



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region *114*

DENR MIMAROPA
RECORDS SECTION
RECEIVED

FEB 22 2023

☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

Ist INDORSEMENT

FEB 06 2023

Date

FOR : Assistant Regional Director
For Technical Services

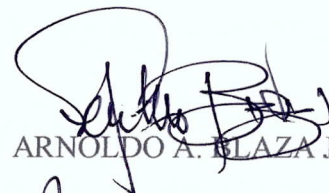
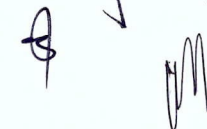
ATTN : The OIC Chief Survey & Mapping Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : SURVEY RETURNS OF ENGR. PAUL ANTHONY L. IRINGAN AS
SURVEYED FOR VICTORIA ANDRES OF LOT 256 CAD. 346-D
LOOC CADASTRE.

Respectfully indorsing the above cited Survey Returns of Engr. Paul Anthony L. Iringan as surveyed for Victoria Andres of Lot 256 , Cad. 346-D Looc Cadastre containing an area of 5,033 sq.m equivalent of 3 resulting lots located at Brgy. Punta, Looc, Romblon. The said lot is within Agricultural lands (Alienable and Disposable lands) Project No.6 L.C. Map. 660 approved on May 21, 1927.

For your information, record and approval.


ARNOLDO A. BLAZA JR.




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

Ist INDORSEMENT

FEB 06 2023

Date

FOR : Assistant Regional Director
For Technical Services

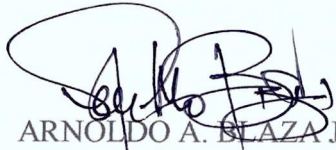

ATTN : The OIC Chief Survey & Mapping Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : SURVEY RETURNS OF ENGR. PAUL ANTHONY L. IRINGAN AS
SURVEYED FOR VICTORIA ANDRES OF LOT 256 CAD. 346-D
LOOC CADASTRE.

Respectfully indorsing the above cited Survey Returns of Engr. Paul Anthony L. Iringan as surveyed for Victoria Andres of Lot 256 , Cad. 346-D Looc Cadastre containing an area of 5,033 sq.m equivalent of 3 resulting lots located at Brgy. Punta, Looc, Romblon. The said lot is within Agricultural lands (Alienable and Disposable lands) Project No.6 L.C. Map. 660 approved on May 21, 1927.

For your information, record and approval.


ARNOLDO A. BLAZA JR.




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

DENR MIMAROPA Region
FMS Supervision

VICTORIA ANDRES
Punta, Looc, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN:

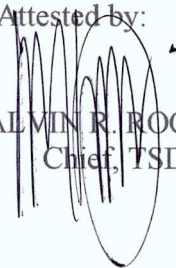
This is to certify that a parcel of land identified as Lot 256 Cad. 346-D Looc Cadsatre from BLLM-I tie point S 45°- 57'E Distance of 1,591.89 Meters containing an area of 0.5033 hectares situated at Punta, Looc, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 660 Project No. 7 as certified by then Director of Forestry on May 21, 1927.

Issued this 24th day of January 2023 at DENR-PENRO Odiongan, Romblon

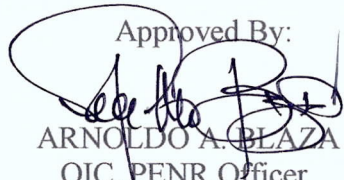
Verified by:


CATHERINE O. ATIENZA
Forester

Attested by:


MALMIN R. ROCERO
Chief, TSD

Approved By:


ARNOLDO A. PLAZA JR.
OIC, PENR Officer



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

DENR MIMAROPA Region
FMS Supervision

VICTORIA ANDRES
Punta, Looc, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that a parcel of land identified as Lot 256 Cad. 346-D Looc Cadsatre from BLLM-I tie point S 45°- 57'E Distance of 1,591.89 Meters containing an area of 0.5033 hectares situated at Punta, Looc, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 660 Project No. 7 as certified by then Director of Forestry on May 21, 1927.

Issued this 24th day of January 2023 at DENR-PENRO Odiongan, Romblon

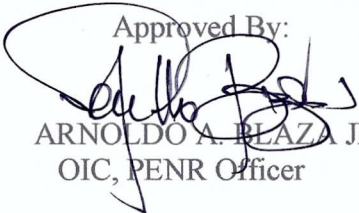
Verified by:


CATHERINE O. ATIENZA
Forester

Attested by:


MALVIN R. ROCERO
Chief, TSD

Approved By:


ARNOLDO A. PLAZA JR.
OIC, PENR Officer



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF LOT 256

January 24, 2023

The OIC, PENR Officer
PENR office
Odiongan, Romblon

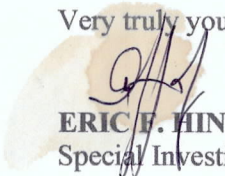
SIR:

I have the honor to inform that on January 23, 2023, I conducted an ocular inspection and investigation on the premises of the land subject for the issuance of Survey Order No. 2022-004 of Victoria Andres and the following were found, to wit:

