into by and among the following:

THE PARTIES:

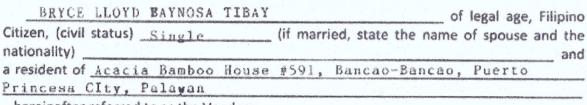
- Cerila Macmac Arzaga, deceased represented by her compulsory heirs namely:
 - a. Trinidad Arzaga Gadiano of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido,
 - Bibiana Arzaga Galon, deceased represented by her compulsory heirs namely:
 - i. Noemi 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
 - c. Luz Rusila Arzga 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;

EXAMPLER A. RIVERA

Page 3 of 10 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 by Heirs of Angela Magbukid in favor of Bry a Hourt B Tildes Lot No. 2, Sgs-48-000051 Area; 20,486 Sq.M

- 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-



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,
 - 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;

Etucio me la limogo

Extrajudicial Settlement of the Estate of Angela Magbuild With Simultaneous Deed of Walver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbuild Lot No. 2, Sgs-48-000051 Area: 20,486 Sq.M



- 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-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;









BOWN, MUEXANDER A. RIVERO



With Simultaneous Deed of Walver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbukid in favor of Drigo Lloyd 1988/

Lot No. 2, Sgs-48-000051 Area; 20,486 Sq M

Noemie & Ga wot

favor of vendee BRYCE LLOYD BAYNOSA TIBAY 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 at Puerto Princesa City, Palawan. Trinidad Arzaga Gadiano Noemi Arzaga Galon Vendor / Heirs of Angela Magbukid Vendor/Heirs of Angela Magbukid represented by Dominador Galon and Fe Villanueva Arzaga Analyn Arzaga Manga Adona Arzaga Galon Vendor / Heirs of Angela Magbukid Vendor / Heirs of Angela Magbukid represented by Dominador Galon and represented by Dominador Galon and Fe Villanueva Arzaga Fe Villanueva Arzaga Luz Rusila Arzga Vegulla Arnel V. Arzaga Arn Vendor /Heirs of Angela Magbukid Vendor / Heirs of Angela Magbukid represented by Dominador Galon and Fe Villanueva Arzaga EYANDER A RIVEN

Page 9 of 10
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 by Heirs of Angela Magbukid
in favor of Pinch

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Constantino Macmac Calinog Vendor /Heirs of Angela Magbukid Julita Calinog Abin

Vendor /Heirs of Angela Magbukid

To defed

Benjamin M. Jardin Vendor /Heirs of Angela Magbukid

Adoracion // Corvera Vendor /Heirs of Angela Magbukid

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Alex M. Jafdin Vendor / Heirs of Angela Magbukid Verge J. Sia

Vendor / Heirs of Angela Magbukid



Joseph M. Jardin Vendor /Heirs of Angela Magbukid



Signed in the Presence of:

There in caling

PENNT B PAUTO

Bella Maria Ditega

September 1

STYL AL FAMOLIA A RIVERA

Page 1 of 10
Extrajudicial Settlement of the Estate of Angela Magbuild
With Simultaneous Deed of Walver of Rights and
Interest Transfer Over a Certain Parcel of Land
Executed by Heirs of Angela Magbuild
In favor of Poly

Lot No. 2, Sgs-48-000051 Area; 20,486 Sq M

Jan 18

OF ANGELA MAGBUKID WITH SIMULTANEOUS DEED OF WAIVER OF RIGHTS AND INTEREST TRANFER 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 Wavier 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:
 - Trinidad Arzaga Gadiano of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Bibiana Arzaga Galon, deceased represented by her compulsory heirs namely:
 - Noemi Arzaga Galon of legal age, Filipino Citizen, single and a resident of Barangay Teneguiban, El Nido, Palawan,
 - Analyn Arzaga Manga of legal age, Filipino Citizen, single and a resident of Villa Libertad, El Nido, Palawan;
 - 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;

