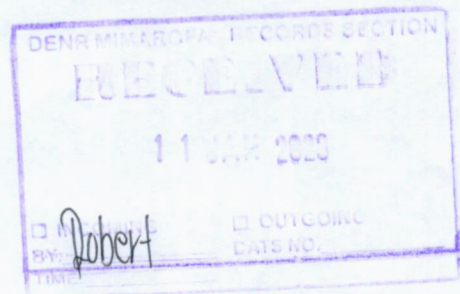


The Chief Survey and Mapping Division
DENR MIMAROPA
1515 L&S Bldg., Roxas Blvd.,
Ermita, Manila



Sir:

May we request for amendment of Lot No. PLS 26 (PHILCUSA FOA) Paluan Public Land Subdivision located at Brgy. Mapalad, Paluan, Occidental Mindoro, containing an area of 204 sq.m more or less.

Attached hereto are the following for your ready reference:

1. Special Power of Attorney (SPA) notarized;
2. Request letter duly notarized;
3. Certificate of non-issuance of title from the Registry of Deeds;
4. Deed of Sale from the original owner (Tempura Masangkay) attached annex;
5. Deed of Sale from Mercedita Daliri copy attached as annex;
6. Deed of Sale from Merlita T. De Lara copy attached as annex in favor of spouses

7. Gershon T. De Lara and Melody Jane T. De Lara
JOINT AFFIDAVIT OF ADJOINING OWNERS
ALL THROUGH AN ATTORNEY-IN-FACT

Gershon T. De Lara
GERSHON T. DE LARA
Requesting Party
Contact No. 09658757029
Brgy. I, Mapalad, Paluan, Occidental Mindoro

Melody Jane T. De Lara
MELODY JANE T. DE LARA
Requesting Party
Contact No. 09279407567

SUBSCRIBED and SWORN before me this NOV 21 2022 day of October, 2022.

MERLITA T. DE LARA WITH DSA - 02/09

Doc. No. 047;
Page No. 011;
Book No. 15551;
Series of 2022.

Kathleen E. Areleda
ATTY. KATHLEEN E. ARELEDA
Notary Public
Mamburao, Occidental Mindoro
Notarial Commission valid until 12/31/2023
Roll of Attorney's No. 59624
MCLE No. VI-0024830 valid until 04/14/2022
IBP No. 196784 -2022, Occ. Mindoro
PTR No. 4766629 -2022, Occ. Mindoro

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, spouses GERSHON T. DE LARA and MELODY JANE T. DE LARA, of legal ages, Filipino citizens, residents of Brgy. Mapalad, Paluan, Occidental Mindoro, by these presents have named, constituted and appointed our mother MERLITA T. DE LARA, 73 years old, widow, resident of Brgy. Mapalad, Paluan, Occidental Mindoro to be our attorney-in-fact, for us and in our name, place and stead, to do and perform the following acts and deeds as follows:

1. To follow- up our formal application; its processing and release of the original-owner's copy of a tract of land that we claimed under Lot No. Pls.26 (Philcusa-Foa), Paluan Public Land Sibdivision located in Brgy I, Mapalad, Paluan, Occidental Mindoro, containing an area of 204 sq.m more or less;
2. To execute, prepare, sign the necessary official or legal documents or requirements of all the government offices concerned for the immediate accomplishment of the purpose herein given;

HEREBY GIVING and GRANTING all that our attorney shall do or perform everything and act necessary and proper to be done in the premises as if personally present and acting in person, hereby confirming and ratifying all that said attorney shall do or caused to be done under the premises.

Done this ____ day of _____, 2022 at Brgy. I, Paluan, Occidental Mindoro

[Signature]
MELODY JANE T. DE LARA

Principal

ID No.0767282-PRC

[Signature]
GERSHON T. DE LARA

Principal

ID No.3410-30519-8 SSS

[Signature]
MERLITA T. DE LARA

Attorney-In-Fact

Postal ID 0692206

SC ID#020109 OSCA

REPUBLIC OF THE PHILIPPINES) S.S..
MUNICIPALITY OF MAMBURAO)
X-----X

Before ME a Notary Public for and in the Province of Occ. Mindoro, personally appeared spouses Melody Jane T. De Lara and Gershon T. De Lara who exhibited their valid ID, who are known to me to be the same person who executed this SPA and who acknowledged to me that the same is their voluntary act and deed.

