

07 July 2023

Protected Area Management Office ("PAMO")
 Department of Environment and Natural Resources
 MIMAROPA Region

DENR MIMAROPA
 RECORDS SECTION
 JUL 07 2023
☐ INCOMING ☐ OUTGOING
 BY: _____
 TIME: _____

Attention : **HON. LORMELYN E. CLAUDIO**
 Regional Executive Director
 Chair, PAMB of MCWS

Subject : Supplemental Response to Your
 Honorable Office's *Letter* dated
 12 May 2023

Gentlemen:

I am writing to supplement my *Letter* dated 31 May 2023 ("*Letter*") addressed to your Honorable Office, where I responded to your request¹ for proof of my lawful ownership and occupation over my property in Barangay Harrison, Paluan, Occidental Mindoro ("Subject Property")² by establishing and supplying documentary evidence that:

a. The Subject Property has been privately owned since 1959 when Original Certificate of Title ("OCT") No. P-2472 over the Subject Property was issued³,

b. The Subject Property has been lawfully conveyed at least four (4) times, beginning from the issuance of *Transfer Certificate of Title* ("TCT") No. 1125 under the name of Luciano Sambutan ("Sambutan"), and then eventually to me⁴, and

c. Several government agencies, such as the Land Registration Authority ("LRA"), Provincial and Municipal Assessor's Office, Bureau of Internal Revenue ("BIR"), and the Department of Environment and Natural Resources ("DENR"), have repeatedly and expressly recognized the alienability and private ownership of the Subject Property, through the issuance of certifications⁵, tax declarations⁶, and other public documents.

In this connection, the Mt. Calavite Wildlife Sanctuary was established as a protected area by Republic Act ("R.A.") No. 7586⁷, as amended by R.A. No. 11038⁸. Notably, R.A. No. 7586 was issued in 1992 and R.A. No. 11038 was issued in 2018 (the latter is the law specifically

¹ cf. the Honorable Lormelyn E. Claudio's *Letter* dated 12 May 2023.

² A copy of the *Letter* is attached as **Annex "1"**.

³ See TCT No. 1125 (Annex "1" of **Annex "1"** hereof), which indicates that OCT No. 2472 was issued over the Subject Property in 1959.

⁴ *Letter*, par. 1, p. 2 (**Annex "1"** hereof).

⁵ See *Certification* dated 09 May 2019 (Annex "5" of **Annex "1"** hereof).

⁶ See *Tax Declaration* No. 07-0002-00245 dated 30 May 2023 (Annex "2" of **Annex "1"** hereof), *Tax Declaration* No. 07-0002-00820 (Annex "6" of **Annex "1"** hereof), *Tax Declaration* No. 07-0002-00821 (Annex "7" of **Annex "1"** hereof), *Tax Declaration* No. 07-0002-00829 (Annex "8" of **Annex "1"** hereof), and *Tax Declaration* No. 07-0002-00832 (Annex "12" of **Annex "1"** hereof).

⁷ Specifically, Section 4 of RA No. 11038 amends Section 5 of RA No. 7586 to include, among other protected areas, the Mt. Calavite Wildlife Sanctuary.

⁸ An Act Declaring Protected Areas and Providing For Their Management, Amending For This Purpose Republic Act No. 7586 Otherwise Known as the "National Integrated Protected Areas System (NIPAS) Act of 1992," and for Other Purposes.

establishing Mt. Calavite Wildlife Sanctuary as a protected area, or both after the issuance of OCT No. 2472. Even if the PAMO were to peg the private ownership of the from the issuance of TCT No. 1125 in the name of Sambutan, said title was issued in 1964 or still before the establishment of Mt. Calavite Wildlife Sanctuary as a protected area.

Notably, Section 22 of R.A. No. 7586, as amended by R.A. No. 11038, which your Honorable Office itself cited in your *Letter* dated 12 May 2023, states that property and private rights *already existing* within the protected area at the time of R.A. No. 7586's effectivity *shall be protected*:

"Section 22. Existing Rights. – All property and private rights within the protected area and its buffer zones already existing and/or vested upon the effectivity of this Act shall be protected and respected in accordance with existing laws [...]"
(Emphasis supplied)

The mandate to protect existing property and private rights was also reiterated in the Implementing Rules and Regulations of R.A. No. 7586, as amended by R.A. No. 11038, promulgated by the DENR:

"Rule 22.2. All property rights and private rights existing and/or vested upon the effectivity of the NIPAS Act, as amended, shall be protected and respected in accordance with existing laws." (Emphasis supplied)

According to the Supreme Court in *Jovellanos, et al. v. Court of Appeals, et al.*, G.R. No. 100728 (18 June 1992) ("*Jovellanos*"), a "property right" is vested whenever a proprietary interest has actually attached to a thing and is no longer open to doubt or controversy, such as the undersigned's rights over the Subject Property:

"x x x. A vested right is an immediate fixed right of present and future enjoyment. It is to be distinguished from a right that is expectant or contingent. It is a right which is fixed, unalterable, absolute, complete and unconditional to the exercise of which no obstacle exists, and which is perfect in itself and not dependent upon a contingency. Thus, for a property right to be vested, there must be a transition from the potential or contingent to the actual, and the proprietary interest must have attached to a thing; it must have become fixed or established and is no longer open to doubt or controversy." (Emphasis supplied)

On the other hand, the acquisition of "private rights" was likewise discussed by the Supreme Court in *Gordula, et al. v. Court of Appeals, et al.*, G.R. No. 127296 (22 January 1998) ("*Gordula*"). Citing *Director of Lands, et al. v. Hon. Reyes, et al.*, G.R. No. L-27594 (28 November 1975), the Supreme Court held that private rights are acquired over property whenever there is clear and convincing evidence that such property was (a) acquired through any of the means of acquisition of private land, and (b) occupied continuously, exclusively, and notoriously for at least thirty (30)

years under a *bona fide* claim of ownership, both of which conditions apply to the Subject Property:

“x x x. In *Director of Lands v. Reyes*, we held that a **settler claiming the protection of ‘private rights’ to exclude his land from a military or forest reservation must show ‘... by clear and convincing evidence that the property in question was acquired by [any] ... means for the acquisition of public lands’.**

In fine, one claiming ‘private rights’ must prove that he has complied with C.A. No. 141, as amended, otherwise known as the Public Land Act, which prescribes the substantive as well as the procedural requirements for acquisition of public lands. This law **requires at least thirty (30) years of open, continuous, exclusive and notorious possession** and occupation of agricultural lands of the public domain, **under a bona fide claim of acquisition**, immediately preceding the filing of the application for free patent.” (Emphasis and underscoring supplied)

It bears emphasis that in *Gordula*, the Supreme Court clearly considered the acquisition of private rights as sufficient to **exclude** the pertinent real property from being a protected area.

In this regard, the pertinent facts, applicable law and the documentary evidence attached to my *Letter* to your Honorable Office show that the Subject Property is clearly subject to both property rights and private rights and has been so prior to the establishment of Mt. Calavite Wildlife Sanctuary as a protected area. Consequently, the Subject Property is not a protected area and/or is excluded from the scope of R.A. No. 7586, as amended.

First, according to *Jovellanos*, a property right is considered vested upon a person’s actual and undisputed acquisition of ownership. Here, the Subject Property has clearly been subjected to a claim of ownership as early as the issuance of OCT No. P-2472 in 1959.⁹ Moreover, before the enactment of R.A. No. 7586 in 1992, the Subject Property had been subjected to multiple claims of ownership through the Subject Property’s transfer from OCT No. P-2472 to Sambutan in 1964 and, eventually, to Philippine Mountain Ministries (“PMM”), as evidenced by TCT No. T-24067 dated 06 February 2006 in the latter’s name.¹⁰

Since at least two (2) claims of ownership over the Subject Property *had preceded* the enactment of R.A. No. 7586, it cannot be disputed that property rights have been vested onto my predecessors-in-interest and I, making the Subject Property exempt from the implementation of R.A. No. 7586, as amended.

⁹ As indicated in TCT No. 1125 (Annex “1” of Annex “1” hereof).

¹⁰ Annex “4” of Annex “1” hereof.

Finally, private rights have likewise been vested over the Subject Property prior to the enactment of R.A. No. 7586, as the two (2) requisites for the acquisition of such rights specified in *Gordula* are likewise present in this case.

The *Extrajudicial Settlement with Deed of Absolute Sale* dated 13 January 2003¹¹, the *Deed of Absolute Sale* dated 03 May 2019¹², and the *Deed of Absolute Sale* dated 07 August 2020¹³ attached to my *Letter*, all of which have been used by several government agencies as basis for the issuance of public documents such as tax declarations and certifications, undoubtedly prove that the Subject Property is private land, the rights over which are, under R.A. No. 7586, as amended, “existing and/or vested” and should be “protected and respected in accordance with existing laws.”

Moreover, the requirement of a thirty (30) year-period of continuous and *bona fide* claim of ownership over the Subject Property has likewise been complied with, as *OCT No. No. P-2472*, *TCT Nos. 1125*, *T-24067*, and *062-2019000494* all prove that the Subject Property has been subjected to an unbroken and continuous claim of ownership since 1959 to date, beginning from the time of the predecessor-in-interest of Sambutan, Sambutan himself, to PMM, then to Spouses Dario and Ma. Eleanor Buenavides, and then finally to me, through the *Deed of Absolute Sale* dated 07 August 2020.

Considering that both property rights and private rights have long been vested in favor of my predecessors-in-interests and I, this Honorable Office must consider the Subject Property as being excluded from the scope of R.A. No. 7586.

It is also worth noting that several other structures, including a school, a church and residential properties, are also erected near the Subject Property and within the Mt. Calavite Wildlife Sanctuary:



¹¹ Annex “3” of Annex “1” hereof.
¹² Annex “10” of Annex “1” hereof.
¹³ Annex “13” of Annex “1” hereof.







Structures owned by other persons/entities which are erected near the Subject Property and also within the Mr. Calavite Wildlife Sanctuary

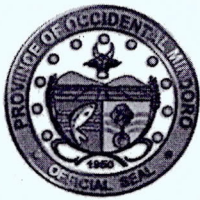
However, unlike the undersigned, it appears that the owners of these structures have not been required by your Honorable Office to substantiate their lawful occupation of the land on which their structures stand on, despite their structures also being within the Mt. Calavite Wildlife Sanctuary. This clearly suggests that the undersigned is being unjustly singled out, which is an unmistakable violation of, among other things, my constitutional right to due process and equal protection.

Hence, I urge your Honorable Office to **desist** from any further action which puts into question my clear and unmistakable right to own and occupy the premises of the Subject Property. Otherwise, I will be constrained to file the necessary **criminal, civil, and administratives** cases in order to safeguard my rights.

I trust that this shall merit your appropriate action.

Very Truly Yours,

ABELARDO S. PANGILINAN



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Mamburao

Office of the Sangguniang Panlalawigan
Provincial Capitol Complex, Mambirao, Occidental Mindoro

From the office of Sangguniang Panlalawigan Member
Hon. Abelardo S. Pangilinan

ANNEX "1"

31 May 2023

LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director
Chair, PAMB of MCWS

Thru:

Protected Area Management Office (PAMO)
Department of Environment and Natural Resources
MIMAROPA Region

MADAM:

Greetings.

DENR MIMAROPA RECORDS SECTION RECEIVED	
JUN 07 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: <u>h</u>	DATS NO. _____
TIME: <u>11</u>	

RECORDS	
RECEIVED BY: <u>gdk</u>	
DATE: <u>05/02</u>	TIME: _____
RELEASED BY: _____	
DATE: _____	TIME: _____

I write to you on the matter of your letter-inquiry dated 12 May 2023 which was received by the undersigned only on 24 May 2023. The aforesaid document pertains to your inquiry as to the status of my property situated at Barangay Harrison, Paluan, Occidental Mindoro. It was alleged based on the foregoing that my property may cause "possible threats to the biodiversity, the IP community and the environment within MCWS" or the Mt. Calavite Wildlife Sanctuary.