1. That the land to be surveyed is identified as Lot 256 Cad. 346-D Looc Cadastre with an area of 5033 square meters;
2. That the land to be surveyed is located at Brgy. Punta, Municipality of Looc, Province of Romblon and within Alienable and Disposable Zone as established by the Bureau of Forest Development Under Project No. 6 L.C. Map No. 660 as certified by then Director of Forestry on May 21, 1927 and verified by Forester I Catherine O. Atienza and Approved by OIC, PENR Officer Arnoldo A. Blaza Jr. thru certification issued dated January 24, 2023;
3. That the land is not within civil or military reservation;
4. That the land is free from claims and conflicts;
5. That the land is not covered by a subsisting public land application or subdivision plan;
6. That the land is not covered by a pending land registration case nor court proceedings or litigation;
7. That based on the record, the listed survey claimant of Lot 256 is Victoria Andres;
8. That the heirs of the survey claimant are the actual occupants of the land and the same will conformed the subdivision plan of land after the conduct of survey;
9. That on January 24, 2023, the representative of this Office conducted inspection, verification, geo tagging the subject of the issuance of Survey Order and the improvement is the land planted of Coconut and other fruit bearing trees;
10. Other documents submitted by the applicant, to wit:
 - a. Geotag Photos
 - b. Affidavit of Waiver dated June 30, 2022
 - c. Extra- Judicial Settlement of Estate with Absolute Sale dated December 23, 2021
 - d. Certification from Register of Deeds dated April 27, 2022
 - e. Certification from MCTC dated December 28, 2021
 - f. Certification from Regional Trial Court dated January 6, 2022
 - g. Tax Declaration No. 00309 in the name of Cresencia Marcelo
 - h. Copy of Survey Order No. 2022-004

IN VIEW HEREOF, and in accordance with Article 4 section 15 of the DENR Administrative Order No. 2007-29 dated July 31, 2007. It is respectfully recommended that the subdivision plan included in targeted Public Land Survey (PLS) 2022 with issued Survey No. 2022-004 Survey Order be immediate approval intended thereof for the above-mentioned property.

Very truly yours,


ERIC F. HINDAP
Special Investigator



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF LOT 256

January 24, 2023

The OIC, PENR Officer
PENR office
Odiongan, Romblon

SIR:

I have the honor to inform that on January 23, 2023, I conducted an ocular inspection and investigation on the premises of the land subject for the issuance of Survey Order No. 2022-004 of Victoria Andres and the following were found, to wit:

1. That the land to be surveyed is identified as Lot 256 Cad. 346-D Looc Cadastre with an area of 5033 square meters;
2. That the land to be surveyed is located at Brgy. Punta, Municipality of Looc, Province of Romblon and within Alienable and Disposable Zone as established by the Bureau of Forest Development Under Project No. 6 L.C. Map No. 660 as certified by then Director of Forestry on May 21, 1927 and verified by Forester I Catherine O. Atienza and Approved by OIC, PENR Officer Arnoldo A. Blaza Jr. thru certification issued dated January 24, 2023;
3. That the land is not within civil or military reservation;
4. That the land is free from claims and conflicts;
5. That the land is not covered by a subsisting public land application or subdivision plan;
6. That the land is not covered by a pending land registration case nor court proceedings or litigation;
7. That based on the record, the listed survey claimant of Lot 256 is Victoria Andres;
8. That the heirs of the survey claimant are the actual occupants of the land and the same will conformed the subdivision plan of land after the conduct of survey;
9. That on January 24, 2023, the representative of this Office conducted inspection, verification, geo tagging the subject of the issuance of Survey Order and the improvement is the land planted of Coconut and other fruit bearing trees;
10. Other documents submitted by the applicant, to wit:
 - a. Geotag Photos
 - b. Affidavit of Waiver dated June 30, 2022
 - c. Extra- Judicial Settlement of Estate with Absolute Sale dated December 23, 2021
 - d. Certification from Register of Deeds dated April 27, 2022
 - e. Certification from MCTC dated December 28, 2021
 - f. Certification from Regional Trial Court dated January 6, 2022
 - g. Tax Declaration No. 00309 in the name of Cresencia Marcelo
 - h. Copy of Survey Order No. 2022-004

IN VIEW HEREOF, and in accordance with Article 4 section 15 of the DENR Administrative Order No. 2007-29 dated July 31, 2007. It is respectfully recommended that the subdivision plan included in targeted Public Land Survey (PLS) 2022 with issued Survey No. 2022-004 Survey Order be immediate approval intended thereof for the above-mentioned property.

Very truly yours,


ERIC F. HINDAP
Special Investigator



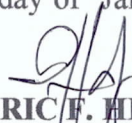
VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

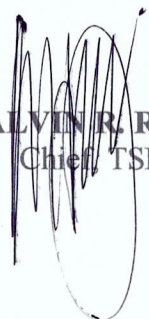
I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 24th day of January, 2023 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 24th day of January, 2023 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.


MALVIN R. ROCERO
Chief, TSD



VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

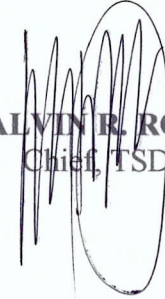
I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 24th day of January, 2023 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 24th day of January, 2023 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.