- c. Luz Rusila Arzga Veguilla of legal age, Filipino Citizen, married to Aurelio Veguilla and a resident of Barangay Teneguiban, El Nido, Palawan;
- Jesusimo Macmac Arzaga, deceased represented by his compulsory heirs namely:
 - Arnel V. Arzaga of legal age, Filipino Citizen, married to Melgen Arzaga and a resident of Barangay Teneguiban, El Nido, Palawan;
 - Maricel A. Camero of legal age, Filipino Citizen, married to Edison Camero and a resident of Barangay Teneguiban, El Nido, Palawan;

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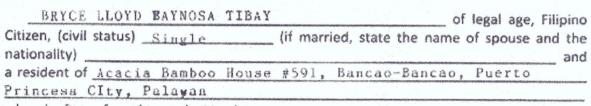
EXAMPLER A. RIVERS

Gount Macord

Page 3 of 10 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 by Heirs of Angela Magbukid in favor of Bryon Houst B THORY Lot No. 2, Sgs-48-000051 Area; 20,486 Sq.M

- 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-



, 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:
 - 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:

Etucio me lalimog

SPRO MYCHANICA A RIVER



Page 5 of 10
Extrajudicial Settlement of the Estate of Angela Magbukid
With Simultaneous Deed of Walver of Rights and
Interest Transfer Over a Certain Parcel of Land
Executed by Heirs of Angela Magbukid
In favor of Phys. Lett. B T. V. Cartain
Lot No. 2, Sgs-43-000051
Area: 20,486 Sq. M

Hr.

- Constantino Macmac Calinog of legal age, Filipino Citizen, married to Justina Arango and a resident of Barangay Teneguiban, El Nido, Palawan;
- 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;
 - Vergle 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 Tenegulban, El Nido, Palawan;
- 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:

Meaning







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ENP. MCEYANDERA RIVERI



With Simultaneous Deed of Walver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbuild in favor of Brigg Llow

Lot No. 2, Sgs-48-000051

Noemie & Bawt

Area; 20,486 Sq M favor of vendee BRYCE LLOYD BAYNOSA TIBAY 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 at Puerto Princesa City, Palawan. Trinidad Arzaga Gadiano Noemi Arzaga Galon Vendor / Heirs of Angela Magbukid Vendor/Heirs of Angela Magbukid represented by Dominador Galon and Fe Villanueva Arzaga Analyn Arzaga Manga Adona Arzaga Galon Vendor /Heirs of Angela Magbukid Vendor / Heirs of Angela Magbukid represented by Dominador Galon and represented by Dominador Galon and Fe Villanueva Arzaga Fe Villanueva Arzaga Luz Rusila Arzga Vegulla Arnel V. Arzaga Ary Vendor /Heirs of Angela Magbukid Vendor / Heirs of Angela Magbukid represented by Dominador Galon and Fe Villanueva Arzaga EYANDER A RIVER!

Page 9 of 10
Extrajudicial Settlement of the Estate of Angela Magbulid
With Simultaneous Deed of Waiver of Rights and
Interest Transfer Over a Certain Parcel of Land
Executed by Heirs of Angela Magbulid
in favor of Phys. Lloyd 8 - 11204.
Lot No. 2, Sgs-48-000081
Area; 20,486 Sq.M

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Constantino Macmac Calinog Vendor /Heirs of Angela Magbukid Julita Calinog Abin

Vendor /Heirs of Angela Magbukid

to defend

Benjamin M. Jardin Vendor /Heirs of Angela Magbukid Adoracion (Corvera Vendor /Heirs of Angela Magbukid

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Alex M. Jafdin
Vendor / Heirs of Angela Magbukid

Vergle J. Sla

Vendor / Heirs of Angela Magbukid

Africa Company

Joseph M. Jardin Vendor /Heirs of Angela Magbukid



Agustin Magbukid Macmac Vendor / Heirs of Angela Magbukid

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Signed in the Presence of:

PANNA B. PANT

Bella maria Ortega

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WYN A FRANCIS A RIVERA



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

DENR PENRO PALAWAN REGORDS

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

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

Respectfuly 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. PARIÑA



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

PHOTO DOCUMENTATION



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

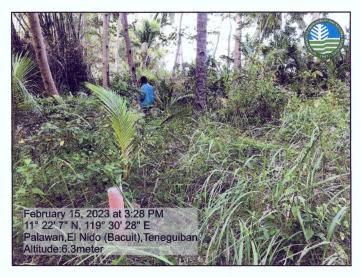


Photo showing the pvc pipe marker of the previously delineated 20-meter zone inside of Lot 3339, Cad. 1037-D.

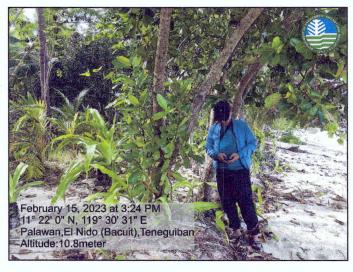


Photo along shoreline area of Barangay Teneguiban, El Nido, Palawan.



December 13, 2022

CONRADO CORPUZ CONRO Taytay- Ellido falawan

12.13.2V 7395

Dir;

May I have the honor to request in your good oppice of OFNIR EAREMENT CLEARANCE CERTIFICATION AND LAND CLASSIFICATION OF THE POLIOWING:

- 1. AND NES SERIOD LOT 1, PSD-04-189581 TET NO. 065-201600 Area: 25,536 sam, situated in Gloston Fluido
- 2. Fdifla J. +1BM b+ B-3-A, Psd-4B-005152 TCT NO. 065-2015-600805, Mea: 2, 957 59:M, Sibaltan FLNia
- 3. Fditha J. Tibay lot 18-1-A, Psd-48-008492 Tet mo. 065. 2017001492, Area: 9,957 sam, sibaltan Fluic
- 4. Editha J. Tilay Lot 0-1-0 Psd-40-008492 Tet uo. 065-2017001493, hua: 9,95756.m, sibaltan Elnio
- s. Editha J. tibay Lot 0-1-c Psd. 46-008492; 5 Tet up. 065-2017001494, Area: 9,957 56-m Sibaltan, El.
- 6. Editua J. Tilay Lot 6-1-0, Pad-40-008492 12+ No. 065-2017601495, Area: 9,957 Sq.M. Sibalton, Ela
- 7. Editha J. Tibay lot Plan-F-55281, TCT NO. 065-2013000 Area: 28, 286 Sa.M. Teneguiban, Etnido, Palawa
- 8- Bryan Louis Bayrosa Tibay, Lot 1, Sgs. 40-600051-D brea: 41, 118 sam, Teneguiban, Ervido, Palawan
- 9 Bryce Lloyd Baynosa Tibay, Lot 2,595-48-000051-D Auea: 20,486 Sam, Teneguiban, Flido, Palawan
- 10. Editha J. Tibay Lot 4, PSd-48-002450 Tet no. 065-2016000863, Anea: 3, 735 SQ:M, Teneguilan
 - 11. MICHEUF MGELA HERNANDEZ, LOTS, PSd_4B-002450 TCT NO.065-2021001247, Aneg: 11,035 Som, Tenegriban, Ed
- 12. ED 1944 J. + 1849 LOT 6, PCd-410-002450, 12+ LO. 065+2016000865, thea: 11,035 Cam, Tenegriban, Eur

- 15. Edithy Tibory stevens lot 535, PIS-31,
 threa: 60,579 sqin, Cabadton, Fluido
 - 16. Editha J. Tibay lot. 3339, cad. 1037-108

 TET NO. 065-2014 000291, thea: 10,496 sam

 Teneguiban Ethido 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 40. 0920 9526835 / 09455410857 (Rens.)