To shed light on the matter, my ownership over the said land was already and clearly established. Even the alleged individuals who have purportedly brought this matter to the Protected Area Management Board (PAMB) in its recent first quarter meeting were already apprised as to the legal status of the said land including my rightful ownership over the same. The concerned property is already titled and have passed its ownership in four instances. The following depicts the ownership and subsequent transfer of the same:

[Handwritten signature]

TABLE OF CHRONOLOGICAL EVENTS

Transfer Certificate of Title (TCT) No. 1125 under the name of <u>Luciano Sambutan</u> married to <u>Teresa Landason</u> consisting of <u>14.4072 hectares</u> and covered by Tax Declaration of Real Property No. 07-0002-00245	<ul style="list-style-type: none"> • TCT No. 1125 attached as Annex "1". • Tax Declaration of TCT No. 1125 attached as Annex "2".
TCT 1125 was transferred by the heirs of the late <u>Luciano Sambutan</u> and <u>Teresa Landason</u> to the <u>Philippine Mountain Ministries (Seventh Day Adventist)</u> as represented by <u>Jorge Panghulan</u> thru a notarized Extra Judicial Settlement with Deed of Absolute Sale	<ul style="list-style-type: none"> • Extra-Judicial Settlement with Deed of Absolute Sale attached as Annex "3".
TCT 1125 was transferred and became TCT - T - 24067 and a corresponding Tax Declaration was issued with TD No. 07-0002-00820 in favor of Philippine Mountain Ministries	<ul style="list-style-type: none"> • TCT T - 24067 attached as Annex "4". • Certification from the Register of Deed as per TCT - T - 24067 attached as Annex "5". • Tax Declaration No. 07-0002-00820 attached as Annex "6".
The aforesaid property was later subdivided into two portions, first, TD No. 07-0002-00821 which contained an area of <u>12.9536 hectares</u> , second, TD No. 07-0002-00829 with a total land area of <u>1.4536 hectare</u> , the beneficiary of which is <u>Lamont Adventist Elementary School, Inc.</u>	<ul style="list-style-type: none"> • TD No. 07-0002-00821 attached as Annex "7". • TD No. 07-0002-00829 attached as Annex "8". • Copy of the approved Subdivision Plan attached as Annex "9".
TD No. 07-0002-00821 belonging to TCT No. T - 24067 - Part, comprising of <u>12.9536 hectares</u> was sold by <u>Philippine Mountain Ministries</u> to <u>Spouses Dario Benavidez and Ma. Eleanor Benavidez</u> thru a Deed of Absolute Sale of a portion of land.	<ul style="list-style-type: none"> • Deed of Absolute Sale of a portion of land attached as Annex "10".
TCT No. 062-2019000494 and Tax Declaration No. 07-0002-00832 was subsequently issued in the name of Spouses Dario and Ma. Eleanor Benavidez as a consequence of the Deed of Absolute Sale	<ul style="list-style-type: none"> • TCT No. 062-2019000494 attached as Annex "11". • TD No. 07-0002-00832 attached as Annex "12".
Subsequently, spouses Benavidez sold the property to <u>Abelardo S. Pangilinan</u> married to <u>Shirley M. Pangilinan</u> hence the undersigned acquired ownership over the aforementioned property. The registration and titling are currently on process.	<ul style="list-style-type: none"> • Deed of Absolute Sale attached as Annex "13".

As can be deduced from the abovementioned chronological events, the ownership of the said parcel of land was already transferred for, at the very least, four (4) times, from Mr. Sambutan to Philippine Mountain Ministries to Sps. Benavidez and currently to the undersigned. By scrutinizing the documents, markings and boundaries of the contested property, it can be easily deduced that the same is bounded by several private lands not belonging to the Mt. Calavite Wildlife Sanctuary (MCWS). It is also noteworthy that the rightful ownership over the same was never questioned from its inception and have undergone several legal processes with several government agencies like the Register of Deeds, Bureau of Internal Revenue (BIR), Provincial and Municipal Assessor's Office, Land Registration Authority (LRA) and especially your agency the Department of Environment and Natural Resources (DENR). This representation's acquisition of the property is within the full facets of the law and with strict adherence of all the rules and regulations as mandated by the government. Taking into account such consideration, it cannot be gainsaid that the possession, tenure and proprietorship over the said parcel of land was already established both in facts and in law.

I would also like to also apprise the good regional executive director that I was recently informed by several reliable sources that this representation is being targeted and unjustly persecuted by several unscrupulous individuals who are using their position to besmirch and malign the reputation of the undersigned. To highlight the said assertion, it is well known within the community that several structures, individuals and groups can be found in the said area, including a school. As far as my information and data gathering are concerned, the said individuals and entities were not receiving this kind of "special treatment" from the local Protected Area Management Office (PAMO). Singling out this representation by the said local office or officer is a direct violation of my constitutional right to due process and equal protection as enshrined in the 1987 Constitution.

In light of this, may I respectfully inform the good regional executive director that I have also taken steps in order that my aforementioned Constitutional rights be protected and my right of dominion over the property be safeguarded. This representation will not hesitate to file the necessary **criminal, civil and administrative cases** to local individuals who have been using their position to the prejudice and injury of law-abiding citizens.

We hope we were able to enlighten and elucidate your office on the matter and issue at hand. Thank you very much.

Sincerely,


ABELARDO S. PANGILINAN



MAY 12 2023

MR. ABELARDO S. PANGILINAN

Barangay 2, Paluan
Occidental Mindoro

Dear **Mr. Pangilinan**:



The Protected Area Management Board (PAMB) is a decision-making body that oversees the management of a Protected Area established under Republic Act (RA) No. 7586 or the National Integrated Protected Areas System (NIPAS) Act of 1992, as amended by RA 11038 or the Expanded NIPAS Act of 2018, including among others the Mt. Calavite Wildlife Sanctuary (MCWS) in the Municipality of Paluan, Occidental Mindoro.

On February 15, 2023, the PAMB of Mt. Calavite Wildlife Sanctuary (MCWS) held its first quarter meeting and one of the concerns raised is the constructed infrastructure and the ongoing development inside your alleged titled property inside MCWS at So. Ulasan, Brgy. Harrison, Paluan. The same concern was brought to the attention of this Office, as well as the PAMB, by the Indigenous People (IP) community of So. Ulasan in their letter dated February 5, 2023 addressed to the Protected Area Superintendent (PASu) of MCWS. This concern has opened discussion on its possible threats to the biodiversity, the IP community, and the environment within MCWS.

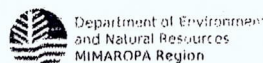
In relation to this, may we request you to submit to the PAMO all necessary documents that will prove your occupation/claim within MCWS as well as the ongoing construction activities within the subject area.

We are hoping for your preferential attention on this matter.

Very truly yours,


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director and
Chair, PAMB of MCWS


5/22 1



Doc ID: 108608

CDD/PAMBCS/ksm/4-20-23

5-24-23

A-102631

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS FOR THE PROVINCE OF OCCIDENTAL MINDORO

Transfer Certificate of Title

No. T-1125
INDEXED

IT IS HEREBY CERTIFIED that certain land situated in the Province of Occidental Mindoro, more particularly bounded and described as follows:

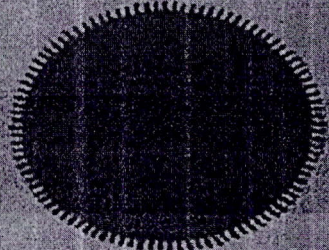
A parcel of land (Lot 1014-B of the subdivision plan (LRC) Pad-35837, being a portion of Lot 1014, Paluan Public Land Subdivision, pla-26 (Philcusa-Poa) LRC Rec. No. (H-Pat. V. 76724, situated in the Municipality of Paluan, Province of Occidental Mindoro, Island of Mindoro. Bounded on the NE., point 7 to 1 by Forest Zone, points 1 to 2 and 2 to 3 by Lot 1014-A of the subdivision plan, points 3 to 4 by Lot 1013 Paluan Public Land Subdivision Pla-26 (Philcusa-Poa); on the SE., point 4 to 5 by Lot 1127, Paluan Public Land Subdivision Pla-26 (Philcusa-Poa); and on the SW. and NW., points 5 to 6 and 6 to 7 by Malugao River. Beginning at point marked "T" on plan, being N. 43 deg. 09' U., 6003.31 m. from B.L.L.M. 1, Paluan Public Land Subdivision, Pla-26 (Philcusa-Poa); thence S. 29 deg. 05' E., 200.00 m. to point 2; thence S. 88 deg. 15' E., 116.46m. to point 3; thence S. 29 deg. 05' E., 136.95 m. to point 4; thence S. 66 deg. 26' W., 493.49m. to point 5; thence N. 7 deg. 07' E., 304.47m. to point 6; thence N. 25 deg. 23' W., 251.87m. to point 7; thence S. 88 deg. 15' E., 225.02m. to point of beginning, containing an area of ONE HUNDRED FORTY-FOUR THOUSAND AND SEVENTY TWO (144,072) SQUARE METERS, more or less. All points referred to are indicated on the plan and the name of **LUCELO S. SANTAN**, Filipino of legal age, married to Teressa Lantadon, with residence and postal address at Paluan, Occidental Mindoro, Philippines

subject to the provisions of the said Land Registration Act 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, and to

are marked on the ground as follows: Points 4, 5 and 7 by OLDF. L.S. Cyl. Concomons. 15 x 60 cm.; point 6 by Old Stake; and the rest by F.E. Cyl. Concomons. 15 x 60 cm.; bearing true date of the Original Survey, July 20, 1953-February 1954, and its running, executed that said land was originally registered on the 9th day of May

of _____, in the year nineteen hundred and Fifty-nine, in Registration Book No. VII, page 2472, of the Office of the Register of Deeds of Occidental Mindoro as Original Certificate of Title No. D-2472, pursuant to a Homestead patent granted by the President of the Philippines, on the 2nd day of May, in the year nineteen hundred and Fifty-eight, under Act No. 141 as amended

This certificate is a transfer from ORIGINAL Certificate of Title No. D-2472, which is cancelled by virtue herof in so far as the above described land is concerned.



Entered at Mamburao, Occidental Mindoro, Philippines, on the 26th day of June, in the year nineteen hundred and Sixty-four, at 4:55 P. M.

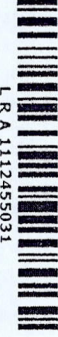
[Signature]
RODOLFO V. TOLER
Register of Deeds

2059 Donada Street, PANGAY CITY

* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of TCT T-1125 on file at Registry of Deeds of Mamburao, Mindoro Occidental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: ABELARDO S. PANGILINAN.

Ref. No.: 2023000826 OR No. : 1029768453
Date : 06/01/2023 OR Date : Jun 1 2023
Time : 10:08:25 AM Amt. Paid: 546.70

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

ENTRY No. _____

*** NOTHING FOLLOWS ***
All subsequent encumbrances shall be shown on separate sheets.
JUN 27 2011 ✓

(Memorandum of Encumbrances continued on Page _____ -B)
(Technical Description continued on Additional Sheet _____, Page _____)

18-142

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



LRA 1112455032

This is a Certified True Copy of TCT T-1125 on file at Registry of Deeds of Mamburao, Mindoro Occidental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: ABELARDO S. PANGILINAN.

Ref. No.: 2023000826 OR No.: 1029768453
Date: 06/01/2023 OR Date: Jun 1 2023
Time: 10:08:25 AM Amt. Paid: 546.70

Page _____B

T- 1125

P3

(Continuation of the Memorandum of Encumbrances from Page _____A)

(Continued on Page _____C)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

L R A 111245033

This is a Certified True Copy of TCT T-1125 on file at Registry of Deeds of Mamburao, Mindoro Occidental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: ABELARDO S. PANGILINAN.

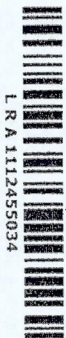
Ref. No. : 2023000826 OR No. : 1029768453
Date : 06/01/2023 OR Date : Jun 1 2023
Time : 10:08:25 AM Amt. Paid: 546.70

(Continuation of the Memorandum of Encumbrances from Page -B)

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet Page Register of Deeds)



LR A 112455034

This is a Certified True Copy of TCT T-1125 on file at Registry of Deeds of Mamburao, Mindoro Occidental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: ABELARDO S. PANGILINAN.

Ref. No. : 2023000826 OR No. : 1029768453
Date : 06/01/2023 OR Date : Jun 1 2023
Time : 10:08:25 AM Amt. Paid: 546.70

2.
KASULATAN NG PAGBAHA-BAHAGI NG MANAHING LUPA SA LABAS NG
HUKUMAN NA MAY KASAMANG BILIHAN

DAPAT MALAMAN NG LAHAT

Ang Kasulatan ng Pagbaha-bahagi ng Manahing Lupa sa Labas ng Hukuman na may Kasamang Bilihan na ginawa nina

1. PACITA SAMBUTAN, kasal kay Simon Cubil, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
2. ANTONIO SAMBUTAN, kasal kay Melessy Sambutan, may sapat na gulang at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
3. LEDENIOR SAMBUTAN, kasal kay Elsa Sambutan, may sapat na gulang, Pilipino at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
4. DANILO SAMBUTAN, kasal kay Crisanta Sambutan, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
5. FELIMON SAMBUTAN, kasal kay Mary Ann Sambutan, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan Occidental Mindoro, para sa kanyang sarili at para sa kanyang kapwa tagapagmana ng nawalang Artemio Sambutan, ay nagsasaad ng mga sumusunod

Na ang mga nabanggit na tao sa itaas ay sila lamang ang naiwang tagapagmana ng nawalang Mag-asawang Luciano Sambutan at Teresa Landason na parehong namatay sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro noong taong 1992 at 1984, magkasundod na walang iniwan na huling habilin at testamento sina Pacita, Antonio, Ledenior at Danilo, pawang may apelyedong Sambutan, ay ang mga naiwanang anak ng nabanggit na mag-asawa at si Felimon Sambutan ay kanilang naiwanang apo sa pamamagitan ng kanilang nawalang anak na si Artemio Sambutan.

Na ang nasabing mag-asawa, Luciano Sambutan at Teresa Landason, ng silay namatay, sila'y may naiwanang isang parselang lupa sa lugar ng Paluan, Occidental Mindoro na may luang o area na ISANG DAAN AT APAT NA POOT APAT NA LIBO AT PITOMPOUT DALAWANG (144,072) METROS KUWADRADOS, humigit kumulang, at unasakupan ng Titulo, TUL. No. T-1125 sa pangalan ng Mag-asawang Luciano Sambutan at Teresa Landason.

