



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

January 31, 2023

MEMORANDUM

FOR : The Regional Executive Director

ATTENTION: The Chief
Survey and Mapping Division

FROM : The OIC-PENR Officer

SUBJECT : **REQUEST FOR AUTHENTICATED COPY OF
CADASTRAL MAP/APPROVED PLAN AND
TECHNICAL DESCRIPTION/LOT DATA
COMPUTATION OF LOT 6123 (PORTION)
CAD 200, NAUJAN CADASTRE (Sgs-04-000819-D)
LOCATED AT BARANGAY MERIT, VICTORIA,
ORIENTAL MINDORO.**

Forwarded is the Memorandum from CENR Officer, Socorro, Oriental Mindoro regarding the above-cited subject requested by Governor Humerlito A. Dolor.

The issuance of said documents shall be forwarded to Land Registration Authority to facilitate the titling process of the subject parcel of lot.

For information and consideration.


ALAN L. VALLE

Tracking No. : 2301000411

TSD/RPS/Dhal

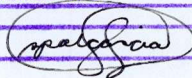


Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Community Environment and Natural Resources Office

January 19, 2023

MEMORANDUM

FOR : The Regional Executive Director
THRU : The PENR Officer
FROM : The CENR Officer
SUBJECT : **REQUEST FOR AUTHENTICATED COPY OF CADASTRAL MAP /
APPROVED PLAN AND TECHNICAL DESCRIPTION / LOT DATA
COMPUTATION**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE ORIENTAL MINDORO	
PENR TRACKING NO.	
RECEIVED BY:	
DATE:	JAN 27 2023
TIME:	

Relative to the regular target of this Office regarding the issuance of free patents (residential patents), may we request for authenticated copy of lot data computation/technical description and approved plan of **SGS 04-000819-D** located at Brgy. Merit, Victoria, Oriental Mindoro approved on August 26, 2003 allowing as reference for area verification subject to public land application. The issuance of said authenticated document shall be forwarded to Land Registration Authority to facilitate the titling process of the subject parcel of lot.

For your information and consideration.


RODEL M. BOYLES

September 26, 2022

Honorable RODEL BOYLES
CENRO, Pasi, Socorro, Oriental Mindoro

DENR - CENRO	
PASI, SOCORRO, ORIENTAL MINDORO	
DOC. # _____	
RECEIVED	RELEASED
BY: _____	BY: _____
DATE: 29 SEP 2022	DATE: _____
TIME: _____	TIME: _____

Dear Sir:

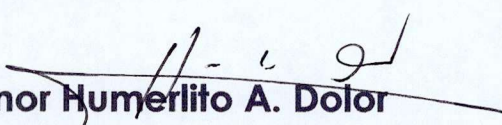
This refers to the agricultural property (10, 544 square meters) located at Barangay Merit, Victoria, Oriental Mindoro which I bought from Rodrigo M. Suarez on September 15, 2022. The said parcel of land has an aggregate area of (23, 821) Twenty Three Thousand Eight Hundred Twenty-One square meters and the same has not yet been registered.

In this regard, I humbly request your good office to conduct an ocular inspection on the area as an initial step for its registration. Thank you and more power.

Attached to this letter are the following supporting documents for your personal perusal to wit:

1. Deed of Absolute Sale
2. Tax Declaration
3. General Power of Attorney
4. Cadastral Plan

Respectfully yours,


Governor Humerlito A. Dolor
Province of Oriental Mindoro
0917-8218291

DEED OF ABSOLUTE SALE OF UNREGISTERED AGRICULTURAL LAND
(A PORTION OF 10,544 SQUARE METERS MORE OR LESS)

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE is made, execute, and entered into by:

RODRIGO M. SUAREZ married, legal age, Filipino, and resident of Brgy. Lalud, Calapan City, Province of Oriental Mindoro, herein represented by **ANGEL M. SAULONG**, of legal age, married, Filipino, and residing in Poblacion, Bansud, Municipality of Bansud, Province of Oriental Mindoro, by virtue of General Power of Attorney dated 23rd of August 2022, hereinafter referred to as the **"SELLER"**.