Hodras: t-tstate Business Center Wastimal Highway, San Mignel IPC

Judicial Form No. 140

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

LAND REGISTRATION AUTHORITY CCV FORM UNOFFICIAL COPY IF NOT IN BLUE COLOR

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.



TAX DECLARATION OF REAL PROPERTY

T.D. No.: 13-016-1267

Property Identification No.: 066-13-016-27-021

OWNER DRIAG	ie baynosa ne	AY					TIN		
Address: ACACIA BAMI	300 HOUSE # 591,	PALAY ROAD, E	BANCAO-BANCAO	. PPC			Tolon	hone No.:	
Administration/Beneficial User							TIN	CARLOS OF WASTER	
Address						enthering and the second second		hone No	
Location of Property			724	EGUIBAN					
	/Numba	rand Street)		Mariatin property and the				IIDO, PALAWA	
OCT/TCT/CLOA No	1. ************************************	wie ordery	(Darer	rgay/Distric	2)		(Munic	ipality & Province	ce)
CCT:			S	urvey No.	SGS-	48-000051	D		
Date	er der de delen er i tre destruggen er er er er er er er grende	and the second of the second o	Linear Company	of No.	1				
			8	lock No.					
Boundaries: North:	NE - ALN 009			South	SW -	SEASHOR	ECTENEC	UIBAN BAY)	
East	SE - SEASHORE (T	ENEGUIBAN BA	Y)			ALN 011	Arrest Caraca Strain and the second	STORTH WATER	
KIND OF PROPERTY AS	SESSED:		The state of the s		Underskilen dynamia	A CONTRACTOR OF THE PROPERTY O	and the state of t	may replace the worlder action of the representation of the confidence of the confid	i da sala i da s
V LAND					etrologi E	MACHINE	Dγ		
- BUILDING					orași de la companie	The second secon	scription		
No of St	oreys:					Others:		MMS North Control of the State of the Control of th	en indistruserin sommerskiskiskiski sommersenio
Brief Des	cription					Specify	elleri i pistoperim apiasa sass		
Classification	Area	Unit Value	Market Value	Actual	Use	Assessm Level	ent ,	Assessed Value	Taxabililt
Coconut Land (COCON1-ML)	4.1118 ha	120,000 Php	592,099 20	AGRICUL	TURA	16 %	Php	94,740.00	TAXABLE
Plants/Trees		Php	11.988.00	AGRICUL	TURAL	16 %	Pho	1.920.00	TAVABLE
		Mark Mark Surgery	All the region of the transfer engineers of the second engineers of	***************************************	State, page	Salar Sa		F. CH. W. WW.	TAXABLE
		on the series of						·	
Tota	41,118.00 sq.m	Php	604.087.20				Php	00 000 00	
Total Assessed Value	NINETY-SIX THOU	ISAND SIX HUN	ORED SIXTY PESO) \$			110	96,660.00	
			(Ai	nount in W	(ords)				
Taxable 🗹 Exe	mpt []		Effectiv	rity of Ass	essm	ent/Reasse	ssment.	2017	
Approved								YEAR	
	mer	da							
	NERME G	RODRIGUEZ			9/	2/2016			
	PROVINCU	L ASSESSOR		Ø i	aliya ayaa ayaa	Date			
This declaration cancels	TD No. 13-010	5-1170 Pro	wious A.V. Php.	00.000	. 00				
Previous Owner: TERES				96,660			rious PIN:	066-13-01	
Memoranda:		· ····································	THE LOUIS BATNI	JASA FIBAY			Previous A	dea: 4 1118 ha	
TRANSFERRED PER DULY N 2015 TAXES PAID UP TO 20 PPCITY	KOTARIZED DEED OF W 016 PER ATTACHED TA	AIVER OF RIGHTS X CLEARANCE SW	AND INTEREST TRAN	SFER OVER EQ TRANSA	A CER	TAIN PARCEL K. P.3,020.0, C	OF LAND E	XECUTED ON JAI 8965 ISSUED ON	NUARY 15 02/02/2015 AT