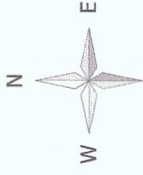

MALVIN R. ROCERO
Chief, TSD



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Provincial Environment and Natural Resources Office
Brgy. Taling-dagat, Odiongan, Romblon

Location Map of Lot No.256

Barangay Punta, Looc, Romblon



SCALE : 1:15000
0 > 1 m

Projection: Philippines Zone III
Datum : World Geodetic 1984 (WGS84)

CONCEPCION

CORCUERA



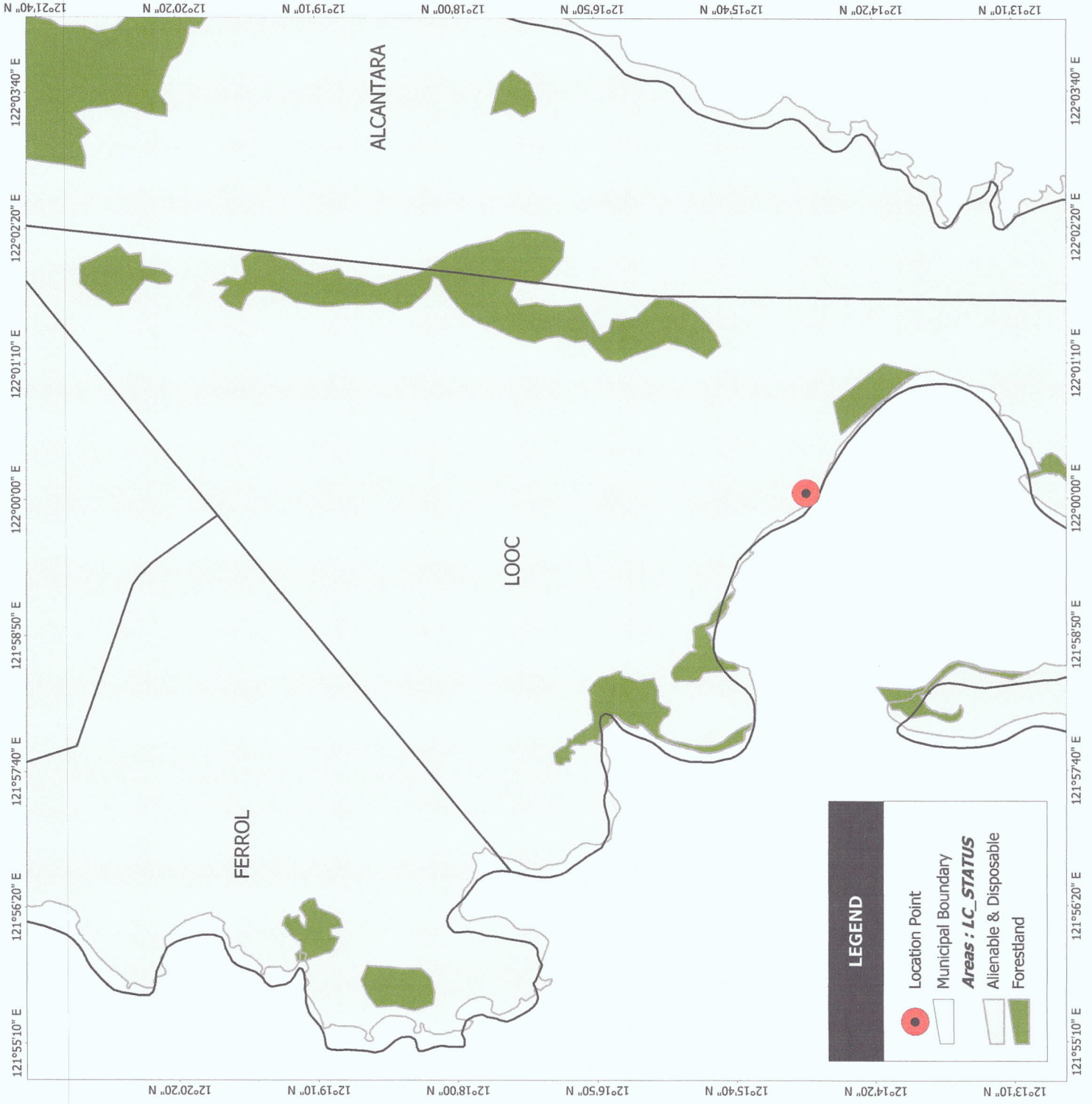
Location Map

Prepared by:

Catherine O. Atienza
CATHERINE O. ATIENZA
Forester

Reviewed/ Verified by:

Sheilla Jane M. Forlales
SHEILLA JANE M. FORLALES
FIU/ GIS Unit Head





Property of Victoria Andres of lot 256 Cad. 346-D Looc Cadastre located Punta, Looc, Romblon.



Property of Victoria Andres of lot 256 Cad. 346-D Looc Cadastre located Punta, Looc, Romblon.