-and-

Sps, HUMERLITO ATIENZA DOLOR and HIYAS GOVINDA RAMOS DOLOR, both of legal age, Filipino, and residents of Brgy. Adrialuna, Naujan, Oriental Mindoro hereinafter referred to as the **"BUYERS"**.

WITNESSETH THAT:

WHEREAS, the **SELLER** is the owner of an unregistered agricultural parcel of land situated in Brgy. Merit, Victoria, Prov. Of Or. Mindoro, Island of Mindoro, containing an area of **TWENTY-THREE THOUSAND EIGHT HUNDRED TWENTY-ONE (23,821) SQUARE METERS**, more or less, covered by **TAX DECLARATION No. TD # 2015-150020-00186**, with the following boundaries, to wit:

TD # 2015-150020-00186

(Boundaries of 23,821 sqm)		(Boundaries of 10,544 sqm)	
North	: Naujan Lake	North	: Brgy. Road/Naujan Lake
South	: Lot 4658-C	South	: Public Land
East	: Naujan Lake	East	: Naujan Lake
West	: Lydia Malubag	West	: Hilario Ulip/Remaining pt.

WHEREAS, the **SELLER**, who have the full right to dispose of the above-mentioned parcel of land and the improvements thereon, have expressed their desire to sell the same to the **BUYERS** who are willing to buy the same;

WHEREAS, the **BUYERS**, has offered to buy and the **SELLER** has agreed to sell a portion of **TEN THOUSAND FIVE HUNDRED FOURTY FOUR (10,544) SQUARE METERS**, of the above-mentioned property for the amount of **ONE HUNDRED FIFTY THOUSAND (PHP 150,000.00) Philippine Currency**;

WHEREAS, the **BUYERS** hereby agree to shoulder all expenses that may be incurred in the registration of this instrument, as well as all expenses that may be entailed in the titling of said property in the **BUYER's** name;

NOW, THEREFORE, for and in consideration of the sum of **ONE HUNDRED FIFTY THOUSAND (PHP 150,000.00) Philippine Currency**, hand paid by the **BUYERS** to the **SELLER**, **DO HEREBY SELL, TRANSFER, and CONVEY** by way of **ABSOLUTE SALE** unto the said **BUYERS**, his heirs and assigns, the certain parcel of land together with all the improvements found thereon, free from all liens and encumbrances of whatever nature including real state taxes as of the date of this sale.

I will depend on this sale against whomsoever and upon signing of this Deed of Absolute Sale, the ownership and possession of the **TEN THOUSAND FIVE HUNDRED FOURTY FOUR (10,544) SQUARE METERS** shall pertain to the **BUYERS**.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this ____ day of

~~SEP 15 2022~~ 2022 at ~~PINAMALAYAN~~, Philippines.
OR. MINDORO

RODRIGO M. SUAREZ

TIN No.: 128-807-323

SELLER

~~HUMBERTO ATIENZA DOLOR~~

BUYER

~~WYAS GOVINDA RAMOS DOLOR~~

BUYER

Represented By:

ANGEL M. SAULONG

ATTORNEY-IN-FACT

TIN No.: 203-654-000

SIGNED IN THE PRESENCE OF:

Suair
S. Karmaine Tamarin

Maraneth

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

PINAMALAYAN) S.S.
OR. MINDORO

PINAMALAYAN
OR. MINDORO

BEFORE ME, a Notary Public for and in _____, personally come and appeared to me, known to me and to me known to be the same persons who executed the foregoing instrument and acknowledge before me that the same is their free and voluntary act and deed.

This instrument, consisting of two (2) pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses and sealed with my notarial seal.