Witness my hand and official seal this ____th day of September, 2022

[Signature]
ATTY. CIRILO Q. TEJOSO, JR.
NOTARY PUBLIC

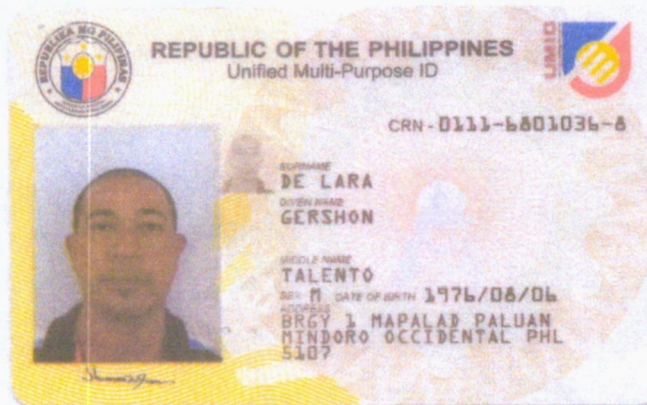
Rizal St. Brgy. 9 Mamburao, Occ. Mindoro
NOTARY PUBLIC
My Commission Expires on Dec. 31, 2023
Roll of Attorney's No. 41944, May 8, 1997
MCLE No. VI-0004742/December 8, 2017
IBP No. 172028 /01-04-2022/Occ. Mdo.
PTR No. 4766464/12-22-2021/Occ. Mdo.
Email Address: jumtejosos@yahoo.com.ph

Doc. No. 450;
Page No. 92;
Book No. 128;
Series of 2022.

AUTHORIZATION

This is to AUTHORIZE our mother, Mrs Merlita T. De Lara, to follow up the processing and receive a copy of the original title of the tract of land that we claimed under Lot No. PLS 26 (Philcusa- Foa) Paluan Public Land Subdivision located at Brgy. Mapalad, Paluan, Occ. Mindoro, containing an area of 204 sq m more or less.

Maw/ai/feran
MRS. GERSHON DE LARA
(@ MELODY JANE T. DE LARA)



Shearsonde Jara
Shearsonde Jara
Shearsonde Jara



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

East Avenue cor. NIA Road
Quezon City

Registry of Deeds for Mamburao, Mindoro Occidental

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT AS FAR AS THE RECORDS OF THIS OFFICE ARE CONCERNED, NO TITLE HAS BEEN ISSUED IN THE NAME OF GERSHON T. DE LARA AFFECTING LOT NO. RF-045101-141 WITH AN AREA OF 204 SQUARE METERS LOCATED AT BRGY. MAPALAD, MUNICIPALITY OF PALUAN, PROVINCE OF OCCIDENTAL MINDORO.

THIS CERTIFICATION IS BEING ISSUED UPON THE REQUEST OF MERLITA DE LARA FOR WHATEVER LEGAL PURPOSE IT MAY SERVE

ISSUED THIS 28TH DAY OF NOVEMBER, 2022 AT MAMBURAO, OCCIDENTAL MINDORO.


KATHLEEN ASMA SISON
RECORD OFFICER



Requested By : DE LARA, MERLITA TALENTO
OR No. : 1027972845
Amount Paid : 204.00
Date Paid : 11/28/2022

Please affix
Documentary Stamp



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment And Natural Resources Office
So. Balud, Sto. Niño, Sablayan, Occidental Mindoro
Email: cenrosablayan@denr.gov.ph

November 28, 2022

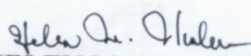
CERTIFICATION

THIS IS TO CERTIFY that as per verification from the records of this office (Lot Index, RFPA Entry Book, Survey Authority), the lot being requested for verification/certification has the following status:

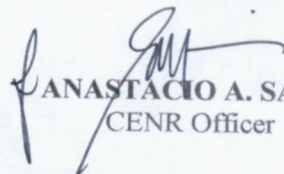
Lot No.	Applicant	Application No.	Location	Survey Plan no.	Area (sq.m.)	Remarks
RF-045101-141	Gershon T. De Lara	RF-45101-141	Brgy. Mapalad, Paluan, Occidental Mindoro	RF-45101-141-D	204	Existing Application (No Carpeta)

This certification is issued upon the request of **Merlita T. De Lara** for reference purposes. The required certification fee in the amount of Fifty Pesos (₱ 50.00) was paid under Official Receipt No. _____ dated _____.