Na ang mga parte sa itaas ay pawang may sapat na gulang na at ang nasabing namatay na Mag-asawa ay walang naiwang huling habilin at testamento at walang pagkakautang kaninuman; silay nagkasundo na kanilang bahagin na ang nasabing lupa sa labas ng hukuman sa pamamagitan ng pag-angkin para sa kanilang sarili sa nasabing lupa sampo sa kanilang mga tagapagmana, kahalili at tagapangasiwa at

Dahil at alang-alang sa halagang APAT NA DAAN AT TATLOMPOUT DALAWANG LIBO, DALAWANG DAAN AT LABING ANIM NA PISO (432,216) METROS KUWADRADOS, humigit kumulang, at unasakupan ng Titulo, TUL. No. T-1125 sa pangalan ng Mag-asawang Luciano Sambutan at Teresa Landason, ang mga nabanggit na tao sa itaas ay sila lamang ang naiwang tagapagmana ng nawalang Mag-asawang Luciano Sambutan at Teresa Landason na parehong namatay sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro noong taong 1992 at 1984, magkasundod na walang iniwan na huling habilin at testamento sina Pacita, Antonio, Ledenior at Danilo, pawang may apelyedong Sambutan, ay ang mga naiwanang anak ng nabanggit na mag-asawa at si Felimon Sambutan ay kanilang naiwanang apo sa pamamagitan ng kanilang nawalang anak na si Artemio Sambutan.

COPIES OF THE ASSessor
OFFICE OF THE ASSESSOR
TRUE COPY
GERALDINE P. ESTANO
5-7-23

pahina 2 Kasulatan na Pagbaba bahagi ng Manahing Lupa sa Labas ng
Hukuman na may Kasamang Bilihan

Na ang kasulatang ito ay nakasalalay sa ipinag-uutos ng Sek 4, Regla 74 ng
Reglamento ng Hukuman tungkol sa bahagi ng isang tao, tagapagmana, o
pinagkakautangan na manpektuhan ng dahil sa kasulatang ito.

SA KATUNAYAN NG LAHAT, ang mga parting kasulatang ito ay lumagda sa
ibaba nito ngayong ika 13 ng Enero, 2003, dito sa Mamburao,
Occidental Mindoro

Pacita Sambutan
PACITA SAMBUTAN
Tagapagmana/Nagbili
Ledenior Sambutan
LEDENIOR SAMBUTAN
Tagapagmana/Nagbili

Antonio Sambutan
ANTONIO SAMBUTAN
Tagapagmana/Nagbili
Daniilo Sambutan
DANILO SAMBUTAN
Tagapagmana/Nagbili

Felimon Sambutan
FELIMON SAMBUTAN

(Para sa kaniyang sarili at para sa
kaniyang mga kapwa tagapagmana
ng nawalang Artemio Sambutan
na sina Ramona, Leonora at
Solomon, lahat may apelyedong
Sambutan)

Tagapagmana/Nagbili

PHILIPPINE MOUNTAIN MINISTRIES
BUMILI

BY

Jorge Panghulan
PASTOR JORGE PANGHULAN

MGA SAKSI

(SAKSI)

REPUBLIKA NG PILIPINAS
PROBINSYA NG OCC. MINDORO
MUNISIPYO NG MAMBURAO

(SAKSI)

HUMARAP SA AKIN ngayong ika 13 ng Enero, 2003, dito
sa Mamburao, Occidental Mindoro, ang mga sumusunod na tao ay taglay ang kanilang
Cedula na kagaya ng mga sumusunod

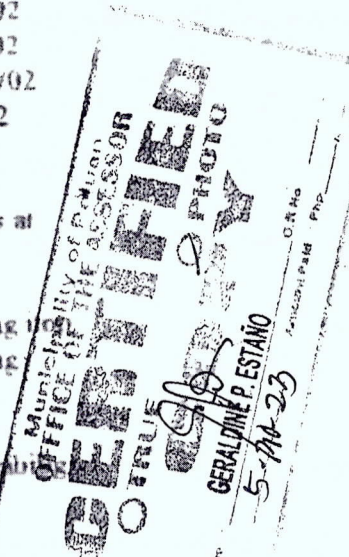
Pangalan	Cedula Big	Lugar at Petsa ng Pagtubos
Pacita Sambutan	05508252	Paluan, Occ. Mindoro- 10/17/02
Antonio Sambutan	05508253	Paluan, Occ. Mindoro- 10/17/02
Ledenior Sambutan	05508255	Paluan Occ. Mindoro 10/18/02
Daniilo Sambutan	05507874	Paluan Occ. Mindoro 10/18/02
Felimon Sambutan	11165731	Mamburao, Occ. Mindoro 3/06/02
Pastor Jorge Panghulan	09033980	San Pablo City 3/12/02

At sila'y kilala ko na sila mismo ang nagpagawa at nagpatibay ng kasulatan sa itaas at
kanilang iramin na ito'y kusang loob nilang pinagawa at pinagtibay.

Ang kasulatang ito ay binubuo ng dalawang (2) pahina kasama ang pahinang ito
na nilagdaan ng mga parte at ng kanilang mga saksi sa katapusan nito at sa kaliwang
bahagi ng Manahing Lupa sa labas ng Hukuman na may kasamang Bilihan.

SA KATUNAYAN, aking nilagdaan at sinelyuhan sa nasabing lugar at nasabing
petsa

Dok. Big. 4295



No. 6393455

[illegible]

07



PROPERTY OF THE

THE UNIVERSITY OF CHICAGO

GERALDINE R. ESTAÑO
5-70-77

[illegible]

1

back, 2000
Provençal in Italy measured

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-14-2010 BY 60322 UCBAW

* Payments without penalty may be made within the periods stated below if by installment:

1st Installment	January 1 to March 31 of the year
2nd Installment	April 1 to June 30 of the year
3rd Installment	July 1 to Sept. 30 of the year
4th Installment	October 1 to Dec. 31 of the year

1st Investment
2nd Investment
3rd Investment
4th Investment

2012

五

DAPAT MALAMAN NG LAHAT

Ang Kasulatan ng Pagbaha-bahagi ng Manahing Lupa sa Labas ng Hukuman na may Kasamang Bilihan na ginawa nina:

1. PACITA SAMBUTAN, kasal kay Simon Cubil, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro;
2. ANTONIO SAMBUTAN, kasal kay Melesy Sambutan, may sapat na gulang at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro;
3. LEDENIOR SAMBUTAN, kasal kay Elsa Sambutan, may sapat na gulang, Pilipino at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro;
4. DANILO SAMBUTAN, kasal kay Crisanta Sambutan, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro;
5. FELIMON SAMBUTAN, kasal kay Mary Ann Sambutan, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrison, Paluan Occidental Mindoro, para sa kanyang sarili at para sa kanyang kapwa tagapagmana ng nawalang Artemio Sambutan, ay nagsasagat ng mga sumusunod:

Na ang mga nabanggit na tao sa itaas ay sila lamang ang naiwang tagapagmana ng nawalang Mag-asawang Luciano Sambutan at Teresa Landason na parehong namatay sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro noong taong 1992 at 1984, magkasunod, na walang inuwan na huling habilin at testamento; sina Pacita, Antonio, Ledenior at Danilo, pawing may apelyedong Sambutan, ay ang mga naiwanang anak ng nabanggit na mag-asawa at si Felimon Sambutan ay kanilang naiwanang apo sa pamamagitan ng kanilang nawalang anak na si Artemio Sambutan;

Na ang nasabing mag-asawa, Luciano Sambutan at Teresa Landason, ng silay namatay, sila'y may naiwanang isang parcelsang lupa sa lugar ng Paluan, Occidental Mindoro na may hang o area na ISANG DAAN AT APAT NA PO'T APAT NA LIBO AT PITOMPO'T DALAWANG (144,072) METROS KUWADRADOS, humigit kumulang, at nasasakupan ng Titulo, TCT. No. T-1123 sa pangalan ng Mag-asawang Luciano Sambutan at Teresa Landason;

Na ang mga parte sa itaas ay pawing may sapat na gulang na at ang nasabing namatay na Mag-asawa ay walang naiwang huling habilin at testamento at walang pagtatawag kaninuman; silay nagkasundo na kanilang bahagin sa ang nasabing lupa sa labas ng hukuman sa pamamagitan ng pag-angkin para sa kanilang sarili sa nasabing lupa sampo sa kanilang mga tagapagmana, kahalili at tagapangasiwa;

Dahil at alang-alang sa halagang APAT NA DAAN AT TATLOMPO'T DALAWANG LIBO, DALAWANG DAAN AT LABING ANIM NA PISO (432,000) pilak Pilipino, na kanilang natanggap sa Philippine Mountain Ministries, isang samahang ng mga Seventh Day Adventist Missionary, Paluan, Occidental Mindoro, na kinatawan ng kanilang Pastor JORGE PANGHULAN, may asawa, may sapat na gulang, Pilipino, at naninigilan sa Box 51, San Rafael, San Pablo City, at tagapag-angkin ng nasabing samahan ay kanilang ipinagbili, isinalin, at inilipat sa nasabing Philippine Mountain Ministries, sampo ng kanyang tagapagmana, kahalili, at tagapangasiwa; na

Antonio Sambutan, Ledenior Sambutan, Danilo Sambutan, Felimon Sambutan

RECEIVED
OFFICE OF THE
SOLICITOR GENERAL
JAN 10 1993
PHOTO
GERALDINE ESTANCO
5-70-23

Na ang kasulatang ito ay nakasalalay sa tinag-utos ng Sek. 4, Regla 74 ng Reglamente ng Hukuman tungkol sa bahagi ng isang tao, tagapagmana, o pinagkakautangan na maapektuhan ng dahil sa kasulatang ito.

SA KATUNAYAN NG LAHAT, ang mga parting kasulatang ito ay lumagda sa ibaba nito ngayong ika 13 ng Enero, 2003, ditto sa Mamburao, Occidental Mindoro

Pacita Sambutan
PACITA SAMBUTAN
Tagapagmana/Nagbili
Ledenior Sambutan
LEDENIOR SAMBUTAN
Tagapagmana/Nagbili

Antonio Sambutan
ANTONIO SAMBUTAN
Tagapagmana/Nagbili
Daniilo Sambutan
DANILO SAMBUTAN
Tagapagmana/Nagbili

Felimon Sambutan
FELIMON SAMBUTAN
(Para sa kaniyang sarili at para sa kaniyang mga kapwa tagapagmana ng nawalang Arsenio Sambutan na siya Ramona, Leonora at Solomon, lahat may apelyedong Sambutan)
Tagapagmana/Nagbili

PHILIPPINE MOUNTAIN MINISTRIES
BUMILI

BY *Jorge Panghulan*
PASTOR JORGE PANGHULAN

MGA SAKSI

REPUBLIKA NG PILIPINAS
PROBIENSA NG OCC. MINDORO
MUNISIPYO NG MAMBUKAO

HUMARAP SA AKIN ngayong ika 13 ng Enero, 2003, ditto sa Mamburao, Occidental Mindoro, ang mga sumusunod na tao ay taglay ang kanilang Cedula na kagaya ng mga sumusunod:

Pangalan	Cedula Blg.	Lugar at Petsa ng Pagtubos
Pacita Sambutan	05508252	Paluan, Occ. Mindoro- 10/17/02
Antonio Sambutan	05508253	Paluan, Occ. Mindoro- 10/17/02
Ledenior Sambutan	05508253	Paluan Occ. Mindoro 10/18/02
Daniilo Sambutan	05507874	Paluan Occ. Mindoro 10/18/02
Felimon Sambutan	11465731	Mamburao, Occ. Mindoro 3/06/02
Pastor Jorge Panghulan	09033980	San Pablo City 3/12/02

At sila'y kilala ko na sila mismo ang nagpagawa at nagpatibay ng kasulatan sa itaas at kanilang imamin na ito'y kusang loob nilang pinagawa at pinagtibay.

Ang kasulatang ito ay binubuo ng dalawang (2) pahina kasama ang pahinang itop na nilagdaan ng mga parte at ng kanilang mga saksi sa katapusan nito at sa kaliwang bahagi ng Manahing Lupa sa labas ng Hukuman na may kasamang Bilihan.

SA KATUNAYAN, aking nilagdaan at sinelyuhan sa nasabing lugar at nasabing petsa

Dok. Blg. 4295

Alfredo T. Estano
ALFREDO T. ESTANO

OFFICE OF THE
MUNICIPAL CLERK
MAMBUKAO
OFFICIAL
5-10-23
GERALD P. ESTANO
MAMBUKAO



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
REGISTRY OF DEEDS FOR MAMBURAO, OCCIDENTAL MINDORO

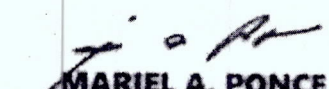
CERTIFICATION

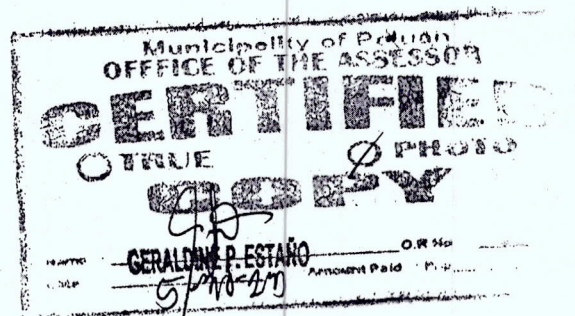
THIS IS TO CERTIFY that as far as the records of this office are concerned, Philippine Mountain Ministries is the registered owner of a parcel of land situated in Municipality of Paluan, Province of Occidental Mindoro with an area of 144,072 square meters, covered by Transfer Certificate Title No. T-24067.

THIS IS TO CERTIFY FURTHER that despite of diligent effort, the documents used for the transfer of the T-1125 under the name of Mr. Luciano Sambutan to T-24067 such as Certificate Of Authorizing Registration, Transfer Tax, Real Property Tax, Tax Declaration, and other documents relative thereto can no longer be located and presume to be one of those documents that were eaten by termites or destroyed due to wear and tear and conditions of the climate of the vault of this registry.