Note:

This declaration is for real property balation purposes only and the valuation indicated herem are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panialawigan 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 Barboo House #501 Palay Pood Barboo Barboo Barboo House #501

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 in any government agency concerned;

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

a in E S







. B

hereby warrant protecting the the BRYAN LOUIE BAYNOSA 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 _ at Puerto Princesa City, Palawan. ruito B. Celiir esita Busa Cabintoy Waivor/Transferor Signed in the Presence of: ACKNOWLEDGMENT Republic of the Philippines) Province of Palawan 1S.S City of Puerto Princesa BEFORE ME, this __ 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. JAN 16 2015 Witness my hand and seal on this ___ day of ____ at Puerto Princesa City, Palawan. Doc. No.

PTRN0.3044585.18PN0.895570

Page No. Book No.

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 13-0	16-1266	andrew.	Property	Identifica	tion No	066-	13-01	6-27-009	
Owner: BRYCE LLOY	YD BAYNOSA TIB	AY					TIN:		
Address: ACACIA BAMB	100 HOUSE # 591,	BANCAO-BANC	AO, PUERTO PRI	NCESA CI	ΤΥ		Tele	phone No.:	The second secon
Administrator/Beneficial User:		n gan yangan marupa (marupa (m					TIN:	and and a second	A Charles of Company of the Company
Address:						Telephone No.:			
Location of Property:			TEI	VEGUIBAN	***************************************		*	NIDO, PALAW	8N
	(Number	and Street)	The second secon	ngay/Distri	Committee of the Commit		and the second second	icipality & Provi	St
OCT/TCT/CLOA No.				Survey No.		L000054			
CCT:	er en		The state of the s	ot No.	2	F000031		-	a de la companya de l
Date:				Block No.			desprimenta promoting		May 1995 and an amengement and beautiful and an action of the contraction.
Boundaries: North:	ALNI 007 008						-		
-	SEASHORE			e-raya.	ALN 01	minute and the second of the last of	en von en		
				West:	ALN 00	5			
LAND BUILDING No. of Ste Brief Des	oreys:					ACHINE Brief De thers: Specify:	scriptio	n:	
Classification	Area	Unit	Market Value	Actua	ıl Uso	Assessm		Assessed	Taxabililty
Coconut Land		Value				Level		Value	1 BABUMILY
(COCON1-ML)	2.0486 ha.	120,000 Php	294,998.40	AGRICU	LTURAL	16 %	Php	47.200.00	TAXABLE
Plants/Trees		Php	19,200,00	AGRICU	LTURAL	16 %	Php	3,070,00	TAXABLE
					and the complete samples and		and the second		
				· Carrier or annual section				811) H. W.	
Total Assessed Value	20,486.00 sq.m	Php	314,198.40				Php	50,270.00	
		J TYPO THOREDA		Sus Amount in V	Vorde)				
Taxable 🔽 Exe	empt			ivity of As		nt/Reass	essmen	2017	
Approved:								YEAR	-
	NEBRIE G	BODRIGUEZ			9/2	2016			
	PROVINCI	AL ASSESSOR			D	ate	wantered process		
This declaration cancels	TD No. 13-01	6-1169 Pr	revious A.V. Php.	50.27	0.00	Dec	vious Pl	N DER 12	016-27-009
Previous Owner: HRS.	OF ANGELA MAGBI	Control of the contro						s Area 2.0486	en e
Memoranda:	70							4,7700	
TRANSFERRED PER DULY I AND INTEREST TRANSFER SWORN STATEMENT FILED	OVER A CERTAIN PARK	ICIAL SETTLEMEN CEL OF LAND EXEC	T OF THE ESTATE O OUTED ON JANUARY	F ANGELA M 29, 2015. TA	AGBUKID WES PAID	WITH SIMU UP TO 201	LTANEOL 6 PER AT	IS DEED OF WAIV TACHED TAX CLE	ER OF RIGHTS ARANCE