Verified:


HELEN M. ALCOBER
In-charge, Records Unit

Attested:


ANASTACIO A. SANTOS
CENR Officer

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

That I, TEMPURA MASANGKAY VILLAS, widow, of legal age, Filipino and a residents of Barangay 5, Paluan, Occidental Mindoro, for and in consideration of the sum of TWENTY THOUSAND PESOS (P20,000.00) Philippine currency receipt of which is hereby acknowledged from MERCEDITA BERNARDO BALISI, of legal age, Filipino and a resident of Barangay 1-Mapalad Paluan, Occ. Mindoro have sold transfer and convey unto the said vendee, his/her heirs, successors and assigns all my rights and interests in the following described property, to wit;

A parcel of Residential Lot situated at Barangay 1-Mapalad sitio Ipul consisting of an area 100sqms. bounded on the North-Road; East-Cristiana Idioma; South-Siashore West-Reynaldo Venturero; covered by Tax Dec. No. 07-007-0136-B of land records in the Office of Municipal Assessor Paluan, Occidental Mindoro, under the name of Tempura Masangkay;

I HEREBY DECLARED that I have the free disposition of the property conveyed herein it being my own absolute property that it is free from all liens and encumbrances whatsoever, and that I shall forever defend the same unto the said vendee, his/her, heirs, successors and assigns from the claims of all third persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of Sept. 2009⁺ at Mamburao, Occidental Mindoro.

Tempura Masangkay Villas
TEMPURA MASANGKAY
Vendor

BEFORE ME, IN PRESENT OF: *Cynthia Villas*
CYNTHIA VILLAS
Daughter of vendor

Huyley
Witness

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

BEFORE ME, on this 16th day of Sept 2009⁺ at Mamburao, Occidental Mindoro personally appeared TEMPURA MASANGKAY with CTO No. 0944480 issued on 09-11-09 at Paluan, Occidental Mindoro, who is known to me to be the same person who executed the foregoing instrument and acknowledgement the same to be his/her free act and deed.

ATTEST BY HAND AND SEAL on the date and place above-stated.

Doc. No. 2073
Page No. 281
Book No. 4
Series of 2008.

Manuel T. Tria, Sr.
MANUEL T. TRIA, SR.
NOTARY PUBLIC
UNTIL DEC. 31, 2010
PTR NO. 8055969
JAN. 13 2009

ASSESSOR'S FINDINGS				
Kind	Area	Unit Values	Adjustments	Market Value
Res. lot	2,963sqm.	260.00	.5222	402,292.43
Total	2,963sqm.			402,292.43

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

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

I, **MERCIDITA BERNARDO DALIRI**, of legal age, married, Filipino and residing at Paluan, Occidental Mindoro, FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND PESOS (Php 100,000.00), Philippine Currency, to me in hand paid by **MERLITA T. DE LARA**, likewise of legal age, widow, Filipino and residing at Paluan, Occidental Mindoro, do hereby **SELL, TRANSFER, and CONVEY**, absolutely and unconditionally, unto the said **MERLITA T. DE LARA**, her heirs and assigns, that parcel of land, situated at Paluan, Occidental Mindoro, and more particularly described as follows, to wit:

"A parcel of residential lot situated at Barangay I- Mapalad sitio Ipul, Municipality of Paluan, Province of Occidental Mindoro, Island of Mindoro. Bounded on the North, Road; East Idioma; on the South, - Siashore west- Reynaldo Venturero covered by Tax Dec.No. 07-007-0136-R of land records in the office of Municipal Assessor, Paluan, Containing an area of **ONE HUNDRED (100) SQUARE METERS**,"

of which I am the owner thereof, my ownership and possession thereto being evidenced by previous document entitled "**Deed of Sale**" executed by Atty, Manuel T. Tria Sr. under Document No. 2073 Page No. 235 Book No. 11 Series of 2008, copy of which is hereto attached for easy reference and to form an integral part hereof.