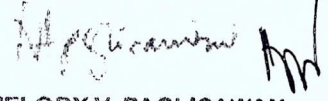
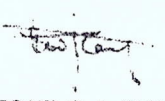
This certification is being issued upon the request of Ms. Ma. Eleanor Banot Benavidez for whatever legal purpose it may serve.

Issued on this 9th day of May, 2019 at Mamburao, Occidental Mindoro.


MARIEL A. PONCE
OIC-REGISTER OF DEEDS



TAX DECLARATION OF REAL PROPERTY

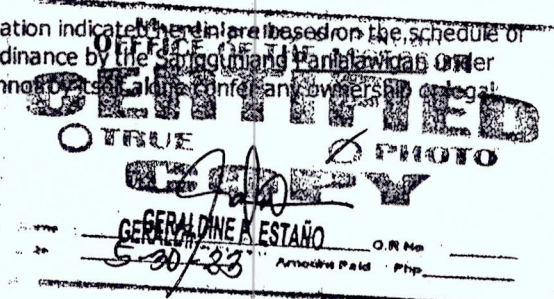
TD No.: 07-0002-00245		Property Identification No.: 028-07-0002-008-01	
OWNER: SAMBUTAN, Luciano		TIN:	
Address: Barangay Harrison, Paluan, Occ. Mdo.		Tel. No.:	
Administrator/Beneficial User:		TIN:	
Address:		Tel. No.:	
Location of Property:	(No./Street:)	(Brgy/District:)	(Municipality & Province/ City:)
OCT/TCT/CLOA No.	T-1125	Survey No.	
CCT:		Lot No.	1014-B
Dated:		Blk. No.	
Boundaries:			
North East: Forest Zone & Lot 1014-A		South: Lot 1127, Pls-26	
East: Lot 1013, 1014-A		West: Malugao River	
Kind of Property Assessed:			
<input checked="" type="checkbox"/> Land		<input type="checkbox"/> Machinery	
		Brief Description:	
<input type="checkbox"/> Building		<input type="checkbox"/> Others	
No. of Storeys:		Brief Description:	
Brief Description:			
Classification	Area	Market Value	Actual Use
Agricultural	14.4072	228,170.00	Agricultural
Total ==>>		P 228,170.00	
Assessment Level			Assessed Value
40%			91,270.00
			P 91,270.00
Total Assessed Value NINETY ONE THOUSAND TWO HUNDRED SEVENTY PESOS ONLY			
(Amount in Words)			
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: 2016	
RECOMMENDING APPROVAL:		APPROVED BY:	
			
MELODY V. PAGLICAWAN Municipal Assessor		LEONILO A. MARANAN OIC, Provincial Assessor	
This declaration cancels TD No. 07-0002-00283 Owner: SAMBUTAN, Luciano Previous A.V. Php 54,000.00			

MEMORANDA:

Assessment will take effect on year 2016. General Revision Year!

Notes:

* 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 Panlalawigan under Ordinance No. 37, s. of 2013 dated January 21, 2013. It does not and cannot confer any ownership or legal title to the property.



TAX DECLARATION OF REAL PROPERTY



0 2 8 0 7 0 0 2 0 0 8 0 1 7 1 2 1 5 1 R

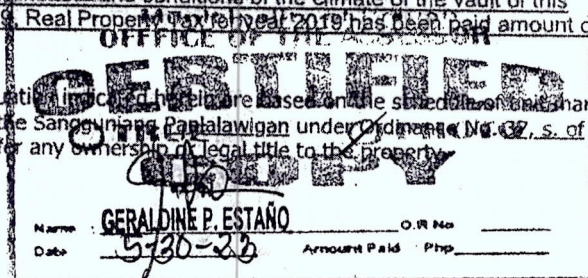
TD No.: 07-0002-00820		Property Identification No.: 028-07-0002-008-01			
OWNER: PHILIPPINE MOUNTAIN MINISTRIES Address: Paluan, Occidental Mindoro		TIN: Tel. No.:			
Administrator/Beneficial User: Address:		TIN: Tel. No.:			
Location of Property: (No./Street:) <u>Harrison</u>		Paluan Occidental Mindoro			
(Brgy/District:)		(Municipality & Province/ City:)			
OCT/TCT/CLOA No. <u>T-24067</u>		Survey No. (LRC) <u>Psd-35837</u>			
CCT:		Lot No. <u>1014-B</u>			
Dated: <u>February 06, 2006</u>		Blk. No.:			
Boundaries: North East: <u>Forest Zone & Lot 1014-A</u> South: <u>Lot 1127, Pls-26</u> East: <u>Lot 1013, 1014-A</u> West: <u>Malugao River</u>					
Kind of Property Assessed: <input checked="" type="checkbox"/> Land Machinery Brief Description: Building Others No. of Storeys: Brief Description:					
Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	14.4072	228,170.00	Agricultural	40%	91,270.00
Total ==>>		P 228,170.00			P 91,270.00
Total Assessed Value NINETY ONE THOUSAND TWO HUNDRED SEVENTY PESOS ONLY (Amount in Words)					
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: <u>2020</u>			
RECOMMENDING APPROVAL:		APPROVED BY:			
<u>MELODY V. PAGLICAWAN</u>		<u>REMELYN C. SALAZAR</u>			
Municipal Assessor		Asst. Provincial Assessor			
		<u>LEONILO A.</u>			
		MARANAN			
		Provincial Assessor			
		<u>2019-05-17</u>			
		Date			
This declaration cancels TD No. <u>07-0002-00245</u> Owner: <u>SAMBUTAN, Luciano</u> Previous A.V. Php <u>91,270.00</u>					

MEMORANDA:

Transferred to herein declarant as per issuance of Transfer Certificate of Title No. T-24067 dated February 06, 2006. Kasulatan ng Pagbaha-bahagi ng Manahing Lupa sa Labas ng Hukuman na May Kasamang Bilihan sa ilalim ng Dok. Blg. 4295; Pah. Blg. 60; Lib. Blg. 78 serye ng 2003, Alfredo T. Tejada, Notaryo Publiko, Mamburao, Occidental Mindoro. Certification of documents used for transfer of the T-1125 under the name of Mr. Luciano Sambutan to T-24067 such as Certificate of Authorizing Registration, Transfer Tax, Real Property Tax, Tax Declaration, and other documents relative thereto can no longer be located and presume to be one of those documents that were eaten by termites or destroyed due to wear and tear and conditions of the climate of the vault of this registry, by Mariel A. Ponce, OIC- Reister of Deeds dated May 09, 2019. Real Property Tax relief for 2019 has been paid amount of 1,642.86 under Official Receipt No. 6393455.

Notes:

* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Pambalawigan under Ordinance No. 02, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.



SN No. 2088184

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 24067

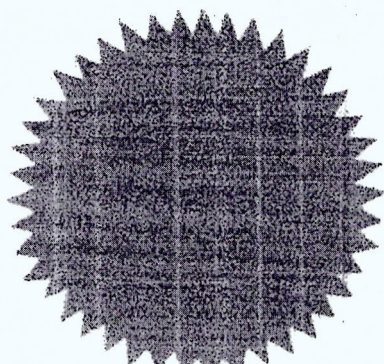
IT IS HEREBY CERTIFIED that certain land situated in the province of Occidental Mindoro, more particularly bounded and described as follows:

A parcel of land (Lot 1014-A of the subd. plan (L.C) Pad-35837, being a portion of Lot 1014, Paluan Public Land Subd., PLS-26 (Philcusa-Poa) LAC Rec. No.), situated in the Mun. of Paluan, Prov. of Occ. Mindoro, Island of Mindoro. Bounded on the NE., points 7-1 by Forest Zone, points 1-2 & 2-3 by Lot 1014-A of the subd. plan; points 3-4 by Lot 1013, Paluan Public Land Subd., PLS-26 (Philcusa-Poa); on the SE., points 4-5 by Lot 1127, Paluan Public Land Subd., PLS-26 (Philcusa-Poa); & on the NW., points 5-6 & 6-7 by Malacao River. Beginning is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of * PHILIPPINE MOUNTAIN INDUSTRIES, Paluan, Occidental Mindoro, represented by Pastor Jorge Panghulan; of legal age, Filipino, married -

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, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 9th day of May in the year nineteen hundred and fifty-nine in Registration Book No. VII page 2472 of the Office of the Register of Deeds of Occidental Mindoro as Original Certificate of Title No. 2472 pursuant to a Homestead patent, in the name of Philippine Mountain Industries, Inc. granted by the President of the Philippines, on the 2nd day of May in the year nineteen hundred and fifty-seven under Act No. 141, as amended.

This certificate is a transfer from Transfer Certificate of Title No. 24125 which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Mamburao, Occ. Mindoro
Philippines, on the 6th day of February
in the year two thousand and six
at 1:30 P.m.

MAURIL A. PONCE
Acting (Register of Deeds)

Paluan, Occidental Mindoro

(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband and if the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

GERALDINE P. ESTANO

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

~~Exhibit No.~~

ning at a point marked "1" on plan, being N. 43 deg. 09'W., 6003.31 m. from BLIM 1, Paluan Public Land Subd., PLS-26 (Philcusa-Foa); thence S. 29 deg. 05' E., 200.00 m. to point 2; S. 88 deg. 15'E., 116.46 m. to point 3; S. 29 deg. 05'E., 186.95 m. to point 4; S. 66 deg. 26'W., 493.49 m. to point 5; N. 7 deg. 07'E., 304.47 m. to point 6; N. 25 deg. 23'W., 251.87 m. to point 7; S. 88 deg. 15'E., 225.02 m. to point of beginning; containing an area of ONE HUNDRED FORTY FOUR THOUSAND SEVENTY TWO (144,072) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: Points 4, 5 & 7 by Old PLS cyl. conc. mons. 15x60 cm.; point 6 by Old Stake; & the rest by PS cyl. conc. mons. 15x60 cms.; bearings true; date of orig. survey, July 20, 1953-Feb. & that of the subd. survey, March 9, 1964. - - - - -

Maxiel A. Powce
MAXIEL A. POWCE
Acting Register of Deeds

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Municipality of Cebu	
OFFICE OF THE ASSESSOR	
CERTIFIED	
<input checked="" type="radio"/> TRUE	<input checked="" type="radio"/> FALSE
Name <u>GERALDINE P. ESTAÑO</u>	O.R. No. _____
Date <u>5-11-23</u>	Assessed Paid _____

No. 2088184

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

PROVINCE OF MINDORO OCCIDENTAL
REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-24067

IT IS HEREBY CERTIFIED that certain land situated in the province of Occidental Mindoro, more particularly bounded and described as follows:

A parcel of land (Lot 1014-B of the subd. plan (LRO) Psd-35837, being a portion of Lot 1014, Paluan Public Land Subd., Pls-26 (Philcusa-Foa) LRO Rec. No.), situated in the Mun. of Paluan, Prov. of Occ. Mindoro, Island of Mindoro. Bounded on the NE., points 7-1 by Forest Zone, points 1-2 & 2-3 by Lot 1014-A of the subd. plan; points 3-4 by Lot 1013, Paluan Public Land Subd., Pls-26 (Philcusa-Foa); on the SE., points 4-5 by Lot 1127, Paluan Public Land Subd., Pls-26 (Philcusa-Foa); & on the NW., points 5-6 & 6-7 by Malugao River. Beginning is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of * PHILIPPINE MOUNTAIN MINISTRIES, Paluan, Occidental Mindoro, represented by Pastor Jorge Panghukan, of legal age, Filipino, married -

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, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 9th day of May in the year nineteen hundred and fifty-nine in Registration Book No. VII page 2472 of the Office of the Register of Deeds of Occidental Mindoro as Original Certificate of Title No. T-2472 pursuant to a Homestead patent in the name of granted by the President of the Philippines, on the 2nd day of May in the year nineteen hundred and fifty-seven under Act No. 141, as amended.

This certificate is a transfer from Transfer Certificate of Title No. T-1125 which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at Mamburao, Occ. Mindoro
Philippines, on the 6th day of February
in the year two thousand and eight
at 1:30 P.M.

MARCEL A. PONGE
Acting (Register of Deeds)

Paluan, Occidental Mindoro

(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

It is hereby certified that this is a true electronic copy of TCT T-24067 on file in Registry of Deeds of Mamburao, Mindoro Occidental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: BENAVIDEZ, MA. ELEANOR BANOT

Ref. No. : 2019001000 OR No. : 1017140207
Date : 07/08/2019 OR Date : Jul 8 2019
Time : 12:04:57 PM Amt. : 546.70



MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Encumbrance

ning at a point marked "1" on plan, being N. 43 deg. 09'W., 6003.31 m. from
 BLM 1, Paluan Public Land Subd., Pls-26 (Philcusa-Foa); thence S. 29 deg. 05'
 E., 200.00 m. to point 2; S. 88 deg. 15'E., 116.46 m. to point 3; S. 29 deg.
 05'E., 186.95 m. to point 4; S. 66 deg. 26'W., 493.49 m. to point 5; N. 7 deg.
 07'E., 304.47 m. to point 6; N. 25 deg. 23'W., 251.87 m. to point 7; S. 88 deg.
 15'E., 225.02 m. to point of beginning; containing an area of ONE HUNDRED FORTY
 FOUR THOUSAND SEVENTY TWO (144,072) SQUARE METERS, more or less. All points
 referred to are indicated on the plan and are marked on the ground as follows:
 Points 4, 5 & 7 by Old PLS cyl. conc. mons. 15x60 cm.; point 6 by Old Stake;
 & the rest by PS cyl. conc. mons. 15x60 cms.; bearings true; date of orig. sur-
 vey, July 20, 1953-Feb. & that of the subd. survey, March 9, 1964. - - - - -

Maxiel A. Ponce
 MAXIEL A. PONCE
 Acting Register of Deeds

NOTHING FOLLOWS

Any subsequent annotations shall be stored in electronic form in the PHILARIS.

