



Republic of the Philippines  
Department of Environment and Natural Resources  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
MIMAROPA Region

**MEMORANDUM**

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

THRU : The Assistant Regional Director  
For Technical Services

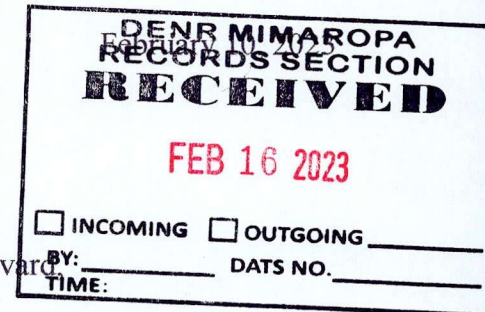
FROM : The PENR Officer

SUBJECT : LETTER DATED FEBRUARY 8, 2023 FROM OFELIA Y. BEGASO

Respectfully forwarded herewith is the letter request dated February 8, 2023 and other pertinent documents of Mrs. Ofelia Y. Begaso requesting this Office for a Geographic Position Plane Coordinates (GPPC) Certificate as one of the requirements of Registry of Deeds of Mamburao, Occidental Mindoro for the registration of transfer of certificate of title.

For your evaluation and approval.

  
ERNESTO E. TAÑADA



February 8, 2023

Provincial Environment & Natural Resources Officer  
Mamburao, Occidental Mindoro

RES	
14-5	
RECEIVED BY: P	
DATE: 02-08-2023	TIME: 2:20
RELATION: _____	
DATE: _____ TIME: _____	

Dear Sir/Madam,

Good day!

May I request from your good office a Geographical Position Plane Coordinates (GPPC) Certificate as a needed by Register of Deeds-Mamburao, Occ. Mindoro for my application for Registration of Title re: OCT No. 2019000059 with an area of 907 square meters located at Brgy. Payapay, Mamburao, Occ. Mindoro under the name of Virgilio R. Ygar with CAD-1296-D, Case 14. Attached is a photocopy of the Title, Special Power of Attorney and a deed of sale.

Thank you very much for your favorable action.

Very Truly Yours,

Aplia Y. Begazo  
Attorney-in-fact  
of Christian Ygar Begazo-Walg

RECORDS	
RECEIVED BY: [Signature]	
DATE: 02/08/23	
TIME: _____	

TSD	
RECEIVED BY: [Signature]	
DATE: 2/8/23	
TIME: 16:25 pm	



## DEED OF ABSOLUTE SALE


### KNOW ALL MEN BY THESE PRESENTS:

I, **VIRGILIO REGUDO YGAR**, of legal age, Filipino, single and residing at Brgy. 9, Payompon, Mamburao, Occidental Mindoro, Philippines, FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND PESOS(Php 150,000), Philippine Currency, to me in hand paid by **CHRISTIAN YGAR BEGASO-WALG**, of legal age, single, Filipino, and residing at 1S01 Kalikasan Homes, Pulanglupa 1, Las Pinas City, through his Attorney-In- Fact, **OFELIA Y. BEGASO**, a copy of which is hereto attached to form an integral part hereof, do hereby **SELL, TRANSFER, and CONVEY**, absolutely and unconditionally unto the said **CHRISTIAN YGAR BEGASO-WALG**, his heirs and assigns that certain unsegregated portion of parcel of land containing an area of **THREE HUNDRED EIGHTY FIVE (385) SQUARE METERS**, situated in Brgy. 9, Payompon, Mamburao, Occidental Mindoro embraced in and covered by **Original Certificate of Title No. 2019000059**, and more particularly described as follows:

"A PARCEL OF LAND (Lot 157, Cad-1296-D, Case 14) situated in the Brgy. of Payompon, Municipality of Mamburao, Province of Occidental Mindoro, Island of Mindoro. Bounded on the NE, along lines 1-2 by 605, Pls-21(Philcusa-Foa); on the SE., along line 2-3 by 158, Cad 1296-D, Case 14, on the SW., along line 3-4 by Salvage Zone (20.00 M) on the NW., along line 4-1 by 156, Cad 1296-D, Case 14. Containing an area of **NINE HUNDRED SEVEN (907) SQUARE METERS**,"

of which I am the registered owner, with full right to dispose of the same, free from all liens and encumbrances and that henceforth, full right of ownership and peaceful possession over **385 square meters** portion of which said land shall now pertain to **Christian Ygar Begaso-Walg.**

IN WITNESS WHEREOF, I have hereunto signed this Deed of Sale, this 28 day of SEP 2021 at Mamburao

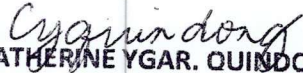

  
**VIRGILIO R. YGAR**  
VENDOR

**CHRISTIAN YGAR BEGASO-WALG**  
VENDEE

**OFELIA YGAR. BEGASO(W/SPA)**  
Attorney-In-Fact

### SIGNED IN THE PRESENCE OF :

**DIANNA FE YGAR. BEGASO**


  
**CATHERINE YGAR. QUINDONG** 3 

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF OCCIDENTAL MINDORO)S.S  
MUNICIPALITY OF MAMBURAO )

BEFORE ME, a Notary Public, for and in jurisdiction this 28 SEP 2021 day of SEP 2021 in Mamburao, Occidental Mindoro, personally came and appeared Virgilio R. Ygar with 001118-12 known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed.

