07 July 2023

Protected Area Management Office ("PAMO")

Department of Environment and Natural Resources MIMAROPA Region

Attention SOROPA GEOTION JUL 07 2023 Subject TINESMING MOUTSOING.

HON. LORMELYN E. CLAUDIO

Regional Executive Director

Chair, PAMB of MCWS

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:

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

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

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

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

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

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

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).

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.

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 continously, 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 <u>exclude</u> 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 Propety 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. 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.

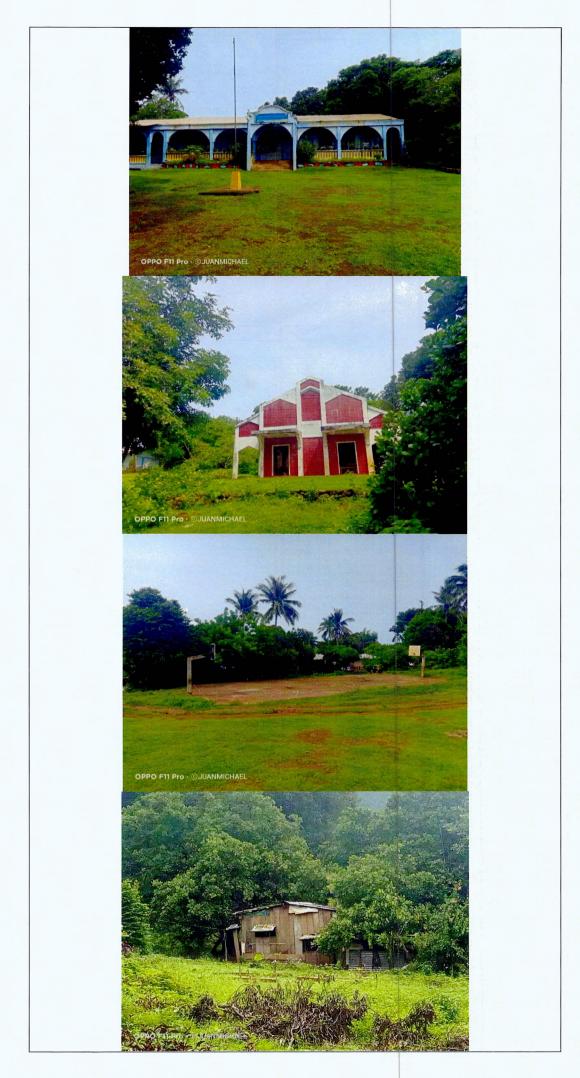
It is also worth noting that several other structures, including a school, a church and residential properties, are also erected near the Subject Property and within the Mt. Calavite Wildlife Sanctuary:

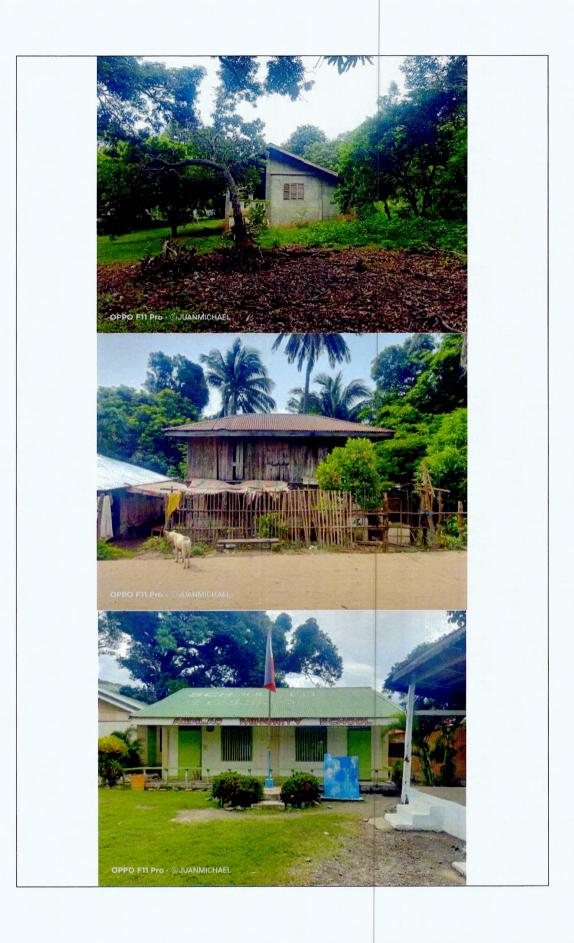


¹¹ Annex "3" of **Annex "1"** hereof.

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 <u>desist</u> 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.

ABELARI

I trust that this shall merit your appropriate action.