Republic of the Philippines)
Province of Romblon)S.S
Municipality of Odiongan)

AFFIDAVIT OF WAIVER

I, **MARILYN DALISAY MARAÑON**, of legal age, married and residents of 12 San Jose St., Sta. Clara Subdivision, Banago, Bacolod City, Philippines, after being duly sworn to in accordance with law hereby depose and say:

That I am one of the daughter and lawful heir of my mother, VICTORIA ANDRES DALISAY (now deceased) of Poblacion, Looc, Romblon:

That in the records of the Department of Environment and Natural Resources (DENR) in the province of Romblon, it appears therein that my late mother is the cadastral claimant of Lot 256-P, Cad 346-D, Looc Cadastre, containing an area of 2,017 Square Meters located at Punta, Looc, Romblon;

That in truth and in fact, my late mother is not in actual possession of Lot 256-P and that said parcel is actually occupied and possessed by the late CRESENCIA MARCELO and after her death by her lawful heirs continuously and peacefully for more than thirty (30) years;

That in fact, the late CRESENCIA MARCELO and her lawful heirs have been paying for more than thirty (30) years the estate tax on subject property as evidenced by Tax Declaration No.00309, Series of 2011, a Certified True Copy of said Tax Declaration hereto attached for ready information;

That in view of the fact that the lawful claimant of subject parcel is really CRESENCIA MARCELO and her lawful heirs, I representing the Heirs of VICTORIA ANDRES DALISAY, do hereby WAIVE, RENOUNCE and RELINGUISH, now and forever rights or claims we have on subject parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of June, 2022 at Odiongan, Romblon, Philippines.

Marilyn D. Marañon
MARILYN D. MARAÑON
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 30 day of June , 2022 at Odiongan, Romblon, Philippines and for purposes of competent evidence of identity affiant exhibited her

Doc. No. 344:
Page No. 69:
Book No. 1:
Series of 2022

PACIFIC M. BANTANG JR.
 1500 E. 11th St.
 Anchorage, Alaska 99501
 Phone No. 7958465
 Telex No. 7712

Republic of the Philippines)
Province of Romblon)S.S
Municipality of Odiongan)

AFFIDAVIT OF WAIVER

I, **MARILYN DALISAY MARAÑON**, of legal age, married and residents of 12 San Jose St., Sta. Clara Subdivision, Banago, Bacolod City, Philippines, after being duly sworn to in accordance with law hereby depose and say:

That I am one of the daughter and lawful heir of my mother, VICTORIA ANDRES DALISAY (now deceased) of Poblacion, Looc, Romblon:

That in the records of the Department of Environment and Natural Resources (DENR) in the province of Romblon, it appears therein that my late mother is the cadastral claimant of Lot 256-P, Cad 346-D, Looc Cadastre, containing an area of 2,017 Square Meters located at Punta, Looc, Romblon;

That in truth and in fact, my late mother is not in actual possession of Lot 256-P and that said parcel is actually occupied and possessed by the late CRESENCIA MARCELO and after her death by her lawful heirs continuously and peacefully for more than thirty (30) years;

That in fact, the late CRESENCIA MARCELO and her lawful heirs have been paying for more than thirty (30) years the estate tax on subject property as evidenced by Tax Declaration No.00309, Series of 2011, a Certified True Copy of said Tax Declaration hereto attached for ready information;


That in view of the fact that the lawful claimant of subject parcel is really CRESENCIA MARCELO and her lawful heirs, I representing the Heirs of VICTORIA ANDRES DALISAY, do hereby WAIVE, RENOUNCE and RELINGUISH, now and forever rights or claims we have on subject parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of June, 2022 at Odiongan, Romblon, Philippines.


MARILYN D. MARAÑON
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 30 day of June, 2022 at Odiongan, Romblon, Philippines and for purposes of competent evidence of identity affiant exhibited her _____.

Doc. No. 344 :
Page No. 69 :
Book No. 1 :
Series of 2022


PACIFICO M. BANTANG, JR.
Notary Public
Up to June 30, 2022
Roll No. 33986
P.O. No. 114624/01-28-20
A.O. No. 7958465/01-01-22
2022 JUN 29 10:42 AM

for deed

EXTRA-JUDICIAL SETTLEMENT OF ESTATE
WITH ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed made and executed -

Heirs of FORTUNATA A. ARENAJO, herein represented by **LERMA A. SALMINGO**, as Attorney-in-Fact, of legal age, widow, Filipino and a resident of Poblacion, Looc, Romblon, Philippines;

The Heirs of DOMINICO M. ALVARAN, herein represented by **VIC M. ALVARAN**, as Attorney-in-Fact, of legal age, married, Filipino and a resident of Poblacion, Looc, Romblon, Philippines;

The Heirs of FEDELINO M. ALVARAN, herein represented by his daughter, **ADULIA A. VALENZUELA**, of legal age, widow, Filipino and a resident of Punta, Looc, Romblon, Philippines;

The Heirs of FULGENCIO M. ALVARAN, herein represented by his son, **VIC M. ALVARAN**, of legal age, married, Filipino and a resident of Poblacion, Looc, Romblon, Philippines;

The Heirs of ARSENIA A. ALBITO, herein represented by **VIC M. ALVARAN**, as Attorney-in-Fact, of legal age, married, Filipino and a resident of Poblacion, Looc, Romblon, Philippines;

and

ZENAIDA A. LORDAN, of legal age, widow, Filipino and a resident of Poblacion, Looc, Romblon, Philippines;

WITNESSETH:

WHEREAS, CRESENCIA MARCELO and her lawful spouse, VICENTE ALVARAN died intestate several years ago without any known will leaving behind but not limited to a certain parcel of land located at Punta, Looc, Romblon, more particularly described as follows:

"A certain parcel of land located at the place first above-stated denominated as Lot 256-P containing an area of Two Thousand Seventeen (2,017) Sq.Meters bounded as follows: on the North by Lot No.286; on the South by Lot No.197 & 4071; on the East by National Road; and on the West by Lot No.196; covered by Tax Declaration No.00309, Series of 2011."