WITNESS MY HAND AND SEAL on this SEP 15 2022 day of SEP 15 2022 2022 at PINAMALAYAN
_____, Philippines. OR. MINDORO

Doc. No. 163

Page No. 34

Book No. XXXVI

Series of 2022

Sancho F. Ferancillo
SANCHO F. FERANCILLO
NOTARY PUBLIC
COMMISSION EXPIRES DEC. 31, 2023
PTR NO. 2369351A/13-22
PINAMALAYAN OR. MDO.
IBP NO. 174573/1 4-22
PASIG CITY
ROLL NO. 16757

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-150020-00186**

Cancelled: ☐ Property Identification No.: **029-15-0020-001-02**

Owner: **SUAREZ, RODRIGO M.**

TIN: _____

Address: **LEIDO, VICTORIA, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____ **MERIT** **VICTORIA, ORIENTAL MINDORO**
 (Number and Street) (Barangay/District) (Municipality&Province/City)

OCT/TCT/CLOA No.: _____ Survey No.: _____

CCT: _____ Lot No.: _____ Blk. No.: _____

Dated: _____ Cadastral Lot no: **6123**

Boundaries:

North: **NAUJAN LAKE** South: **LOT 4658-C**

East: _____ West: **LYDIA MALUBAG**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**

☐ **BUILDING:**

No. of Storeys: _____

Brief Description: _____

☐ **MACHINERY:**

☐ **OTHERS:**

Specify: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	23,821	163,150.98	UNIRRIGATED RICE LAND	40%	65,260.
TOTAL :	23,821	Php 163,150.98		Php	65,260.

Total Assessed Value **SIXTY FIVE THOUSAND TWO HUNDRED SIXTY PESOS ONLY**
 (Amount in words)

Taxable ☒ Exempt ☐

Effectivity of Assessment/Reassessment: **1** **2021**
 Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

(SGD) **ALDWIN C. MANZO**

01/16/2020 (SGD) **CAESAR A. PANGILINAN, JR., REA** 01/16/2020

LAO OFFICER II

Date

Provincial Assessor

Date

This declaration cancels TD No.: **2015-150020-00002 WHOLE**

Previous AV. Php **65,260.0**

Previous Owner: **ISIP, PIO**

Memoranda: **ISSUED AS PER DEED OF SALE UNDER NOTARY PUBLIC, CALIXTO BACULO, DOC. NO. 355; PAGE NO. 71; BOOK NO. X; SERIES OF 2003 2020 REALTY TAX PAID UNDER OR NO. 1710757 DTD 01/16/2020. TRANSFER TAX PAID UNDER OR NO. 1175555 DTD 01/16/2020**

Annotation:

CERTIFIED TRUE COPY

CAESAR A. PANGILINAN JR., REA, MPA

Provincial Assessor

01/16/2020

Notes: This declaration is for real property taxation purposes only and the valuation indicated ~~shall be based on~~ **shall be based on** schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the **Sanggunian Pangasinan** under Ordinance 35-2014 dated 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

OR#: **1175557**

Date: **01/16/2020**

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESES PRESENTS:

I, **RODRIGO M. SUAREZ**, of legal age, married, Filipino and a resident of Teacher's Village Easts, Quezon City, hereby authorize and appoint, and BY THESE PRESENTS, do hereby constitute and appoint **ANGEL M. SAULONG**, of legal age, married, Filipino and a resident of Bansud, Oriental Mindoro, as my true and lawful attorney, for me and in my name, place and stead, to perform the following acts:

1. To administer and manage for my sole benefit a property located at Barangay Merit, Victoria, Oriental Mindoro of which I am the owner as per Tax Declaration No. 2015-150020-00186, which is more particularly described as follows:

"A parcel of land [Lot 6123 (Port) Cad-200, Naujan CADAstre, Sgs-04-000819-D], situated in Barangay Merit, Victoria, Island of Mindoro, containing an area of TWENTY THREE THOUSAND EIGHT HUNDRED TWENTY ONE (23,821) SQUARE METERS covered by TAX DECLARATION NO. 2015-150020-00186 of the Municipal Assessor's Office of Victoria, Or. Mindoro."