IN WITNESS WHEREOF, I have hereunto signed this deed of sale, this 6th day of June, 2012 at Mamburao, Occidental Mindoro.

Mercidita
MERCIDITA BERNARDO DALIRI
Vendor

SIGNED IN THE PRESENCE OF:

1. *[Signature]*
[Signature]
Witness

2. _____
Witness

[Signature]

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for and in this jurisdiction, on this 16th day of June, 2012 in Mamburao, Occidental Mindoro, personally came and appeared Mercidita B. Daliri with Community Tax Certificate No. 07454144 issued on May 18, 2012 at Binan Laguna, Occidental Mindoro known to me and to me known to be the same person who executed the foregoing instrument, and he acknowledged to me that the same is his free act and voluntary 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 Mercidita B. Daliri and his witnesses, and sealed with my notarial seal.

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

Not. Reg. No. 165 ;
Page No. 33 ;
Book No. 5 ;
Series of 2012


ATTY. CIRILO Q. TEJOSOS, JR.
NOTARY PUBLIC
MY COMMISSION EXPIRES ON DEC. 31, 201~~2~~[✓]
ROLL OF ATTORNEYS No. 41944 (1997)
IBP No. 874044 / DEC. 19, 2011 / Q.C.
PTR No. 4030864 / JAN. 2, 2012 / OCC. MDO.

**KASULATAN NG BILIHAN NG LUPA
(DEED OF ABSOLUTE SALE OF LAND)**

Talastasan ng Sinuman:

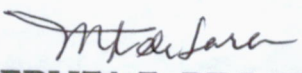
Na AKO, si **MERLITA T. DE LARA**, 73 taong gulang, viuda, Filipino, may tirahan sa Brgy. I, Mapalad, Paluan, Occidental Mindoro, ay nagmamay-ari ng isang (1) lagay na lupang residential na makikilala sa mga sumusunod na pagkakakilanlan.

"Isang lagay na lupang residential na matatagpuan sa Sitio Ipol, Brgy.I-Mapalad, Paluan, Occidental Mindoro, saklaw pa ng lumang buwisan (Tax Dec. 07-007-0136-R sa pangalan ng unang may-ari nito na si Tempura Masangkay Villar) karatig sa Ilaya-Road; Silangan-Cristiana Idioma, Jenideth Idioma ngayon; sa kanluran-Public Land claimed by Reynaldo Venturero; sa ibaba- Salvage Zone 20m wide"

Na ang pagmamay-ari ko na lupang ito ay pinagtitibay ng "Deed of Absolute Sale" may petsa ika-6 ng June, 2012. Doc No. 165, page No. 33; Book No. 5; series of 2012; (copy of annexed) na may lagda na nagbili sa akin na si Mercedita Bernardo Daliri, taga Brgy, 5, Paluan, Occidental Mindoro Doc No. 2073;page No. 275; Book No. 11; Series of 2010; (copy attached);

Ngayon, dahil at alang-alang sa halagang dalawang daang libong piso (Php 200,000), kwartang Pilipino, na aking tinanggap mula sa kamay ng mag-asawa ni Gershon T. De Lara at Melody Jane T. De Lara, may sapat na gulang, Filipino, may tirahan sa Brgy.1, Paluan, Occidental Mindoro; ay aking **IPINAGBIBILI, INILILIPAT, ISINASALIN** sa mag-asawa ni Gershon at Melody Jane sa kanila, kahalili o tagapagmana ng naulit ditong lupa kasama ang lahat ng kaunlaran o building doon na may kabuuang sukat na 204 sq meters.

Naisakatuparan na ang itinadhana ng Codigo Civil ng Pilipinas sa mga bilihang naulit dito;


MERLITA T. DE LARA
Nagbili
Tin No. 304-318-800
SC ID#020-109 OSCA

Maelfaforan
MELODY JANE T. DE LARA

Bumili

Tin No. 222-619-309

ID No.0767282-PRC

ShearsmDeJara
GERSHON T. DE LARA

Bumili

Tin No. _____

ID No.3410-30519-8 SSS

Signed in the presence of:
1. Florencio J. Jara

REPUBLIC OF THE PHILIPPINES) S.S..
MUNICIPALITY OF MAMBURAO)
X-----X

Before ME a Notary Public for and in the Province of Occ. Mindoro, personally appeared Merlita T. De Lara who exhibited to me her valid ID, known to me to be the same person who executed this document containing two (2) pages, signed by the seller and buyers.