WHEREAS, the parties hereto are the lawful heirs of the decedent being his legitimate children;

WHEREAS, the parties hereto have agreed as they hereby agree, to adjudicate the above-described parcels of land pro indiviso or in equal shares together with all the improvements thereto:

AA Valenzuela

Zenaida A. Lordan
Lerna A. Blamingo

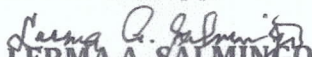
WHEREAS, it is to the best interests of the parties hereto to divide, partition and adjudicate among them the entire estate particularly the real property above-described extra-judicially subject, however, to contingent liabilities to creditors, heirs or other persons who might have been deprived of lawful participation in the estate of the decedent, for a period of two years from and after the settlement and distributions thereof, in accordance with the provision of Section 4., Rule 74 of the Rules of Court.

That in the remote event that any other property of the decedent should ever be found which is not included hereinabove, the parties hereto further agree as they do so agree to settle and distribute the same in like manner and proportion as herein established and disposed.

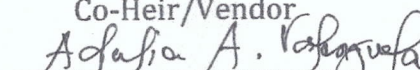
That for and in consideration of the sum of THREE HUNDRED SIXTY THOUSAND (P360,000.00) Pesos, Philippine Currency, the receipt whereof is hereby acknowledged to our full and entire satisfaction from Spouses **JOSEPH BENAVIDEZ SANTELICES** and **ROSANIE SANCHEZ SANTELICES**, both of legal age, Filipino citizen and residents of Lot 4 Macopa St., Bernardino Subdivision, General T. De Leon, Valenzuela City, Metro-Manila, Philippines we do hereby **SELL, CEDE, TRANSFER** and **CONVEY**, in a manner absolute and irrevocable unto **Spouses JOSEPH BENAVIDEZ SANTELICES** and **ROSANIE SANCHEZ SANTELICES**, their heirs and assigns and successors in-interests a certain portion of subject parcel which is more particularly described as follows:

"A portion of subject parcel containing an area of One Thousand Eight Hundred One (1,801) Sq.Meters bounded as follows: on the North by remaining portion of Lot 256-P; on the South by remaining portion of Lot 256-P and Lot 197; on the East by National Road; and on the West by Lot 196."

IN WITNESS WHEREOF, We have hereunto set our hands this ____ day of December, 2021 at Odiongan, Romblon, Philippines.


LERMA A. SALMINGO

Representing the Heirs of FORTUNATA A. ARENAJO
Attorney-in-Fact
Co-Heir/Vendor

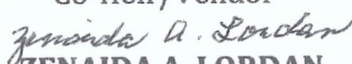

ADALIA A. VALENZUELA

Representing the Heirs of FEDELINO M. ALVARAN
Co-Heir/Vendor


VIC M. ALVARAN

Representing the Heirs of DOMINICO M. ALVARAN
Representing the Heirs of FULGENCIO M. ALVARAN
Representing the Heirs of ARSENIA A. ALBITO

Attorney-in-Fact
Co-Heir/Vendor


ZENaida A. LORDAN
Co-Heir/Vendor

Accepted by:

JOSEPH B. SANTELICES
Vendee

ROSANIE S. SANTELICES
Vendee

SIGNED IN THE PRESENCE OF:

1. Julie S. Lind

2. [Signature]

ACKNOWLEDGEMENT

Republic of the Philippines)
Province of Romblon)S.S
Municipality of Odiongan)

BEFORE ME, this 23rd day of December, 2021, who are personally came and appeared, the person with their respective competent evidence of identity:

Name	Competent Identity	
	Kind of ID	No.
LERMA A. SALMINGO	OSCA	000231
ADULIA A. VALENZUELA	OSCA	001316
VIC M. ALVARAN	DRIVER'S LICENSE	D10-13-000640
ZENAIDA A. LORDAN	OSCA	000230

Including the witnesses hereto, who are personally known to me and who voluntarily signed the foregoing Extra-Judicial Settlement of Estate with Absolute Sale consisting of three (3) pages and acknowledged same as their free and voluntarily act and deed.

WITNESS MY HAND AND SEAL

Doc. No. 396
Page No. 80
Book No. 1
Series of 2021.

PACIFICO M. BANTANG, JR.
Notary Public
Up to December 31, 2021
Roll No. 33986
IBP OR No. 114624/01-28-20
PTR No. 4951018/01-06-21
MCLE V:0016012/12-7-18

FOR DEVR

ACKNOWLEDGEMENT RECEIPT

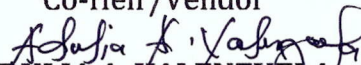
TO WHOM IT MAY CONCERN:

This is to acknowledge receipt of the amount of THREE HUNDRED SIXTY THOUSAND (P360,000.00) PESOS from Spouses **JOSEPH BENAVIDEZ SANTELICES** and **ROSANIE SANCHEZ SANTELICES** as full payment for the purchase of portion of Lot 256-P located at Punta, Looc, Romblon, containing an area of One Thousand Eight Hundred One (1,801) Sq. Meters covered by Tax Declaration No.00309, Series of 2011.