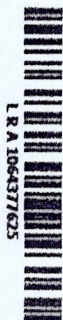
Date 6-02-2011

(Memorandum of Encumbrances continued on Page-B)
 (Technical Description continued on Additional Sheet Page-)

Register of Deeds

It is hereby certified that this is a true electronic copy of TCT T-24067 on file in Registry of Deeds of Mamburao, Mindoro Occidental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: BENAVIDEZ, MA. ELEANOR BANOT

Ref. No. : 2019001000 OR No. : 1017140207
 Date : 07/08/2019 OR Date : Jul 8 2019
 Time : 12:04:57 PM Amt. : 546.70



LRA 106437625

(Continuation of the Memorandum of Encumbrances from Page-A)

(Continued on Page-C

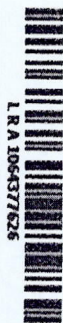
Register of Deeds

It is hereby certified that this is a true electronic copy of **TCT T-24067** on file in **Registry of Deeds of Mamburao, Mindoro Occidental**, which consists of **4** page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at **Registry of Deeds of Mamburao, Mindoro Occidental**. Requested By: **BENAVIDEZ, MA. ELEANOR BANOT**

Ref. No. : 2019001000 OR No. : 1017140207

Date : 07/08/2019 OR Date : Jul 8 2019

Time : 12:04:57 PM Amt. : 546.70



(Continuation of the Memorandum of Encumbrances from Page-B)

(Continued on Additional Sheet Page)

Register of Deeds

It is hereby certified that this is a true electronic copy of TCT T-24067 on file in Registry of Deeds of Mamburao, Mindoro Occidental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mamburao, Mindoro Occidental. Requested By: BENAVIDEZ, MA. ELEANOR BANOT

Ref. No. : 2019001000 OR No. : 1017140207

Date : 07/08/2019 OR Date : Jul 8 2019

Time : 12:04:57 PM Amt. : 546.70



LRA 106437627

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Mamburao, Mindoro Occidental

Transfer Certificate of Title

No. 062-2019000493

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF HARRISON, MUNICIPALITY OF PALUAN, PROVINCE OF OCCIDENTAL MINDORO, ISLAND OF MINDORO, more particularly bounded and described as follows:

LOT NO: 1014-B-1, OF SUBDIVISION PLAN: (LRA) PSD-E2018010621

PORTION OF: LOT 1014-B, (LRC) PSD-35837

LRA REC. NO. H. PATENT

LOCATION: BARRIO OF HARRISON, MUNICIPALITY OF PALUAN, PROVINCE OF OCCIDENTAL MINDORO, (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: PHILIPPINE MOUNTAIN MINISTRIES, REPRESENTED BY PASTOR JORGE PANGHULAN, OF LEGAL AGE, FILIPINO, MARRIED

Address: PALUAN, OCCIDENTAL MINDORO MIMAROPA

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:

Original RD: MAMBURAO, MINDORO
OCCIDENTAL

Patent Date:

OCT Date: 05 09 1959

Under Act No.:

OCT No.: OCT-P-2472

Volume No.:

Page No.: 2472

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-24067 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mamburao, Mindoro Occidental, Philippines on the 11th day of OCTOBER 2019 at 02:47pm.

Mariel A. Ponce
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019000493 on file in Registry of Deeds of Mamburao, Mindoro Occidental, 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 Mamburao, Mindoro Occidental. Requested By: NORLAN TAROMA

Ref. : 2021000469 OR No. : 1023554912
Date : 04/05/2021 OR Date : Apr 5 2021
Time : 10:02:28 AM Amt. Paid : 820.05

TCT No.: 062-2019000493
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)
ISLAND OF MINDORO

BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2-3	SW, NW	LOT 1014-B-2,
(LRA) PSD-E2018010621		
3-4	NE	LOT 1013, PLS-26
(PHILCUSA-FOA)		PALUAN PUBLIC LAND
SUBDIVISION		
4-1	SE	LOT 1127, PLS-26
(PHILCUSA-FOA)		PALUAN PUBLIC LAND
SUBDIVISION		

TIE POINT: BLLM NO. 1, PLS 26, PALUAN PUBLIC LAND SUBDIVISION			
LINE	BEARING		DISTANCE
TO CORNER 1	N. 45 °	05` W	5619.89 M.
1-2	N. 14 °	44` W	72.87 M.
2-3	N. 63 °	38` E	172.95 M.
3-4	S. 29 °	05` E	87.67 M.
4-1	S. 68 °	28` W	192.48 M.

AREA: FOURTEEN THOUSAND FIVE HUNDRED THIRTY SIX (14,536) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: CORNERS 1 TO 3 ARE MARKED P.S. ARE CYL. CONC. MONS. 15X40 CMS.
AND THE REST ARE OLD P.S. CYL. CONC. MONS.

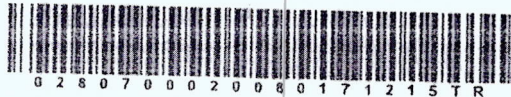
15X40 CMS.
BEARINGS: TRUE
DECLINATION:
DATE OF ORIGINAL SURVEY: JULY 20, 1953
DATE OF SUBDIVISION SURVEY: NOVEMBER 04, 2018
GEODETIC ENGINEER: JONATHAN L. REYES
NOTES:
DATE APPROVED: MARCH 04, 2019

It is hereby certified that this is a true electronic copy of TCT 2019000493 on file in Registry of Deeds of Mamburao, Mindoro Occidental, 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 Mamburao, Mindoro Occidental. Requested By: NORLAN TAROMA

Ref. : 2021000469 OR No. : 1023554912
Date : 04/05/2021 OR Date : Apr 5 2021
Time : 10:02:28 AM Amt. Paid : 820.05



TAX DECLARATION OF REAL PROPERTY



0 2 8 0 7 0 0 0 2 0 0 8 0 1 7 1 2 1 5 T R

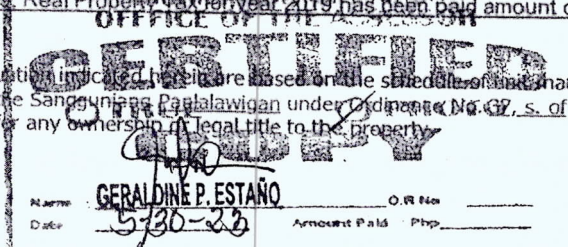
TD No.: 07-0002-00820		Property Identification No.: 028-07-0002-008-01			
OWNER: PHILIPPINE MOUNTAIN MINISTRIES		TIN:			
Address: Paluan, Occidental Mindoro		Tel. No.:			
Administrator/Beneficial User:		TIN:			
Address:		Tel. No.:			
Location of Property:	(No./Street:)	(Brgy/District:)	(Municipality & Province/ City:)		
OCT/TCT/CLOA No. T-24067		Survey No.	(LRC) Psd-35837		
CCT:		Lot No.	1014-B		
Dated:	February 06, 2006	Blk. No.			
Boundaries:					
North East: Forest Zone & Lot 1014-A		South: Lot 1127, Pls-26			
East: Lot 1013, 1014-A		West: Malugao River			
Kind of Property Assessed:					
<input checked="" type="checkbox"/> Land		<input type="checkbox"/> Machinery			
<input type="checkbox"/> Building		<input type="checkbox"/> Others			
No. of Storeys:		Brief Description:			
Brief Description:		Brief Description:			
Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	14.4072	228,170.00	Agricultural	40%	91,270.00
Total ==>>		P 228,170.00			P 91,270.00
Total Assessed Value NINETY ONE THOUSAND TWO HUNDRED SEVENTY PESOS ONLY					
(Amount in Words)					
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: 2020			
RECOMMENDING APPROVAL:		APPROVED BY:			
MELODY V. PAGLICAWAN		REMELYN C. SALAZAR			
Municipal Assessor		Asst. Provincial Assessor			
		MARANAN			
		Provincial Assessor			
		2019-05-17			
		Date			
This declaration cancels TD No. 07-0002-00245 Owner: <u>SAMBUTAN, Luciano</u> Previous A.V. Php 91,270.00					

MEMORANDA:

Transferred to herein declarant as per issuance of Transfer Certificate of Title No. T-24067 dated February 06, 2006, Kasulatan ng Pagbaha-bahagi ng Manahing Lupa sa Labas ng Hukuman na May Kasamang Bilihan sa ilalim ng Dok. Big. 4295; Pah. Big. 60; Lib. Big. 78 serye ng 2003, Alfredo T. Tejada, Notaryo Publiko, Mamburao, Occidental Mindoro. Certification of documents used for transfer of the T-1125 under the name of Mr. Luciano Sambutan to T-24067 such as Certificate of Authorizing Registration, Transfer Tax, Real Property Tax, Tax Declaration, and other documents relative thereto can no longer be located and presume to be one of those documents that were eaten by termites or destroyed due to wear and tear and conditions of the climate of the vault of this registry, by Mariel A. Ponce, OIC- Reister of Deeds dated May 09, 2018. Real Property Tax for year 2019 has been paid amount of 1,642.86 under Official Receipt No. 6393455.

Notes:

* 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 Paglalawigan under Ordinance No. 67, S. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.



SN No. 2088184

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 7-24067

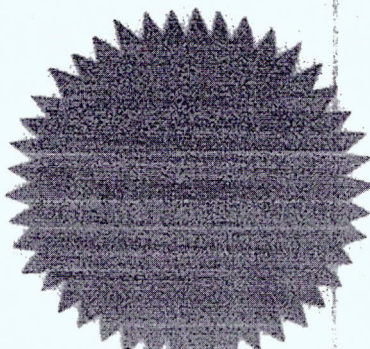
IT IS HEREBY CERTIFIED that certain land situated in the province of Occidental
Mindoro, more particularly bounded and described as follows:

A parcel of land (Lot 1014-B of the subd. plan (LRC) Pcd-35377, being a portion of Lot 1014, Paluan Public Land Subd., Pld-26 (Philcusa-Foa) LRC Rec. No.), situated in the Mun. of Paluan, Prov. of Occ. Mindoro, Island of Mindoro. Bounded on the NE., points 7-1 by Forest Zone, points 1-2 & 2-3 by Lot 1014-A of the subd. plan; points 3-4 by Lot 1013, Paluan Public Land Subd., Pld-26 (Philcusa-Foa); on the SE., points 4-5 by Lot 1127, Paluan Public Land Subd., Pld-26 (Philcusa-Foa); & on the NW., points 5-6 & 6-7 by Malagan River. Began is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of * PHILIPPINE MOUNTAIN MINING CO., Paluan, Occidental Mindoro, represented by Pastor Jorge Panghulan; of legal age, Filipino, married -

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, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 9th day of MAY, in the year nineteen hundred and fifty-nine in Registration Book No. VII page 2472 of the Office of the Register of Deeds of Occidental Mindoro as Original Certificate of Title No. P-2472 pursuant to a Homestead patent, in the name of, granted by the President of the Philippines, on the 2nd day of MAY, in the year nineteen hundred and fifty-seven, under Act No. 141, as amended.

This certificate is a transfer from Transfer Certificate of Title No. P-1125 which is cancelled by virtue hereof in so far as the above described land is concerned.



Paluan, Occidental Mindoro

(Owner's Postal Address)

Entered at Mamburao, Occ. Mindoro
Philippines, on the 6th day of February
in the year two thousand and eight
at 1:30 P.m.

MARCEL A. FORGE
Acting (Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

GERALDINE P. ESTANO

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

ning at a point marked "1" on plan, being N. 43 deg. 09'W., 6005.31 m. from
 BLUM 1, Paluan Public Land Subd., PLS-26 (Philousa-Foa); thence S. 29 deg. 05'
 E., 200.00 m. to point 2; S. 88 deg. 15'E., 116.46 m. to point 3; S. 29 deg.
 05'E., 186.95 m. to point 4; S. 66 deg. 26'W., 493.49 m. to point 5; N. 7 deg.
 07'E., 304.47 m. to point 6; N. 25 deg. 23'W., 251.87 m. to point 7; S. 88 deg.
 15'E., 225.02 m. to point of beginning; containing an area of ONE HUNDRED FORTY
 FOUR THOUSAND SEVENTY TWO (144,072) SQUARE METERS, more or less. All points
 referred to are indicated on the plan and are marked on the ground as follows:
 Points 4, 5 & 7 by Old PLS cyl. conc. mons. 15x60 cm.; point 6 by Old Stake;
 & the rest by PS cyl. conc. mons. 15x60 cms.; bearings true; date of orig. sur-
 vey, July 20, 1953-Feb. 2 that of the subd. survey, March 5, 1954. - - - - -



MARIEL A. POWUE
 Acting Register of Deeds

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Municipality of Cebu	
OFFICE OF THE REGISTER	
CERTIFICATE	
<input checked="" type="radio"/> TRUE	<input checked="" type="radio"/> PREPARED
Name	GERALDINE P. ESTAÑO
Code	5-10-23
Amount Paid	

TAX DECLARATION OF REAL PROPERTY



0 2 8 0 7 0 0 0 2 0 0 8 5 6 7 1 2 1 5 S D

TD No.: 07-0002-00821 Property Identification No.: 028-07-0002-008-56

OWNER: PHILIPPINE MOUNTAIN MINISTRIES
Address: Paluan, Occidental Mindoro
TIN:
Tel. No.:

Administrator/Beneficial User: Spouses Dario F. Benavidez and MA. Eleanor B. Benavidez
Address: Brgy. Cabacao, Abra de Ilog, Occidental Mindoro
TIN:
Tel. No.:

Location of Property: (No./Street:) Harrison (Brgy/District:) Paluan Occidental Mindoro (Municipality & Province/ City:)

OCT/TCT/CLOA No. T-24067-part CCT: Survey No. (LRA) PSD-E2018010621
Dated: February 06, 2006 Lot No. 1014-B-2
 Blk. No.