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 Pantalawagan under Ordinance No. 1281-12 dated November 6, 2012 is does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: SWORN STATEMENT Date:

Page 1 of 10 Extrajudicial Settlement of the Estate of Angela Magbuild With Simultaneous Deed of Walver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbuild in favor of Boy's Hours

Lot No. 2, Sgs-48-000051 Area; 20,486 Sq.M

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

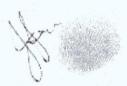
Know All Men By These Presents:

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

THE PARTIES:

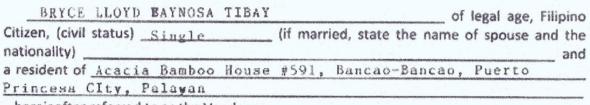
- Cerila Macmac Arzaga , deceased represented by her compulsory heirs namely:
 - a. Trinidad Arzaga Gadiano of legal age, Filipino Citizen, married to Melchor Gadiano and a resident of Barangay Teneguiban, El Nido,
 - b. Bibiana Arzaga Galon, deceased represented by her compulsory heirs namely:
 - i. 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
 - c. Luz Rusila Arzga Veguilla of legal age, Filipino Citizen, married to Aurelio Veguilla and a resident of Barangay Teneguiban, El Nido,
 - 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;

Page 3 of 10
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 by Heirs of Angela Magbukid
In favor of Pru



- 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;
- e. Joseph M. Jardin of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;
- Agustin Magbukid Macmac of legal age, Filipino citizen, married to Adonia L. Macmac and a resident of Barangay Teneguiban, El Nido, Palawan;

-and-



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

WWW. ANSENANDER A. RIVERN



H.

- Constantino Macmac Calinog of legal age, Filipino Citizen, married to Justina Arango and a resident of Barangay Teneguiban, El Nido, Palawan;
- 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;
 - e. Joseph M. Jardin of legal age, Filipino Citizen, married to Nenita M. Jardin and a resident of Barangay Teneguiban, El Nido, Palawan;
- 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.
MEN		

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;

MAN BLEXANCERA RIVEN













With Simultaneous Deed of Walver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbuild in favor of DONG LLOW 1923

Lot No. 2, Sgs-48-000051 Area; 20,486 Sq.M

Noemic & Ga co 1

favor of vendee BRYCE LLOYD BAYNOSA TIBAY 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 at Puerto Princesa City, Palawan. Trinidad Arzaga Gadiano Noemi Arzaga Galon Vendor / Heirs of Angela Magbukid Vendor/Heirs of Angela Magbukid represented by Dominador Galon and Fe Villanueva Arzaga Analyn Arzaga Manga Adona Arzaga Galon Vendor / Heirs of Angela Magbukid Vendor / Heirs of Angela Magbukid represented by Dominador Galon and represented by Dominador Galon and Fe Villanueva Arzaga Fe Villanueva Arzaga Luz Rusila Arzga Veguilla Arnel V. Arzaga Arne Vendor /Heirs of Angela Magbukid Vendor / Heirs of Angela Magbukid represented by Dominador Galon and Fe Villanueva Arzaga

Page 9 of 10
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 by Heirs of Angela Magbukid
in favor of Porce Love & Nature
Lot No. 2, Sgs-48-000081
Area; 20,486 Sq.M

calmos

Constantino Macmac Calinog Vendor /Heirs of Angela Magbukid Julita Calinog Abina
Vendor /Heirs of Angela Magbukid

to day

Benjamin M. Jardin Vendor /Heirs of Angela Magbukid Adoracion / Corvera Vendor / Heirs of Angela Magbukid