23 December, 2021 Odiongan, Romblon, Philippines.


LERMA A. SALMINGO

Representing the Heirs of FORTUNATA A. ARENAJO
Attorney-in-Fact
Co-Heir/Vendor

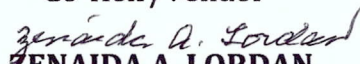

ADULIA A. VALENZUELA

Representing the Heirs of FEDELINO M. ALVARAN
Co-Heir/Vendor

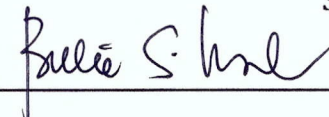
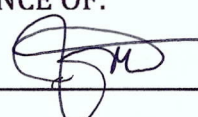

VIC M. ALVARAN

Representing the Heirs of DOMINICO M. ALVARAN
Representing the Heirs of FULGENCIO M. ALVARAN
Representing the Heirs of ARSENIA A. ALBITO

Attorney-in-Fact
Co-Heir/Vendor


ZENAIDA A. LORDAN
Co-Heir/Vendor

SIGNED IN THE PRESENCE OF:

1.  2. 

SUBSCRIBED AND SWORN TO BEFORE ME this 23rd day of December, 2021
at Odiongan, Romblon, Philippines.


PACIFICO M. BANTANG, JR.

Notary Public

Up to December 31, 2021

Roll No. 33986

IBP OR No. 114624/01-28-20

PTR No. 4951018/01-06-21

MCLE V:0016012/12-7-18

FOR DEVR

ACKNOWLEDGEMENT RECEIPT

TO WHOM IT MAY CONCERN:

This is to acknowledge receipt of the amount of THREE HUNDRED SIXTY THOUSAND (₱360,000.00) PESOS from Spouses **JOSEPH BENAVIDEZ SANTELICES** and **ROSANIE SANCHEZ SANTELICES** as full payment for the purchase of portion of Lot 256-P located at Punta, Looc, Romblon, containing an area of One Thousand Eight Hundred One (1,801) Sq. Meters covered by Tax Declaration No.00309, Series of 2011.

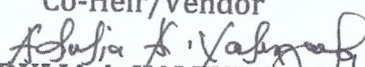
23 December, 2021 Odiongan, Romblon, Philippines.


LERMA A. SALMINGO

Representing the Heirs of FORTUNATA A. ARENAJO

Attorney-in-Fact

Co-Heir/Vendor


ADULIA A. VALENZUELA

Representing the Heirs of FEDELINO M. ALVARAN

Co-Heir/Vendor


VIC M. ALVARAN

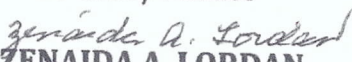
Representing the Heirs of DOMINICO M. ALVARAN

Representing the Heirs of FULGENCIO M. ALVARAN

Representing the Heirs of ARSENIA A. ALBITO

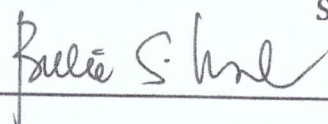
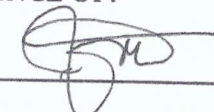
Attorney-in-Fact

Co-Heir/Vendor


ZENAIDA A. LORDAN

Co-Heir/Vendor

SIGNED IN THE PRESENCE OF:

1.  2. 

SUBSCRIBED AND SWORN TO BEFORE ME this 23rd day of December, 2021
at Odiongan, Romblon, Philippines.


PACIFICO M. BANTANG, JR.

Notary Public

Up to December 31, 2021

Roll No. 33986

IBP OR No. 114624-01-28-20

PTR No. 4951018-01-06-21

MCLE V:0016012/12-7-18



KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Romblon, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.:

256-PART

Cadastral Code:

CAD. 346-D LOOC CADASTRE

Location:

PUNTA, LOOC, ROMBLON

Tax Declared in the Name of:

MARCELO, CRESENCIA

Address of Declared Owner:

PUNTA, LOOC, ROMBLON

Tax Declaration of Real Property No.: 00309 s. 2011

Property Identification No.: 033-08-011-03-134

Area:

2,017 square meters (more or less)

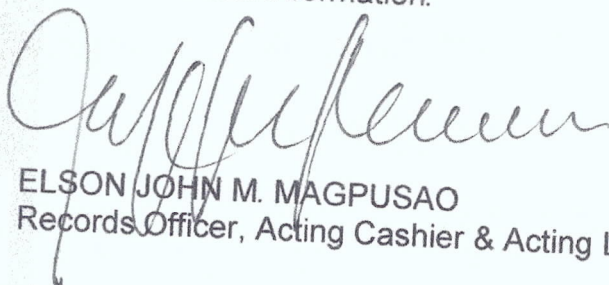
the herein described parcel of land appears to be *UNREGISTERED LAND* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. Void if any alterations or erasures are made hereof.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 27 APRIL 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.