2. To execute, sign, authenticate, and enter into any and all contract and agreements including contract of sale for me and in my name with any person or entity;
3. To bring out and enter into compromises in my name and stead, in connection with actions brought for or against me, of whatever nature and kind. Also, to follow-up the necessary papers, to endorse and to sign documents from any government offices for the eventual transfer of title to whosoever is/are the buyer/s of my land.

HEREBY GIVING AND GRANTING unto my said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully, to all interests and purposes, as I might or could do if personally present, with all power of substitution and revocation, and hereby ratifying and confirming all that my said Attorney-in-Fact or his substitute shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this, AUG 23 2022 day of _____, 20____ at **QUEZON CITY**.


RODRIGO M. SUAREZ

Principal

OSCA No. 9434

Calapan City/ 06-15-2016

Signed in the presence of:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

QUEZON CITY

S.S

BEFORE ME, personally appeared the above- named person, upon presentation of proper identification, who is known to me and to me known to be the same person who executed the foregoing instrument which is a General Power of Attorney, consisting of two pages including this page, and acknowledged to me that the same is his free and voluntary act and deed.

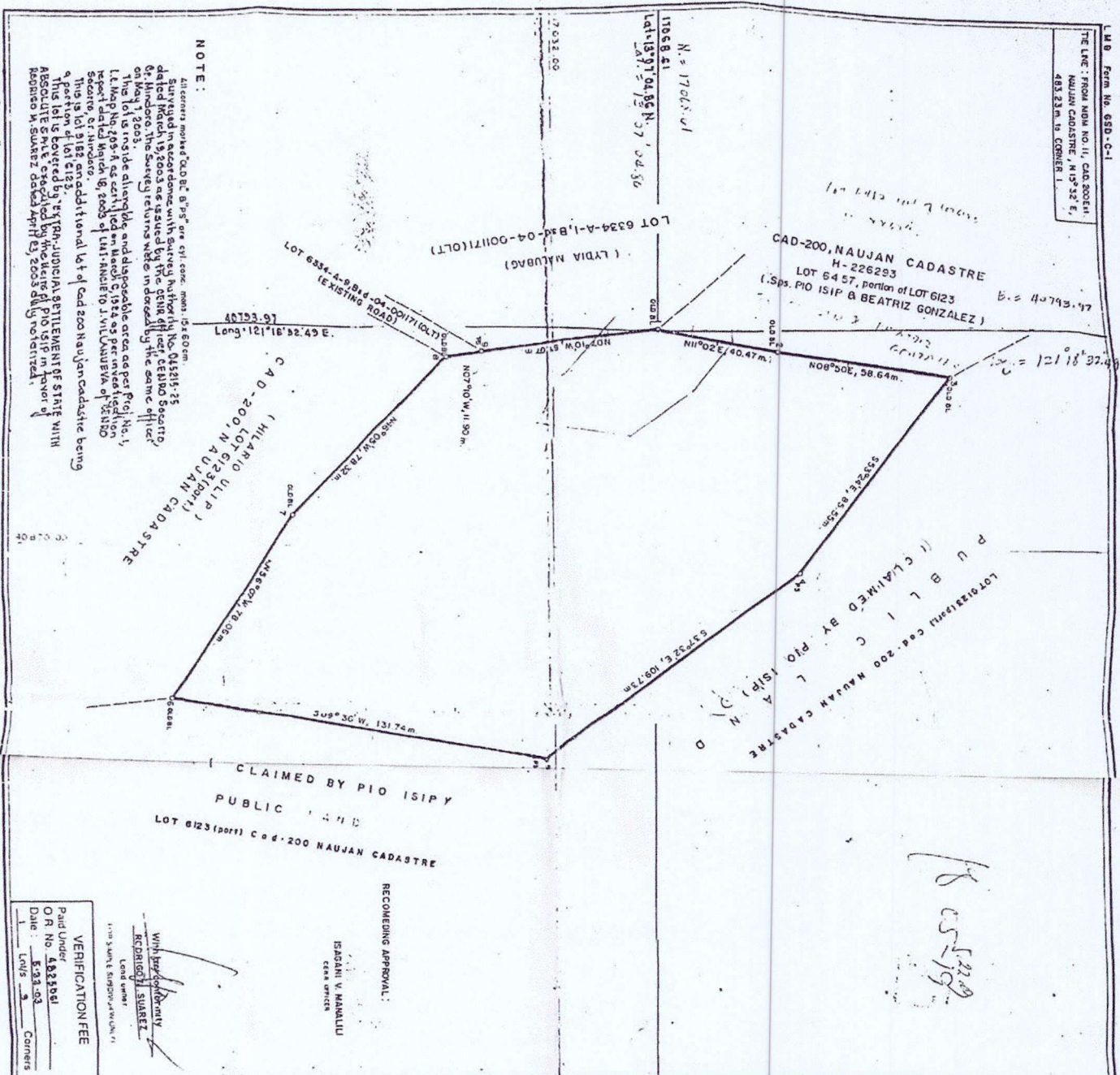
WITNESS MY HAND AND SEAL this AUG 23 2022 day of
at QUEZON CITY