Boundaries:
 North East: Forest Zone, Lot 1014-A, (LRC) PSD-35837, Lot 1013, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621 South West: Malugao River
 South East: Lot 1127, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621 North West: Malugao River

Kind of Property Assessed:
☒ Land ☐ Machinery
☐ Building Brief Description:
 No. of Storeys: ☐ Others
 Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	12.9536	205,150.00	Agricultural	40%	82,060.00
Total ==>>		P 205,150.00			P 82,060.00

Total Assessed Value **EIGHTY TWO THOUSAND SIXTY PESOS ONLY**
 (Amount in Words)

Taxable [X] Exempt [] Effectivity of Assessment/ Reassessment: 2020

RECOMMENDING APPROVAL: **APPROVED BY:**

MELODY V. PAGLICAWAN **REMELYN C. SALAZAR** **LEONIL O. A.**
 Municipal Assessor Asst. Provincial Assessor MARANAN Provincial Assessor
2019-05-22
 Date

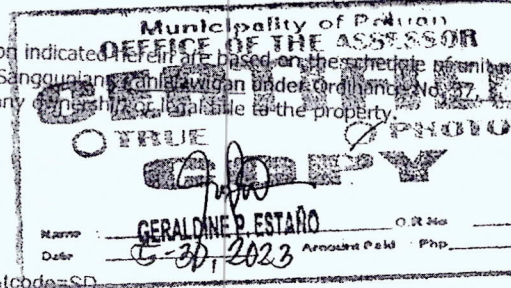
This declaration cancels TD No. 07-0002-00820-part Owner: PHILIPPINE MOUNTAIN MINISTRIES. Previous A.V. Php 91,270.00

MEMORANDA:

Subdivided to herein declarant as per Plan of Subdivision Survey made for Philippine Mountain Ministries of Lot 1014-B, (LRC) PSD-35837 with survey number (LRA) PSD-E2018010621. Re-assessment to annotate administrator as per Deed of Absolute Sale of a Portion of Land under Doc. No. 422; Page No. 086; Book No. XVII series of 2019 by Atty. Kathrine Ann A. Abeleda, Notary Public, Mamburao, Occidental Mindoro, and to rectify boundaries as per approved plan. Real Property Tax for year 2019 has been paid amount of 1,642.86 under Official Receipt No. 6393455.

Notes:

* 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 Sanggunian of Paluan under Ordinance No. 37, of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or title to the property.



TAX DECLARATION OF REAL PROPERTY



TD No.: 07-0002-00829		Property Identification No.: 028-07-0002-008-57	
OWNER: PHILIPPINE MOUNTAIN MINISTRIES		TIN:	
Address: Paluan, Occidental Mindoro		Tel. No.:	
Administrator/Beneficial User: LAMONT ADVENTIST ELEMENTARY SCHOOL (LAES), INC., represented by its President TOMAS L. CALBE		TIN:	
Address: So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro		Tel. No.:	
Location of Property:	(No./Street:)	(Brgy./District:)	(Municipality & Province/ City:)
OCT/TCT/CLOA No. <u>T-24067-part</u>		Survey No. <u>(LRA) PSD-E2018010621</u>	
CCT:		Lot No. <u>1014-B-1</u>	
Dated: <u>February 06, 2006</u>		Blk. No.	
Boundaries:			
North West: <u>Lot 1014-B-2, (LRA) PSD-E2018010621</u>		South East: <u>Lot 1127, Pls-26</u>	
Norht East : <u>Lot 1013, Pls-26</u>		South West : <u>Lot 1014-B-2, (LRA) PSD-E2018010621</u>	
Kind of Property Assessed:			
<input checked="" type="checkbox"/> Land		<input type="checkbox"/> Machinery	
		Brief Description:	
<input type="checkbox"/> Building		<input type="checkbox"/> Others	
No. of Storeys:		Brief Description:	
Brief Description:			
Classification	Area	Market Value	Assessed Value
Agricultural	1.4536	23,020.00	9,210.00
Total ==>>		P 23,020.00	P 9,210.00
Total Assessed Value <u>NINE THOUSAND TWO HUNDRED TEN PESOS ONLY</u> (Amount in Words)			
Taxable [] Exempt [X] (Educational)		Effectivity of Assessment/ Reassessment: <u>2020</u>	
RECOMMENDING APPROVAL:		APPROVED BY:	
MELODY V. PAGLICAWAN		REMELYN C. SALAZAR	
Municipal Assessor		Asst. Provincial Assessor	
<u>2019-07-16</u>		<u>2019-07-19</u>	
		LEONILLO A. MARANAN Provincial Assessor	
		<u>Date</u>	
This declaration cancels TD No. <u>07-0002-00822</u> Owner: <u>PHILIPPINE MOUNTAIN MINISTRIES</u> Previous A.V. Php <u>9,210.00</u>			

MEMORANDA:

Re-assessment to annotate administrator as per issuance of Deed of Donation of a Portion of Land under Doc. No. 353; Page No. 072; Book No. XVII series of 2019 by Atty. Kathrine Ann A. Abeleda, Notary Public, Mamburao, Occidental Mindoro. Real property tax for year 2019 has been paid under O.R. No. 6393455 dated March 14, 2019 with certification paid under O.R. No. 7798572 dated July 08, 2019.

Notes:

* 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 Palauwigan under Ordinance No. 37, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.

Municipality of Paluan
OFFICE OF THE ASSESSOR

GERALDINE V. ESTANO
Name: _____
Date: 5-31-19 Assistant Paid: _____

DEED OF ABSOLUTE SALE OF A PORTION OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF ABSOLUTE SALE OF A PORTION OF LAND** is made and executed at the Municipality of Mamburao, Occidental Mindoro this ____ day of _____ 2019 by and between:

PHILIPPINE MOUNTAIN MINISTRIES (now PM Mission Foundation, Inc.) represented by its President **JORGE G. PANGHULAN**, of legal age, Filipino and residing at Brgy. San Rafael, San Pablo City, Laguna, hereinafter referred to as the **"SELLER"**.

-AND-

SPOUSES DARIO F. BENAVIDEZ and MA. ELEANOR B. BENAVIDEZ, both of legal age, Filipinos, and residing at Brgy. Cabacao, Abra de Ilog, Occidental Mindoro, hereinafter referred to as the **"BUYERS"**.

WITNESSETH:

That the **SELLER** the owner of that parcel of land with a total area of more or less **ONE HUNDRED FORTY FOUR THOUSAND AND SEVENTY TWO (144,072) Square Meters** situated in Paluan, Occidental Mindoro, and covered by **TRANSFER CERTIFICATE OF TITLE (TCT) No. T-24067** registered in the Registry of Deeds of the Province of Occidental Mindoro.

That for and in consideration of **FOUR HUNDRED THIRTY SIX THOUSAND PESOS (Php 436,000.00)**, Philippine currency, receipt of which is hereby acknowledged in full from **SPOUSES DARIO F. BENAVIDEZ and MA. ELEANOR B. BENAVIDEZ ("BUYERS")**, I, **JORGE G. PANGHULAN** as representative of **PHILIPPINE MOUNTAIN MINISTRIES** (now PM Mission Foundation, Inc.) hereby **SELL, TRANSFER AND CONVEY, BY WAY OF ABSOLUTE SALE**, free from all liens and encumbrances, to said **SPOUSES DARIO F. BENAVIDEZ and MA. ELEANOR B. BENAVIDEZ, A PORTION** of the above-said parcel of land, with a total area of more or less **ONE HUNDRED TWENTY NINE THOUSAND AND FIVE HUNDRED THIRTY SIX (129,536) SQUARE METERS**, more particularly described as follows:

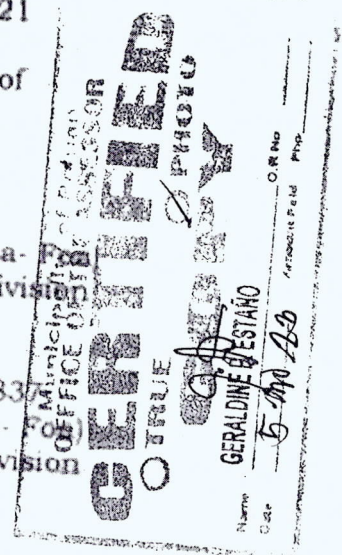
TRANSFER CERTIFICATE OF TITLE (TCT) No. T-24067-PART

LOT No. 1014-B-2, SUBDIVISION PLAN: (LRA) PSD-E2018010621
POTION OF: LOT 1014-B, (LRC) PSD-35837
LOCATION: Barrio of Harrison, Municipality of Paluan, Province of Occidental Mindoro.

BOUNDARIES:

LINE	DIRECTION
1-2	SE
2-3-4	NW, SW
4-5	NE
5-6-7	NE
7-8	NE
8-9-1	SE, NE

ADJOINING LOT(S)
LOT 1127, LS-26 (Philcusa-
Paluan Public Land Subdivision
Malugao River
Forest Zone
Lot 1014-A, (LRC) Psd-35837
Lot 1013, Pls-26 (Philcusa-
Paluan Public Land Subdivision
Lot 1014-B-1, (LRA) Psd-
E2018010621



IN WITNESS WHEREOF, WE have hereunto signed these presents at Mamburao, Occidental Mindoro, this _____ day of _____.

PHILIPPINE MOUNTAIN MINISTRIES (now PM Mission Foundation, Inc.)

represented by Jorge G. Panghulan
JORGE G. PANGHULAN
SELLER

Dario F. Benavidez
DARIO F. BENAVIDEZ
(Buyer)

Ma. Eleanor B. Benavidez
MA. ELEANOR B. BENAVIDEZ
(Buyer)

SIGNED IN THE PRESENCE OF:

Dorly G. Panghulan

Rafael A. Zanan

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for and in Mamburao, Occidental Mindoro, this _____ day of 03 MAY 2019 personally appeared the following with their respective competent evidence of identity:

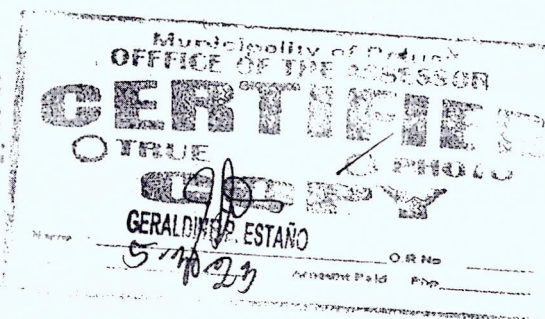
Name	Competent Evidence of Identity
JORGE G. PANGHULAN	OSCA 15240
DARIO F. BENAVIDEZ	PRC 0751471
MA. ELEANOR B. BENAVIDEZ	PRC 0945417

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

This instrument, consisting of two (2) pages, including the page wherein this acknowledgment is written, was signed by the parties on each and every page thereof.

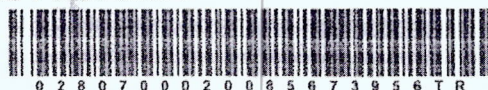
WITNESS MY HAND AND SEAL on the date and at the place first above written.

Doc. No. 421
Page No. 24
Book No. XVI
Series of 2019.