ELSON JOHN M. MAGPUSAO
Records Officer, Acting Cashier & Acting LRE



(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City

Registry of Deeds for Romblon, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN :

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.: 256-PART
Cadastral Code: CAD. 346-D LOOC CADASTRE
Location: PUNTA, LOOC, ROMBLON
Tax Declared in the Name of: MARCELO, CRESENCIA
Address of Declared Owner: PUNTA, LOOC, ROMBLON
Tax Declaration of Real Property No.: 00309 s. 2011
Property Identification No.: 033-08-011-03-134
Area: 2,017 square meters (more or less)

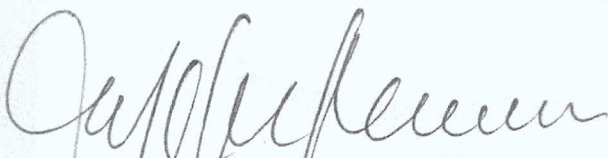
the herein described parcel of land appears to be *UNREGISTERED LAND* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. Void if any alterations or erasures are made hereof.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 27 APRIL 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.


ELSON JOHN M. MAGPUSAO
Records Officer, Acting Cashier & Acting LRE

Requested By : ERIC F. HINDAP
OR No. : 1020723546
Amount Paid : 204.00

Please affix
Documentary Stamp



Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
BRANCH 82
Odiongan, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that per records of this Office, the real property hereunder described is not covered by any Civil/Land Registration and or Cadastral Proceedings pending before this Court, to wit:

DECLARED OWNER	: <u>MARCELO, CRESENCIA</u>
KIND OF LAND	: <u>AGRICULTURAL LAND</u>
LOT NO.	: <u>256-P</u>
ASSESSED VALUE	: <u>P 4,680.00</u>
LOCATION	: <u>PUNTA, LOOC, ROMBLON</u>
TAX DECLARATION	: <u>00309</u>
AREA	: <u>0.2017</u>

This certification is subject to modification upon further evaluation of the records on file.

Further, this certification is issued upon request of Ms. Adulia Alvaran Valenzuela this 6th day of January, 2022 at Odiongan, Romblon, Philippines.


EVELYN S. OSORIO
Legal Researcher II/OIC

Verified by:


Cybelle B. Mangaring
Clerk III

Paid Under OR# 4277851
Dated: January 06, 2022



FOR DEVR

Republic of the Philippines
4TH Judicial Region
3rd MUNICIPAL CIRCUIT TRIAL COURT
LOOC-ALCANTARA-STA. FE-SAN JOSE
Looc, Romblon



Office of the Clerk of Court

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

TO WHOM IT MAY CONCERN:

This is to certify that according to the records in this office, the property described herein below is not the subject of ejectment nor land-registration case filed before the Court and not one among the properties used as bail bond in any criminal/civil case pending before this Court to wit:

Declared Owner.....MARCELO, Cresencia.
Tax Declaration No.....00309
Cad. Lot No.....256-P
Location of Property.....PUNTA, LOOC, ROMBLON
Area.....0.2017
Kind.....LAND (coconut land/plants/tressa)
Assessed.....7,360.00

ISSUED this 28th Day of December 2021 at Looc, Romblon, Philippines, upon the request of the interested party for whatever purpose it may serve.

RENIER MORTEL JUSAY
Clerk of Court II

Paid under O.R Nos.
0686341 D & 0687447 D
Dated December 28, 2021
for JDF and SAJJ in the
amount of P50.

TAX DECLARATION OF REAL PROPERTY

TD No. 00309Property Identification No. 033-08-011-03-134Owner: MARCELO, CRESENCIA

TIN: _____

Address: Punta, Looc, Romblon

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: Punta, Looc, Romblon

Telephone No. _____

Location of Property

PUNTALOOCROMBLON

(Number and Street)

(Barangay/District)

(Municipality)

(Province/City)

OCT/TCT/CLOA No. _____

Survey No. _____

CCT _____

Lot No. 256-P

Dated: _____

Blk. No. _____

BOUNDARIES:

North: Lot #286South: Lot # 197, 4071East: National RoadWest: Lot # 196

KIND OF PROPERTY ASSESSED

☒ LAND☐ MACHINERY☐ BUILDING☐ OTHERS

No. of Storeys: _____

Brief Description: _____

Brief Description: CESAR A. MARTINEZ, JR., REA

Municipal Assessor

Specify: January 05, 2021

% Adjustment: _____

100%

No. of Coconut Trees NFB: _____

FB: 50

Classification	Area	Market Value	Actual Use	AL	Assessed Value
Coconut Land	0.2017	4,200.00	Agri.	40%	1,680.00
Plants & Trees		7,500.00	Agri.	40%	3,000.00
TOTAL		Php 11,700.00			Php 4,680.00

Total Assessed Val

FOUR THOUSAND SIX HUNDRED EIGHTY PESOS ONLY

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

1st

2011

Qtr.

Yr.

CERTIFIED TRUE COPY FROM PRF (SDG.)

HARLAN M. SOLIDUM

Provincial Assessor

Date

This declaration cancels TD N

00289/04

Owner:

CRESENCIA MARCELO

Prev. A.V. Php

3,560.00

MEMORANDA:

GENERAL REVISION 2008

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 _____ under Ordinance No. _____ dated _____. It does not and cannot by itself alone confer any ownership or legal title to the property.