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

  
ATTY. CIRILO O. TEJOSO, JR.  
NOTARY PUBLIC  
Rizal St. Brgy. 9 Mamburao, Occ. Mindoro  
My Commission Expires on Dec. 31, 2021  
Roll of Attorney's No. 41944, May 8, 1997  
MCLE No. VI-0004742/December 8, 2017  
IBP No. 120802 /12-09-2020/Occ. Mdo.  
PTR No. 5244134/01-04-2021/Occ. Mdo  
Email Address: juntejoso@yahoo.com.ph

Doc. No. 92  
Page No. 19  
Book No. 116  
Series of 257



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:


I, **CHRISTIAN YGAR BEGASO-WALG**, naturalized German Citizen, born in the Philippines to Ofelia Y. Begaso (Filipino Citizen) and Bill O. Begaso (Filipino Citizen - deceased), of legal age, with postal address at Graeulinger Str. 139, 40625, Duesseldorf, Germany, do hereby appoint **OFELIA YGAR BEGASO**, widowed, likewise of legal age, with postal address at 1501 Kalikasan Homes, Pulanlupa 1, Las Pinas City, Philippines, as my true and legal representative to act for and in my name and stead, and to perform the following act:

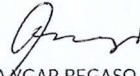
To transact and thereafter to sign for me and in my name regarding the purchase of a parcel of land located at Payompon, Mamburao, Occidental Mindoro per OCT No. 2019000059 under the name of **VIRGILIO R. YGAR**.

To process the necessary documents in relation to the above purchase of the said parcel of land.

HEREBY GIVING AND GRANTING unto my said attorney full power and authority whatsoever requisite, or necessary or proper to be done in and about the premises as fully to all intents and purposes as I might and could lawfully do if personally present, with power of substitution and revocation, and hereby, ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF JUN 2020 at CITY OF MAKATI.

  
CHRISTIAN YGAR BEGASO-WALG  
Name of Principal

  
OFELIA YGAR BEGASO  
Name of Agent/Attorney-In-Fact

Signed in the Presence of :

Republic of the Philippines)  
CITY OF CITY OF MAKATI

BEFORE ME, personally appeared:

NAME  
CHRISTIAN YGAR BEGASO-WALG  
OFELIA Y. BEGASO

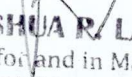
CTC NUMBER  
PASSPORT # CG 6 W 9 P 4 1 P 9  
09947063

DATE/PLACE ISSUED  
9/10/17 - Duesseldorf Germany  
07/07/2020/LAS PINAS CITY

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

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

Doc. No. 472  
Page No. 1  
Book No. 93  
Series of 700

  
**ATTY. JOSHUA R. LAPUZ**  
NOTARY PUBLIC for and in Makati City  
Appointment No. M-66 until 12/31/2021  
PTR No. 8116016, Jan. 2, 2020, Makati City  
Roll No. 45790, IBP, Lifetime N. 04897  
MCLE No VI-0016565 / Jan. 14, 2019  
G/F Fedman Suites, 199 Salcedo Street,  
Legaspi Village, Makati City



□

Page-Nr. / Passport No. / Passaport-Nr.  
CENORA 189

1. Alfama / Bairro / Nome      de Característica / Nome de rua / Nome de rua

BEGASO-WALG

BEGASO

2. *Unguis* (Nails) reflect *Unguitis*

CHRISTIAN YOUNG

9. Reporting Date:

08.09.1989

4. Copyright Law

44

3. Staatsangehörigkeit / Nationalität /

DEUTSCH

o Substation / Place of birth / Lieu de naissance

MANILA

7. *Handlungsabläufe / Güter*

20.09.2017

8. Expiry date / Date of expiry :

19.09.2027

10. Unterschrift der Inhaberin,  
des Inhabers / Signature of owner /  
Signature de la titulaire du titulaire

Q. Eduardo / Andrés / Agustín

STADT DÜSSELDORF

P<D<<BEGASO<WALG<<CHRISTIAN<YGAR<<<<<<<<<<<

C6W9P41P97D<<8909084M2709190<<<<<<<<<<<<<<<<8



*[Handwritten signature]*

*[Handwritten signature]*





MEMBERSHIP IDENTIFICATION



01-175271403-9

PHILHEALTH NUMBER

BEGASO, OFELIA Y.