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GILINAN



Republic of the Philippines PROVINCE OF OCCIDENTAL MINDORO Mamburao

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

From the office of Sangganiang 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	
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	JUN 07 2023	
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E	BY: DATS NO.	2430

RECORDS
DATE: 06/62 TIME:
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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:



TABLE OF CHRONOLOGICAL EVENTS

Transfer Certificate of Title (TCT) No. 1125 under the name of Luciano Sambutan married to Teresa Landason consisting of 14.4072 hectares and covered by Tax Declaration of Real Property No. 07-0002-00245 TCT 1125 was transferred by the heirs of the late Luciano Sambutan and Teresa Landason to the Philippine Mountain Ministries (Seventh Day Adventist) as represented by Jorge Panghulan thru a notarized Extra Judicial Settlement with Deed of Absolute Sale	•	TCT No. 1125 attached as Annex "1". Tax Declaration of TCT No. 1125 attached as Annex "2". 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	•	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 12.9536 hectares, second, TD No. 07-0002-00829 with a total land area of 1.4536 hectare, the beneficiary of which is Lamont Adventist Elementary School, Inc.	•	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 12.9536 hectares was sold by Philippine Mountain Ministries to Spouses Dario Benavidez and Ma. Eleanor Benavidez thru a Deed of Absolute Sale of a portion of land.	•	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	•	TCT No. 062-2019000494 attached as Annex "11". TD No. 07-0002-00832 attached as Annex "12".
Subsequently, spouses Benavidez sold the property to Abelardo S. Pangilinan married to Shirley M. Pangilinan hence the undersigned acquired ownership over the aforementioned property. The registration and titling are currently on process.	•	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 (LRA) and especially your agency the Department of Authority 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.

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

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Department of Environment and Natural Resources MIMAROPA Region

Doc ID: 108608

CDD/PAMBCS/ksm/4-20-23

1515 DENR by the Bay Bldg., Roxas Boulevard, Barangay 668, Ermita, Manila DENR VOtP (02) 8248-3367 / 8249-3367 local 2701

Website: http://mimaropa.denr.gov.ph Email: mimaroparedion@denr.dov.ph

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Book V' Page 74 4 -102631 REPUBLIC OF THE PHILIPPINES DEPARTMENT OF TRATECT Land Registration Commission REGISTRY OF DEEDS FOR THE PARTY NOW OF COCHERTAL MINERAL Transfer Certificate of Title 320. - 1125 INDEXED It is number currents that certain land situated in the artifice of Occidental , more particularly bounded and described as follows: dason, with residence and postel address at Paluan, Octoonial war order Pallippines subject to the provisions of the said Land Registration Act and the Public Land Act, as well 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 ore marked on the ground as follows: Points 4,5 and I by OLDF.L.S.Cvl. Commons. 15 x 60 cm.; pointing by Cld Stake; and the rest by P.B.Cvl.Com. Your 15 x 60 cm.; hearing true; date of the Original Survey July 20,1053-Februar and the rest by P.B.Cvl.Com. May , in the year nineteen hundred and Pifty-nine in Registration Book No. VII page 2472, of the Office of the Register of Deeds of __Ocoldental_Mindong as Original Certificate of Title No. __Te2477._____, pursuant to a . Homestend patent granted by the President of the Philippines, on the ... 2rd, in the year nineteen hundred and .FLEty nasven...., under Act No. 141 as amended This certificate is a transfer from Oki Cinal Certificate of Title No. D-2472... which is cancelled by virtue hereof in so far as the above described land is concerned, Entered at ... Numberson, Occidental ... M. Bkillppines, on the 26th day of in the poor singless handred o Donada Street, Passy City married women sta

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



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Ref. No.: 2023000826 OR No. : 1029768453

Date : 06/01/2023 OR Date : Jun 1 2023

Time : 10:08:25 AM Amt. Paid: 546.70

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

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Page 3 of 4

LTCP Form No.: 0019 version 3 (revision date: 2022.10.01)

FASTER TRANSACTIONS.

FOR

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"COMPUTERIZED

TO

"PAPER TITLE"

TO UPGRADE THE

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REGISTERED OWNER IS

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LTCP Form No.: 0019 version 3 (revision date: 2022.10.01)

TO THE PARTY OF TH

EASTLATAN NG PAGBAHA-BAHAGI NG MANAHING LUPA SA LABAS NG HUKUMAN NA MAN 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.

- PACITA SAMBUTAN, kasal kay Simon Cubil, may sapat na gulang, Pilipino, at namingilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
- 2 ANTONIO SAMBUTAN, kasal kay Melessy Sambutan, may sapat na gulang at naninigilan sa So. Ulasan, Brzy, Harrisson, Paluan, Occidental Mindoro;
- LEDENIOR SAMBUTAN, kasal kay Elsa Sambutan, may sapas na gulang, Pilipino at naninigilan sa So. Ulasan, Brgy. Harrisson, Paluan, Occidental Mindoro;
- 4 DANILO SAMBUTAN, kasal kay Urisanta Sambutan, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrisson, Paluan, Occidental Mindoro;
- FFLIMON SAMBUTAN, kasal kay Mary Ann Sambutan, may supat na gulang. Pilipino, at namnigilan sa So. Ulasan, Brgy. Harrisson. Paluan Occidental Mindoro, para sa kanyang sarili at pura sa kanyang kapwa tagapagmana ng nawalang Artemio Sambutan, ay nagsasaad ng mga sumisumod:

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 Ulasaa, Brgy Harrizson, Paluan, Occidental Mindoro noong taong 1992 at 1984, magkasurod, na walang iniwan na huling habilm at testamento; sina Pacita, Antonio, Ledenios at Danilo, pawing may apelyedong Sambutan, ay ang mga naiwanang anak ng nabanggit na mag-asawa at si Felimon Sambutan ay kanibang naiwanang apo sa pamamagitan ng kanibang nawalang anak na si Arrenio Sambutan.