Kathrine Ann A. Abeleda
ATTY. KATHRINE ANN A. ABELEDA
NOTARY PUBLIC
MY COMMISSION EXPIRES ON DECEMBER 31, 2019
ROLL OF ATTORNEY'S NO. 59624
FILE COMPLIANCE NO. VI
EP NO. 1094831 - 2019 OCC. MINDORO
PTR NO. 5501358 - 2019 OCC. MINDORO

TAX DECLARATION OF REAL PROPERTY



0 2 8 0 7 0 0 0 2 0 0 8 5 6 7 3 9 5 6 T R

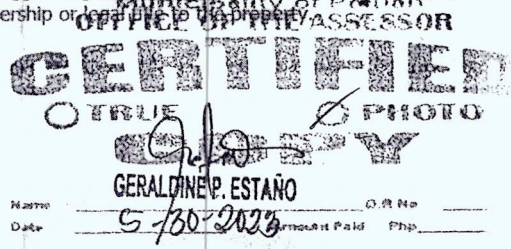
TD No.: 07-0002-00832		Property Identification No.: 028-07-0002-008-56	
OWNER: SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ		TIN:	
Address: Brgy. Cabacao, Abra De Ilog, Occ. Mindoro		Tel. No.:	
Administrator/Beneficial User:		TIN:	
Address:		Tel. No.:	
Location of Property: (No./Street:)		Paluan Occidental Mindoro	
(Brgy./District:)		(Municipality & Province/ City:)	
OCT/TCT/CLOA No. 062-2019000494	Survey No. (LRA) PSD-E2018010621		
CCT:	Lot No. 1014-B-2		
Dated: October 11, 2019	Blk. No.		
Boundaries: North East: Pin No. 57 (Lot 1014-A, (LRC) PSD-35837), Pin No. 03 (Lot 1013, Pls-26 (PHILCUSA-FOA) Paluan Public Land Subdivision lot) Pin No. 02 (FOREST ZONE) South East: Pin No. 06 (Lot 1127, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621 South West: Malugao River North West: Malugao River			
Kind of Property Assessed:			
<input checked="" type="checkbox"/> Land <input type="checkbox"/> Machinery <input type="checkbox"/> Building <input type="checkbox"/> Others No. of Storeys: Brief Description: Brief Description:			
Classification	Area	Market Value	Assessed Value
Agricultural	12.9536	205,150.00	82,060.00
Total ==>>		P 205,150.00	P 82,060.00
Total Assessed Value EIGHTY TWO THOUSAND SIXTY PESOS ONLY (Amount in Words)			
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: 2020	
RECOMMENDING APPROVAL:		APPROVED BY:	
 MELODY V. PAGLICAWAN Municipal Assessor 2019-11-11		 REMELYN C. SALAZAR Asst. Provincial Assessor	
		 LEONILLO A. MARANAN Provincial Assessor 2019-11-12 Date	
This declaration cancels TD No. 07-0002-00821 Owner: PHILIPPINE MOUNTAIN MINISTRIES Previous A.V. Php 82,060.00			

MEMORANDA:

Transferred to herein declarant as per Issuance of Transfer Certificate of Title No. 062-2019000494 dated October 11, 2019. Deed of Absolute Sale of a Portion of Land Under Doc. No. 427, Page No. 016; Book No. XVII Series of 2019 by Atty. Kathrine Ann A. Abeleda, Notary Public Mamburao, Occidental Mindoro. Certificate Authorizing Registration No. C-2019-037-005396-M signed by Rosalinda D. Cabidog, Authorized Revenue Official. Certification of Real Property Tax for the year 2019 Paid Under O.R. No. 7801280. Certification of Transfer Tax Paid Under O.R. No. 7789346. Change and annotate Assessor lot number.

Notes:

* 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 Palawan under Ordinance No. 37, S. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.



Name: GERALDINE P. ESTANO Date: 5/30/2023

Mr. Eleanor B. Benavides

262026E206102

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Mamburao, Mindoro Occidental

Transfer Certificate of Title

OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE

No. 062-2019000494

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF HARRISON, MUNICIPALITY OF PALUAN, PROVINCE OF OCCIDENTAL MINDORO, ISLAND OF MINDORO, more particularly bounded and described as follows:

LOT NO: 1014-B-2, OF SUBDIVISION PLAN: (LRA)PSD-22018010623
PORTION OF: LOT 1014-B, (LRA)PSD-15837

LRA REC. NO. N, PATENT

LOCATION: BARRIO OF HARRISON, MUNICIPALITY OF PALUAN, PROVINCE OF OCCIDENTAL MINDORO, (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: SPOUSES DARIO F. BENAVIDEZ AND MA. ELEONOR B. BENAVIDEZ,
BOTH OF LEGAL AGE, FILIPINOS

Address: BRGY. CAHACAO, ARRA DE TLOG, OCCIDENTAL MINDORO
MIMAROPA

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:

Original RD: MAMBURAO, MINDORO
OCCIDENTAL

Patent Date:

OCT Date: 05 09 1959

Under Act No.:

OCT No.: OCT-P-2472

Volume No.:

Page No.: 2472

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-24067 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mamburao, Mindoro Occidental, Philippines on the 11th day of OCTOBER 2019 at 02:47pm.

Mariel A. Tuncas
Register of Deeds

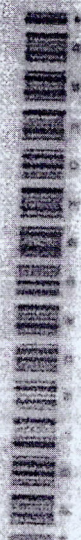
Municipality of Paluan
OFFICE OF THE ASSESSOR

CERTIFIED

☐ TRUE ☒ PHOTO

COPY

Name: GERALDINE P. ESTAÑO O.R. No. _____
Date: 5.10.25 Amount Paid: Php. _____



20190239206102

TCT No.: 062-2019000494

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

ISLAND OF MINDORO

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 1127, PLS-26 (PHILCOSA-FOA) PALUAN PUBLIC LAND SUBDIVISION
2-3-4	NW, SW	MALUGAO RIVER
4-5	NE	FOREST ZONE
5-6-7	NE	LOT 1014-A, (LRC)PSO-35837
7-8	NE	LOT 1013, PLS-26 (PHILCOSA-FOA) PALUAN PUBLIC LAND SUBDIVISION
8-9-1	SE, NE	LOT
1014-B-1, (LRA)PSO-E2018010621		

TIE POINT: BLAN NO. 1, PLS 26, PALUAN PUBLIC LAND SUBDIVISION

LINE	BEARING	DISTANCE
TO CORNER 1	N. 45° 05' W	5619.83 M.
1-2	S. 68° 28' W	301.01 M.
2-3	N. 07° 07' E	304.47 M.
3-4	N. 25° 25' W	751.98 M.
4-5	S. 88° 15' E	225.07 M.
5-6	S. 29° 05' E	200.00 M.
6-7	S. 88° 15' E	116.46 M.
7-8	S. 29° 05' E	99.26 M.
8-9	S. 03° 38' W	172.95 M.
9-1	S. 14° 44' E	72.87 M.

AREA: ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED THIRTY SIX (129,536) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 1, 2, 3, 4 ARE MARKED P.S. ARE CIL. CONC. MARKS. 15X40 CMS.

AND THE REST ARE OLD P.S. CIL. CONC. MARKS.

15X40 CMS.

BEARINGS: TRUE

DECLINATION:

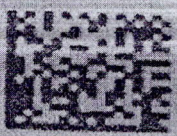
DATE OF ORIGINAL SURVEY: JULY 20, 1951

DATE OF SUBDIVISION SURVEY: NOVEMBER 04, 2018

GEODETIC ENGINEER: JONATHAN L. REYES

NOTES: SUBJECT TO LEGAL EASEMENT (20.00 M. WIDE)

DATE APPROVED: MARCH 06, 2019



Municipality of Paluan
OFFICE OF THE ASSESSOR

CERTIFIED

☐ TRUE ☒ PHOTO

COPIY

Name: GERALDINE M. ESTAÑO O.R. No. _____
Date: 5-M-20 Amount Paid: _____ Php: _____



TCT No. 1062-2019000494

Page No. 13

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2015000730

Date: November 04, 2019 04:30:09PM

AFFIDAVIT: EXECUTED BY MA. ELEANOR B. BENAVIDEZ, ALLEGING AMONG OTHERS, THAT MY CORRECT FULL NAME IS "MA. ELEANOR B. BENAVIDEZ" WHICH SHOULD HAVE APPEARED THEREIN, AND THE ENTRY IN THE SAID TITLE OF THE NAME MA. ELEANOR B. BENAVIDEZ WAS MERELY BY REASON OF INADVERTENCE OF TYPOGRAPHICAL ERROR, THE AFFIANT PRAYS THAT THE ABOVE-CITED CORRECTION CONCERNING THAT THE NAME REGISTERED OWNER OF THE SUBJECT LAND FROM "MA. ELEANOR B. BENAVIDEZ" TO "MA. ELEANOR B. BENAVIDEZ" BE MADE WITHOUT JUDICIAL PRONOUNCEMENT AND THAT HE MUST APPEAR THEREIN TO BE "BOTH OF LEGAL AGE, AND NOT OF LEGAL AGE, IN ACCORDANCE WITH DOCL. NO. 1351 PAGE NO. 028; BOOK NO. 24; SERIES OF 2019; OF NOTARY PUBLIC OF MAMBURAO, OCC. MINDORO, ATTY. KATHARINE ANN A. ARELEDA; DATED NOVEMBER 04, 2019.


Rafael A. Ponce
Register of Deeds



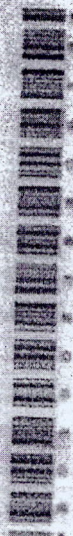
Municipality of San Juan
OFFICE OF THE ASSESSOR

CERTIFIED

☐ TRUE ☒ PHOTO

COPY

Name: GERALDINE P. ESTAÑO C.R. No. _____
Date: 5/10/20 Amount Paid: _____
Municipality: _____



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

Philippine Primary Entry Tax for

PROPERTY NO. 1637
10/11/2019
P. 36-12-2019

DEED OF ABSOLUTE SALE OF A PORTION OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE OF A PORTION OF LAND is made and executed at the Municipality of Mamburao, Occidental Mindoro this ____ day of _____ 2019 by and between:

PHILIPPINE MOUNTAIN MINISTRIES (now PM Mission Foundation, Inc.) represented by its President **JORGE G. PANGHULAN**, of legal age, Filipino and residing at Brgy. San Rafael, San Pablo City, Laguna, hereinafter referred to as the "**SELLER**".

-AND-

SPOUSES DARIO F. BENAVIDEZ and **MA. ELEANOR B. BENAVIDEZ**, both of legal age, Filipinos, and residing at Brgy. Cabacao, Abra de Ilog, Occidental Mindoro, hereinafter referred to as the "**BUYERS**".

WITNESSETH:

That the **SELLER**, the owner of that parcel of land with a total area of more or less **ONE HUNDRED FORTY FOUR THOUSAND AND SEVENTY TWO (144,072) Square Meters** situated in Paluan, Occidental Mindoro, and covered by **TRANSFER CERTIFICATE OF TITLE (TCT) No. T-24067** registered in the Registry of Deeds of the Province of Occidental Mindoro.

That for and in consideration of **FOUR HUNDRED THIRTY SIX THOUSAND PESOS (Php 436,000.00)**, Philippine currency, receipt of which is hereby acknowledged in full from **SPOUSES DARIO F. BENAVIDEZ** and **MA. ELEANOR B. BENAVIDEZ** ("**BUYERS**"), I, **JORGE G. PANGHULAN** as representative of **PHILIPPINE MOUNTAIN MINISTRIES** (now PM Mission Foundation, Inc.) hereby **SELL, TRANSFER AND CONVEY, BY WAY OF ABSOLUTE SALE**, free from all liens and encumbrances, to said **SPOUSES DARIO F. BENAVIDEZ** and **MA. ELEANOR B. BENAVIDEZ**, **A PORTION** of the above-said parcel of land, with a total area of more or less **ONE HUNDRED TWENTY NINE THOUSAND AND FIVE HUNDRED THIRTY SIX (129,536) SQUARE METERS**, more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE (TCT) No. T-24067-PART

LOT No. 1014-B-2, SUBDIVISION PLAN: (LRA) PSD-E2018010621

POTION OF: LOT 1014-B, (LRC) PSD-35837

LOCATION: Barrio of Harrison, Municipality of Paluan, Province of Occidental Mindoro.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 1127, L3-26 (Philcusa- Foa) Paluan Public Land Subdivision
2-3-4	NW, SW	Malugao River
4-5	NE	Forest Zone
5-6-7	NE	Lot 1014-A, (LRC) PSD-30001
7-8	NE	Lot 1013, PIs-26 (Philcusa- Foa) Paluan Public Land Subdivision
8-9-1	SE, NE	Lot 1014-B-1, (LRA) Pad- E2018010621

AREA: ONE HUNDRED TWENTY NINE THOUSAND AND FIVE HUNDRED THIRTY SIX (129,536) Square Meters, more or less.

Philippine Primary Entry Tax for
PROPERTY NO. 1637
10/11/2019
P. 36-12-2019
Municipality of Paluan
OFFICE OF THE ASSESSOR
GERALDINE P. ESTANIO
9-71-24

IN WITNESS WHEREOF, WE have hereunto signed these presents at Mamburao, Occidental Mindoro, this _____ day of _____

PHILIPPINE MOUNTAIN MINISTRIES (now PM Mission Foundation, Inc.)

represented by JORGE G. PANGHULAN
SELLER

DARIO F. BENAVIDEZ
(Buyer)

MA. ELEANOR B. BENAVIDEZ
(Buyer)

SIGNED IN THE PRESENCE OF:

Dery Panghulan

R. F. Fizaran

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for and in Mamburao, Occidental Mindoro, this day of 03 MAY 2019 personally appeared the following with their respective competent evidence of identity:

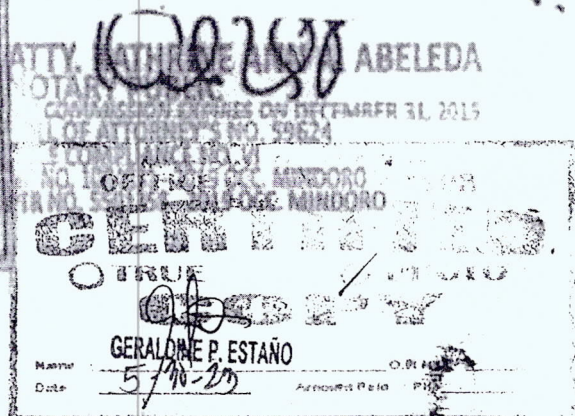
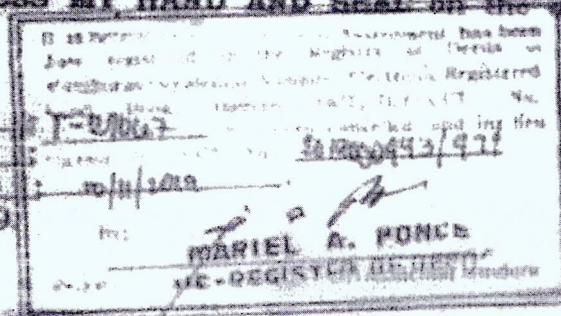
Name	Competent Evidence of Identity
JORGE G. PANGHULAN	OSCA 15240
DARIO F. BENAVIDEZ	PRC 0751471
MA. ELEANOR B. BENAVIDEZ	PRC 0945417

known to me and to me known to be the same persons who executed the foregoing deed.