Doc. No. 154;
Page No. 32;
Book No. V;
Series of 2022.

Notary Public

ATTY. JOSE M. FUMANAN
Notary Public for Quezon City
#112 Kalayaan Ave.,
Bldg. Central, Diliman, Quezon City
Contact Nos. 433-0037/0917-5622377
ADM Matter No. NP-104-2010-21
PT-2010-21
Lifeline: BP No. 08290
MCLE No. VI-0000562 valid 4.14.22
My Comm. Expires December 31, 2012
Roll No. 27993

THE LINE FROM MON NO. 11, CAD. 20024, NAUJAN CADASTRE, N15°32' E, 483.23m, IS CORNER 1.



NOTE:
 All corners marked with "B" are of concrete masonry 15.63cm. Surveyed in accordance with the Survey Return No. 042815-25 dated March 19, 2003 as issued by the DENR office, Cebu, Mindoro. The survey returns were indexed by the same office on May 1, 2003.
 This lot is inside alienable and disposable area as per Proclamation No. 1163, s. 1934, as amended, and is within the public domain. The report dated March 19, 2003 of the DENR office, Cebu, Mindoro, is hereby approved and the survey is being registered in the Office of the Provincial Engineer, Marikina City, on May 1, 2003.
 This lot is covered by the DENR office, Cebu, Mindoro, and is being registered in the Office of the Provincial Engineer, Marikina City, on May 1, 2003.
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VERIFICATION FEE
 Paid Under
 OR No. 4321564
 Date: 03-03-03
 Lot 1 3 Corners

RECOMMENDING APPROVAL:
 ISABELA V. MANALI
 DENR OFFICE

PLAN OF LOT 6123 (PORT) CAD. 200, NAUJAN CADASTRE, AS SURVEYED FOR RODRIGO M. SUAREZ
 SITUATED IN THE
 BARANGAY OF: MERIT
 MUN. OF: VICTORIA
 PROVINCE OF: OR. MINDORO
 ISLAND OF: MINDORO
 CONTAINING AN AREA OF 23821 SQ. M.

SEPARATION
 Rep. No. 1528 Feb. 1991
 Original Survey 800
 Lot No. 4321564 (8881)
 Deeded 19
 OCT No. 19
 Date 19
 Issued to 19
 Date 19
 Issued to 19

Department of Environment and Natural Resources
 Lands Management Services
 MIMAROPA REGION
 M. A. N. L. A.

APPROVED:
 May 1, 2003
 OIC, REGIONAL SURVEY DIVISION
 ANDRES M. VALENZUELA
 This approved plan, however, shall not be construed as title to the land.

RECEIVED BY:
 May 1, 2003
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