WITNESS MY HAND and seal this __ day of ____, 2022.

Doc. No. 150;
Page No. 20;
Book No. 187;
Series of 2022.

ATTY. CIRILO P. FEJOSO, JR.
NOTARY PUBLIC

Rizal St. Brgy. 9 Mamburao, Occ. Mindoro
NOTARY PUBLIC
My Commission Expires on Dec. 31, 2023
Roll of Attorney's No. 41944, May 8, 1997
MCLE No. VI-0004742/December 8, 2017
IBP No. 172028 /01-04-2022/Occ. Mdo.
PTR No. 4766464/12-22-2021/Occ. Mdo.
Email Address: juncjoso@yahoo.com.ph

JOINT AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **JENNIDETH IDIOMA**, married to a De Lara, and **REYNALDO VENTURERO**, married, both of legal age, Filipino citizens, residents of Sitio Ipol, Brgy. I-Mapalad, Paluan, Occidental Mindoro, under oath depose and say:

That we are the adjoining owners of spouses GERSHON T. DE LARA and MELODY JANE T. DE LARA, likewise residents of Brgy. Mapalad, Paluan, Occidental Mindoro, on their residential lot described as follows.

“ Isang bahagi ng lupa residential na nasa Sitio Ipol, Bgry. Mapalad, Paluan, Occidental Mindoro, ito ay portion o parte lamang ng malaking lagay na lupa nasa Tax Declaration No. 007-0136-R (dati), ngayon ay TD No. 007-00182 dated 5-31-17 ng Municipal Assessor ng Paluan, Occidental Mindoro, ang mga karatig sa Ilaya Public Road; Ibaba ay Sea Wall at Salvage Zone; sa Silangan ay Jennideth Idioma ngayon {Cristiana Idioma dati}; Sa kanluran ay Reynaldo Venturero.”

Na ang lupang ito ay may kabuuang sukat ng Geothetic Engineer Approved Survey Plan for Gershon T. De Lara na 204 sq meters; ito ay nababakuran ang mga hangganan at may residential house of strong materials na may floor area na mahigit na 100 sq meters ang sukat.

GINAWA NAMIN ang "Magkasamang Salaysay" na ito upang patunayan na hindi kami nakakakuha ng alinman parte ng lupa nina Gershon at Melody Jane, gayundin naman sila sa aming mga lupa na karatig sa Silangan ay si Jennideth at sa Kanluran ay si Reynaldo Venturero,

Lumagda kami ng aming pangalan sa mababa nito ngayon ika-____ ng

_____, 2022.

Jennideth
JENNIDETH IDIOMA

NAGSASALAYSAY

ID. NO. 960-297-816-020

Reynaldo T. Venturero

REYNALDO VENTURERO

NAGSASALAYSAY

ID. NO. VM: 5707-00049-E27592710000

- JURAT -

REPUBLIC OF THE PIHIPPINES }
MUNICIPALITY OF MAMBURAO } S.S
PROVINCE OF OCCIDENTAL MINDORO }
X-----X

SUBSCRIBED and SWORN , before me this 29 NOV 2022 of _____,
2023, affiants exhibited their valid ID as shown below their signatures.

[Signature]
ATTY. CIRILO Q. TIBOSO, JR.
NOTARY PUBLIC

Rizal St. Brgy. 9 Mamburao, Occ. Mindoro
My Commission Expires on Dec. 31, 2023
Roll of Attorney's No. 41944, May 8, 1997
MCLE No. VI-0004742/December 8, 2017
IBP No. 172028 /01-04-2022/Occ. Mdo.
PTR No. 4766464/12-22-2021/Occ. Mdo.
Email Address: juntejosot@yahoo.com.ph

Doc No. 467 ;
Page No. 90 ;
Book No. 72 ;
Series of 2022-23.