This instrument, consisting of two (2) pages, including the page wherein this acknowledgment is written, was signed by the parties on each and every page thereof.

WITNESS MY HAND AND SEAL on the date and at the place first above

Page No. 04
Page No. 04
Book No. VI
Series of 2019



0 0 0 08 29 75 12



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
PALUAN

OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION


Republic of the Philippines
Province of Occidental Mindoro
Municipality of Paluan
Office of the Municipal Treasurer
Date: 10/11/2019
Time: 2:30 PM
Signature: _____
Municipal Treasurer

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that LUCIANO SAMBUTAN, is the declared owner of real property situated at Barangay XI - Harrison, Paluan, Occidental Mindoro with an assessed value of P 91,270.00 only.

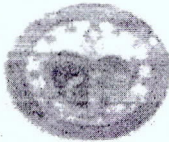
This further certifies that the real property tax obligation up to CY 2019 were paid under O.R. No. 6393455 dated March 14, 2019.

Issued upon request of Mr. DARLO F. BENAVIDEZ this 7th day of October, 2019 for whatever legal purpose it may serve.


ARLENE A. DE VEAS
Municipal Treasurer

Paid under O.R. No. 7801280
Dated: October 7, 2019
Amount: P 50.00

Municipality of Paluan
OFFICE OF THE ASSESSOR
CERTIFIED
TRUE COPY
GERALDINE P. ESTAÑO
Date: 5/10/20 Amount Paid: P_____



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Mamburao

20190000200856/1037
10/11/2019
4:36:18 PM

OFFICE OF THE PROVINCIAL TREASURER

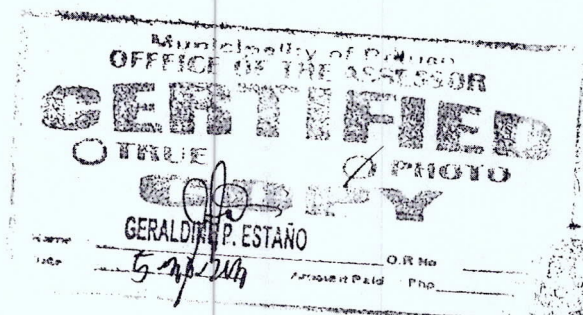
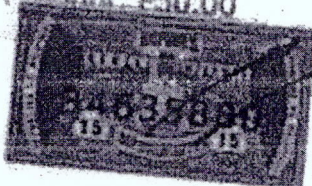
CERTIFICATION

THIS IS TO CERTIFY that according to the records of this office, SPOUSES DARIO BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ has paid transfer tax under O.R. No. 7789346 dated October 7, 2019 in the amount of Two Thousand Seven Hundred Twenty Five pesos & 00/100 only (P2,725.00) for part of Property Identification Number 028.07.0002.008.56 located at Brgy. Harrison, Paluan, Occidental Mindoro declared in the name of PHILIPPINE MOUNTAIN MINISTRIES.

Issued this 7th day of October, 2019 for whatever legal purpose(s) it may serve, provided however, that the corresponding fee is paid thereof.

[Signature]
NANCY D. RUBIO
Provincial Treasurer

Paid under O. R. 7789346
Dated: October 7, 2019
Amount: P50.00



TAX DECLARATION OF REAL PROPERTY



0 2 8 0 7 0 0 0 2 0 0 8 5 6 7 3 9 5 6 R A

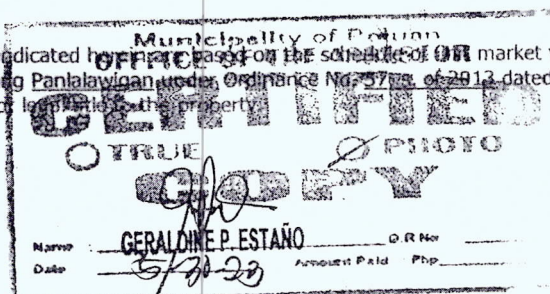
TD No.: 07-0002-00839		Property Identification No.: 028-07-0002-008-56	
OWNER: SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ		TIN: _____	
Address: Brgy. Cabacao, Abra De Ilog, Occ. Mindoro		Tel. No.: _____	
Administrator/Beneficial User: Abelardo S. Pangilinan		TIN: _____	
Address: Paluan, Occ. Mindoro		Tel. No.: _____	
Location of Property: (No./Street:) _____		(Brgy/District:) _____	
		(Municipality & Province/ City:) _____	
TCT/TCT/CLOA No. 062-2019000494		Survey No. (LRA) PSD-E2018010621	
Lot No. _____		Lot No. 1014-B-2	
Dated: October 11, 2019		Blk. No. _____	
Boundaries: North East: Pin No. 57 (Lot 1014-A, (LRC) PSD-35837), Pin No. 03 (Lot 1013, Pls-26 (PHILCUSA-FOA) Paluan Public Land Subdivision lot) Pin No. 02 (FOREST ZONE) South East: Pin No. 06 (Lot 1127, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621 South West: Malugao River West: Malugao River			
Kind of Property Assessed:			
<input checked="" type="checkbox"/> Land <input type="checkbox"/> Building No. of Storeys: _____ Brief Description: _____		<input type="checkbox"/> Machinery Brief Description: _____ <input type="checkbox"/> Others Brief Description: _____	
Classification	Area	Market Value	Assessed Value
Agricultural	12.9536	205,150.00	82,060.00
Total ==>>		P 205,150.00	P 82,060.00
Total Assessed Value EIGHTY TWO THOUSAND SIXTY PESOS ONLY (Amount in Words)			
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: 2021	
RECOMMENDING APPROVAL:		APPROVED BY:	
 MELODY M. PAGLICAWAN, REA MUNICIPAL ASSESSOR		REMELYN C. SALAZAR, REA Asst. Provincial Assessor ARNOLD DENNIS M. EUGENIO, REA Provincial Assessor	
2020-08-14		2020-08-18	
This declaration cancels TD No. 07-0002-00832 Owner: SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ Previous A.V. Php 82,060.00			

MEMORANDA:

Re-assessment to annotate administrator as per Deed of Absolute Sale Under Doc. No. 184, Page No. 38, Book No. 101 Series of 2020 by Atty. Cirilo Q. Tejoso, Jr. Notary Public Mamburao, Occ. Mindoro. Real Property Tax for the year 2020 Official Receipt No. 0602225 amount of 1,903.80.

Notes:

* This declaration is for real property taxation purposes only and the valuation indicated herein is based on the schedule of market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 5778, of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership on the property.



DEED OF ABSOLUTE SALE

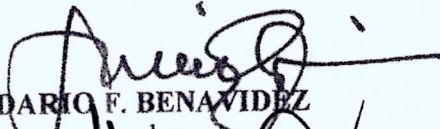
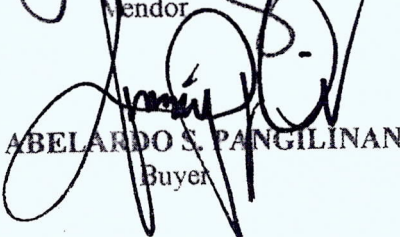
KNOW ALL MEN BY THESE PRESENTS:

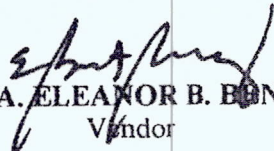
WE, SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ, married, likewise of legal age, Filipino and residing at Barangay Cabacao, Abra De Ilog, Occidental Mindoro, that **FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND PESOS (Php 450,000.00)**, Philippine Currency, to me in hand paid by **ABELARDO S. PANGILINAN**, married to, **SHIRLEY M. PANGILINAN**, likewise of legal age, Filipino and residing at Barangay 2-Pobacion, Paluan, Occidental Mindoro, do hereby **SELL, TRANSFER and CONVEY**, absolutely and unconditionally, unto the said **ABELARDO S. PANGILINAN**, her heirs and assigns, that certain parcel of land situated at Barangay Alipaoy, Paluan, Occidental Mindoro, more particularly described as follows:

"A parcel of agricultural lot (LOT NO. 1014-B-2, OF SUBDIVISION PLAN: (LRA) PSD-E2018010621; PORTION OF: LOT 1014-B, (LRC) PSD-35837) located at Barangay Harrison, Municipality of Paluan, Province of Occidental Mindoro, consisting an area of **ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED THIRTY SIX (129,536) SQUARE METERS**, more or less, bounded on the **SOUTH EAST** - Lot 1127, Pls-26 (PHILCUSA-FOA) PALUAN PUBLIC LAND SUBDIVISION; **NORTH WEST/SOUTH WEST** -Malugao River, **NORTH EAST** - Forest Zone, Lot 1014-A, (LRC) PSD-35837, Paluan Public Land Subdivision and Lot 1014-B-1, (LRA) PSD-E201801062, covered by **Transfer Certificate of Title No. 062-2019000494**, of Land Records in the Office of Register of Deeds, Occidental Mindoro, in the name of **SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ.**"

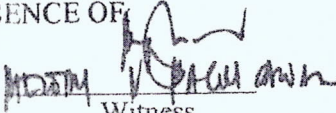
I **HEREBY DECLARED** that I have the free disposition of the property conveyed herein it being my own absolute property that it is free from all liens on encumbrances whatsoever; and that I shall forever defend the same unto the said vendee, his/her, heirs, successors and assigns from the claims of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

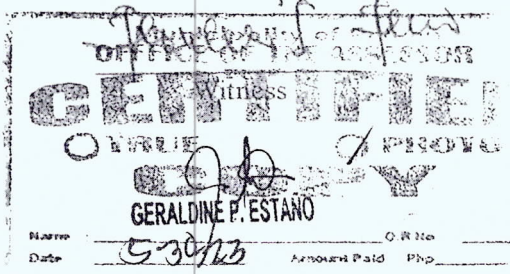
IN WITNESS WHEREOF, I have hereunto set my hand on this 16 day of JULY, 2020, at TAMBURA.


DARIO F. BENAVIDEZ
Vendor

ABELARDO S. PANGILINAN
Buyer


MA. ELEANOR B. BENAVIDEZ
Vendor

SIGNED IN THE PRESENCE OF


Witness


OFFICE OF THE ASSessor
CERTIFIED
Geraldine P. Estano
Name: _____
Date: 5-30-23 Amount Paid: _____ Php: _____

REPUBLIC OF THE PHILIPPINES)

~~WAMISUN~~) SS.

BEFORE ME, a Notary Public, this 12 AUG 2020 day of 12 AUG 2020, personally appeared the following:

Name	CTC NO./ID NO.	Date/Place Issued
DARIO F. BENAVIDEZ MA. ELEANOR B. BENAVIDEZ ABELARDO S. PANGILINAN	<u>PRe. License No. 0945417</u>	<u>Valid until 7/20/2021</u>


as competent proof of identity, who is known to me to be the same person who executed the foregoing instrument and acknowledge the same to be his/her free act and deed.

WITNESS MY HAND AND SEAL on the date and place above-stated.

Doc. No.: 184
Page No.: 28
Book No.: 101
Series of: 207

ATTY. CIRILO Q. TELOSO, JR.
NOTARY PUBLIC
My Commission Expires on Dec. 31, 2022
Roll of Attorneys No. 43946, May 8, 1992
MCLE No. VI-0004342/Update 4
IBP No. 095732/12-20-2019/Occ. No.
ITD No. 8308506/01-02-2020/Occ. No.

Municipality of Olongapo
OFFICE OF THE DEPUTY
CERTIFIED
TRUE COPY
Name: GERALDINE P. ESTAÑO C.A. No. _____
Date: 5-21-23 Amount Paid: _____ P.P. _____

	Official Receipt of the Republic of the Philippines		
	Nº 3255186 L		
	Date 5-31-2023		
Agency LGU - Paluan, Occ. Mindoro		Fund	
Payor ARIELARDO PANGILINAN			
Nature of Collection	Account Code	Amount	
TAX CLEARANCE		P 50.00	
TOTAL		P 50.00	
Amount in Words		Fifty five pesos only	
<input type="checkbox"/> Cash	Drawee Bank	Number	Date
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			
Received the amount stated above.			
ARLENE A. DE VEAS Municipal Treasurer			
NOTE: Write the number and date of this receipt on the back of check or money order received.			



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Municipality of Paluan
OFFICE OF THE MUNICIPAL TREASURER

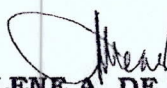
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ/ABELARDO S. PANGILINAN, is the declared owner of real property situated at Barangay XI – Harrison, Paluan Occidental Mindoro under PIN No. 008-56 with an assessed value of P 82,060.00

This further certifies that the real property tax obligation up to CY 2023 has been paid under O.R. No. 0963926 dated November 10, 2022.

Issued upon request of Mr. ABELARDO S. PANGILINAN this 30th day of May, 2023 for whatever legal purpose it may serve.


ARLENE A. DE VEAS
Municipal Treasurer

Perf. A -

Paid under O.R. No.: 3255186
Dated: May 30, 2023
Amount: P 50.00

MTO

Address: Municipal Bldg., Brgy. 10 Alipaoy, Paluan, Occidental Mindoro, 5107
Email: arlenedeveas@ymail.com Contact Number: +639276901266