Alex M. Jardin
Vendor /Heirs of Angela Magbukid

Vergle J. Sla

Vendor /Heirs of Angela Magbukid

<u>Joseph M. Jardin</u> Vendor /Heirs of Angela Magbukid Agustin Magbukid Macmac

Vendor / Heirs of Angela Magbukid

Signed in the Presence of:

OF WILL IN

PAULO

Roella Maria Ortega

Shipter Ship

APTY, ACES AND PAR A. RIVEHA

totheric mealing

The

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

ACKNOWLEDGMENT

CTC No. /Valid Ids/Place and Date Issued CE# 26045068 3446 on 1/16/15 @ South
JE# 26045DER Jamed on 1/16/15 @ South
45th 10# 4038735 Valid Mits 12-10-
TN # 32-259-791
VINH 5307-0022A-\$2222 MOLES 10000
CTC # 2000 400 61 Israel or 1/WIE G. John D.
0924 # 1409. Issued on 12-04-2015
POTRI JOS 3599 143, VOLID DAGT 5-7-10
Pahl DA 3556104, valid Whit 9-15
CREWD 45045 JAMES ON 1/16/15 BY GOIN BU
OCH 260450 TO SAGNED ON MINIS OF SAM DIS
CEH 200 450,4 Jacob on 1/10/15 12 Com nice
exch 20045 World Search on VILLES On this Philosophia
CEA 2645047 lead in Villecal for 186
JE# 26045062 Jesnel on 1/16/15 @ Som (
OSCA \$ 1506, ISSUED ON 12-17-2013 Plants
DEA & 1638, I smed on 1-29-2014
CITE 26045060 James on High & Jam
POSTAL JUB 355 6102, Valid Anoth 4-15-16
TIN # 944-039-014. Tooled on 09-06-0 sons who executed the foregoing instrument and the foregoing instr

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

NOTARY PUBLIC FOR PUSHTO BRINGESA NUTLE NO. 1200 INTERNAL PUBLIC FOR PUSHTO BRINGESA NUTLE NO. 1200 INTERNAL RESERVATION OF THE NO. 8399908 - DEC. 29. 2013 ISP-NO. 958926 - JAN 5. 2015

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Noemie G. Gawt

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Page 8 of 10
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 by Heirs of Angela Magbukid
In favor of Phys.

Lot No. 2, Sgs-48-000051 Area; 20,486 Sq.M

Maricel A. Camero

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

Daisy A. Mahinay

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

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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

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Jerome V Arraga

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

Ponciano Macmac Arzaga

Vendor / Heirs of Angela Magbukid

Candida Arzaga Vendor /Heirs of Angela Magbukid

Leonor Macmac Arzaga Vendor /Heirs of Angela Magbukid

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Margarito Magbukid Macmac Vendor /Heirs of Angela Magbukid Patricio Macmac Calingo

Patricio Macmac Calinog Vendor / Heirs of Angela Magbukid

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Page 6 of 10
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 by Heirs of Angela Magbukid
In favor of

Lot No. 2, Sgs-48-000051 Area; 20,486 So. M

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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 favorany 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 <u>BRYCE LLOYD BAYNOSA TIBAY</u> 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-48-000051, containing an area of Twenty Thousand Four Hundred Eighty Six (20,486) Square Meters together with all the improvements existing and found thereig, in

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Extrajudicial Settlement of the Estate of Angela Magbuild With Simultaneous Deed of Waiver of Rights and Interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbukid DOM'S THEW Lot No. 2, \$gs-48-00005; Area; 20,486 Sq.M



- Luz Rusila Arzga 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:
 - iii. Dalsy 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;
 - 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,

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Page 2 of 10 Extrajudicial Settlement of the Estate of Angela Magbukid With Simultaneous Deed of Walver of Rights and interest Transfer Over a Certain Parcel of Land Executed by Heirs of Angela Magbukid LICKY BYKEN in favor of \$1744. Lot No. 2, Sgs-48-000051 Area: 20,486 Sq.M

- 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,
- 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;
- 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 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;