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property

For RTC application

BELLIE SALMINGO

FOR: CRESENCIA MARCELO

RPTA Form No. 4-2004

TAX DECLARATION OF REAL PROPERTY

TD No. 0296 Property Identification No. 033-08-011-03-134
Owner: MARCELO, CRESENCIA TIN: _____
Address: PUNTA, LOOC, ROMBLON Telephone No. _____
Administrator/Beneficial Use: _____ TIN: _____
Address: _____ Telephone No. _____
Location of Property: PUNTA LOOC ROMBLON
(Number and Street) (Barangay/District) (Municipality) (Province/City)
OCT/TCT/CLOA No. _____ Survey No. _____
CCT _____ Lot No. 256-P
Dated: _____ Blk. No. _____
BOUNDARIES:

North: NW: 133 (256) South: SE: 135 (197 & 407)
East: NE: National Road West: SW: 132 (196)

KIND OF PROPERTY ASSESSED

☒ LAND ☐ MACHINERY

☐ BUILDING ☐ OTHERS

No. of Storeys: _____

Brief Description: _____

Brief Description: CESAR A. MARTINEZ, JR., REA

Municipal Assessor

March 31, 2022

Specify: _____

% Adjustment: 100%

No. of Coconut Trees NFB: _____ FB: 30

Classification	Area	Market Value	Actual Use	AL	Assessed Value
Cocoland	0.2017	410.00	Agri.	40%	160.00
P/T		1,140.00	Agri.	40%	460.00
TOTAL		Php 1,550.00			Php 620.00

Total Assessed Value: SIX HUNDRED TWENTY PESOS ONLY.
(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment 1 1989
Qtr. Yr.

CERTIFIED TRUE COPY FROM F (SDG.)

OSCAR C. PACAL
OIC-PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. _____ Owner: _____ Prev. A.V. Php _____

MEMORANDA:

GENERAL REVISION 1989

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 _____ under Ordinance No. _____ dated _____ It does not and cannot by itself alone confer any ownership or legal title to the property.

MAR 21 2022

SURVEY ORDER NO. 2022 - 004

SUBJECT: PUBLIC LAND SUBDIVISION SURVEY OF AGRICULTURAL AND RESIDENTIAL LOTS IN DIFFERENT MUNICIPALITIES OF ROMBLON

In the interest of service and in order to ensure the effective implementation of Public Land Subdivision Survey of Residential/Agricultural lots in the different municipalities of Romblon, **Engr. Paul Anthony Iringan** is hereby directed to execute/conduct the said survey and submit to this office the complete survey returns for verification and approval to wit:

RESIDENTIAL LOTS:

Lot & Survey No.	Location	Resulting Lot
952-A Csd-4B-003297-D Cad 341-D Odiongan Cadastre	Tulay, Odiongan, Romblon	5
2521 Cad-346-D Looc Cadastre	Pili, Looc, Romblon	8
3671 Cad-341-D Odiongan Cadastre	Caduyong, Odiongan, Romblon	12
256 Cad-346-D Looc Cadastre	Punta Looc, Romblon	3
735 Cad-323-D San Agustin Cadastre	Sto. Niño, Sta. Maria, Romblon	15
743 & 744 Cad-311-D Romblon	Capaclan, Romblon, Romblon	15
490 Cad-341-D Odiongan	Dapawan, Odiongan, Romblon	2
740 & 741 Cad-311-D Romblon	Capaclan, Romblon, Romblon	9
3368 Cad-341-D Odiongan Cadastre	Tabobo-an, Odiongan, Romblon	3
1813 Cad-311-D Romblon Cadastre	Agtongo, Romblon, Romblon	4
247-A & 247-B Csd-045907-011616-D	Punta, Looc	3
616 Cad-341-D	Tabobo-an, Odiongan, Romblon	3
2962 Cad-311-D	Romblon, Romblon	5
3051 Cad-341-D	Mayha, Odiongan, Romblon	3
3078 Cad-346-D	Camandag, Loc, Romblon	5
2482-A-4-B Csd-4B-002957 Cad-341-D	Tuburan, Odiongan, Romblon	4
2265-A Csd-4B-003411-D	Libertad, Odiongan, Romblon	6
687 Cad-346-D Looc Cadastre	Madalag, Alcantara, Romblon	5
2056-B Csd-4B-003272	Madalag, Alcantara, Romblon	7
2875 Cad-548-D Sta. Fe Cadastre	Canyayo, Santa Fe, Romblon	3
1457 Cad-346-D	Camili, Alcantara, Romblon	4
1387 Cad-323-D	Hinugasan, San Agustin, Romblon	4
589 Cad-346-D	Poblacion, Alcantara, Romblon	5
4685 Cad-835-D	Poblacion, San Andres, Romblon	7
9644 Cad-526-D	Poblacion, Magdiawang, Romblon	8
2743 Cad-341-D	Panique, Odiongan, Romblon	4
4012 Cad-323-D	Cagboaya, San Agustin Romblon	5
2645 Cad-323-D	Dubduban, San Agustin, Romblon	6

SMD/SEG/03-07-2022