NAME

SIGNATURE

1801 KALIKASAN HOMES MAPAYAPA  
VILLAGE PULANG LUPA UNO LAS PINAS  
CITY, FOURTH DIST.,

ADDRESS

This is to certify that the person whose photo and signature appearing on this card and his/her legal dependents are bonafide beneficiaries and are entitled to all the rights and privileges under the National Health Insurance Program (NHIP).

This ID must be presented when availing of services in all PhilHealth-accredited service providers. An Affidavit of Loss must be presented when applying for replacement of lost ID card



SN. 00317574-50

Republic of the Philippines  
Department of Environment and Natural Resources  
Land Registration Authority  
Registry of Deeds for the OCCIDENTAL MINDORO

**Original Certificate of Title**No. 2019000099**RESIDENTIAL FREE PATENT**

Entered in accordance with Republic Act No. 10023 and pursuant to a Residential Free Patent issued by the Department of Environment and Natural Resources, at Quezon City, on September 11, 2018 and spread in the records of the said department as follows:

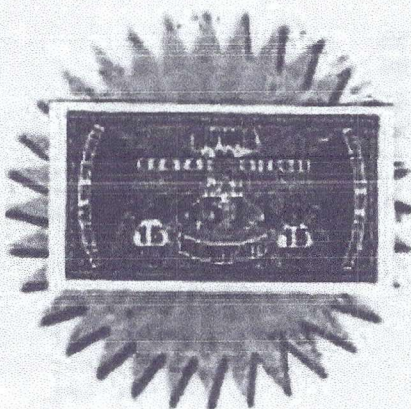
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
REGION NO. MIMAROPA Region

RESIDENTIAL FREE PATENT NO. 045106-18-2931

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

**VIRGILIO R. YGAR** Single Filipino and a  
resident of Brgy. Payompon, Mamburao Occ. Mindoro possessing all the  
qualifications and having fully complied with the conditions and requirements of Republic Act  
No. 10023, is hereby granted this Residential Free Patent situated in  
Brgy. Payompon, Mamburao Occ. Mindoro with an area of  
NINE HUNDRED SEVEN ( 907 ) square meters, more or  
less and more particularly bounded and described at the back hereof.

Witness my hand and seal of the Republic of the Philippines this SEP 11 2018 day of  
in the year Two thousand and



By Authority of the President  
of the Philippines

ROBERTO D. DIAZ, CSE

OJC, PENRO

Transcribed in the "Registration Book" in the  
Province of Occidental Mindoro pursuant to  
the provisions of Section 103 of P.D. No. 1529, on the  
19th day of June two thousand  
and thirteen at 9:05 a.m.

Brgy. Payompon,  
Mamburao Occ. Mindoro  
Owner's Postal Address

MARIEL A. PONCE  
REGISTER OF DEEDS  
Register of Deeds



## TECHNICAL DESCRIPTION

Survey Plan No. : Cad-1296-D, Case 14  
 Block No. :  
 Lot No. : 157  
 Portion of Lot :  
 Land Owner/Claimant : VIRGILIO R. YGAR  
 Location : Brgy. Payompon, Mamburao, Occ. Mindoro

## Boundaries:

Line	Direction	Adjoining Lots/Features
1-2	NE	605, Pls 21 (Philcusa-Foa)
2-3	SE	158, Cad 1296-D, Case 14
3-4	SW	SALVAGE ZONE (20.00 M.)
4-1	NW	156, Cad 1296-D, Case 14

Tie Point: BLLM No. 1, CAD 1296-D, MAMBURAO CADASTRE

## Lot Description:

Line	Bearing	Distance
Tie Point - 1	S 06°40' E	778.80 m
1-2	S 30°13' E	17.84 m
2-3	S 58°28' W	44.10 m
3-4	N 27°51' W	23.75 m
4-1	N 66°14' E	43.38 m

Area: NINE HUNDRED SEVEN ( 907 ) square meters more or less

Descriptions of Corners : All corners are marked "CAD" Cyl.  
Conc. Mons. 15 x 50 cms

Bearings : True

Date of Original Survey : May 17, 2012- May 17, 2014

Date of Subd./Cons Survey :

Date Approved : October 4, 2016

Geodetic Engineer : Ursulo R. sanico

Note: This lot is covered by R.F.P.A. No. 045106-328

Checked and Verified by:

  
 MARY DOMINICA E. LAVADIA  
 Engineer II

Certified Correct by:

  
 RODOLFO W. REYES  
 OIC. CENR Officer