Na ang masabing mag-asawa. Luciano Sambutan at Teresa Landason, ng silay mamatay, sila'y may naiwanang isang parselang lupa sa lugar ng Paluan. Occidental Mindoro na may hisne o area na ISANG DAAN AT APAT NA PO'T APAT NA LIBO AT PITOMPO'T DALAWANG (144 072) METROS KUWADRADOS, humigit kumulang, at masasakupan ng Titulo, TCT. 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 bahaginin na ang masabing lupa sa labas ng hukuman sa pamamagitan ng pag-angkin para sa kanilang G sarili sa nasabing lupa sampo sa kanilang mga tagapagmana, kahalili at mgapangasiwa.

Dahil at alang -slang sa halagang APAT NA DAAN AT TATLOMPO TO DALAWANG LIBO. DALAWANG DAAN AT LABING ANIM NA PISO (432,2 16) pilak Pilipino, na kanilang natanggap sa Philippine Mountain Ministries, isang samahan ng mga Seventh Day Adventisi Missionary, Paluan, Occidental Mindoro, na kimakatawan ng kanilang Pastor JORGE PANGHULAN, may asawa, may sapal ng gulang. Pilipino, at naminigilan sa Box 51, San Rafael, San Pablo City, at tagapag-ugning ng nasabing samahan ay kanilang ipmagbili, ismalin, at inilipat sa masabing Philippine Mountain Ministries, sampu ng kanyang tagapagmana, kahalili, at tagapangasiwa lang buong buong husa na nahangan na nahang

райна 7Казавали не Fagbaha bahan не милание спри за сасса-Hukuman as may Kasamana Erlihan

Na ang kasulatang ito ay nakasalulay sa ipinag-uutos ng Sek 1. Reglu 74 ng Reglamento ng Hukuman tungkol sa bahagi ng isang tao, tagapagmana, o pinagkakautangan na meapektuhan ng dahil sa kasulatang ito.

SA KATUNAYAN NG LAHAT, ang mga parting kasulatang ito ay lumagda sa a nito ngayong ika 3 ng Stere . 2003, ditto sa Mamburao, ibaba nito ngayong iku [3] ng

Occidental Mindoro -Panita PACITA SAMBUTAN Tagapagmana/Nagbili Lodinor Sanoita LEDENIOR SAMBUTAN Tagapagmana/Nagbili

PHILIPPINE MOUNTAIN MINISTRIES

BUMILI

MGA SARS

REPUBLIKA NG PILIPINA

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MINISIPYO NG MAMBURAO

Tagapagmana/Nagbili

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(Para sa kaniyang sarih at para sa kaniyang mga kapwa tagapagmana ng nawalang Artemio Sambutan na sina Ramona, Leonoora at Solomon, labat may apelyedong Sambutan)

Tagapagmana/Nagbili

HUMARAP SA AKIN, HERVORE IKA 18 ng Endre sa Mamburao. Occidental Mindoro, ang mga sumusunod na tao ay taglay ang kanilang Cedula na kagaya ng mga sumusunod

135

Pangalan	Cedula Big.	Lugar at Petsa ng Pagtubos
Pacita Sambutan	05508252	Palum, Occ. Mindoro- 10/17/02
Antonio Sambutan	05508253	Paluan, Occ. Mindoro- 10/17/02
Ledenior Sambutan	05508255	Paluan Occ. Mindoro 10/18/02
Damio Sambutan	05507874	Paluan Occ. Mindoro 10/18/02
Felimon Sambutan	11165731	Mamburao, Occ. Mindoro3/06/02
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 kamlang iramin na ito'y kusang loob mlang pinagawa at pinagtibay

Ang kasulatang ito ay binubuo ng dalawang (2) pahina kasama ang pahinang i na nilagdaan ng mga parte ai ng kamilang mga saksi sa katapusan tiito at sa kaliwang bahagi ng Manahing Lupa sa labos ng Hukuman na may kasamang Bilihan.

SA KATUNAYAN, aking migdaan at sinelyuhan

Plugar at nas

petsu

Dok Ble 4295

6

(Revised 1997)

ACCOMMENS & FORM MIL YO CHAMICHMAN SAMBUTAL MARKET IN THE SALES SAUST Total taxos paid by Money Order Treasury Watsuit or Cleck No. (burnes . Payment without secualty may be made within the periods stated below if by installment Manuaren of the Property Received from Programment of REAL PROPERTY LAX for the Calendar Year 20 19 Heren property described in the Assessment Rolls as fallows 0362 51 Manager & About Thesal DAUG 1207 THE BENEAUTH . AMERIA P. M. Int Installment in lastalização 10 800 Logic (Scient to Pulnational to OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES himary I to March M, of the year July I to Sept 10, of the year April 1 in June 10, of the year 01 80145 Destanting \$ 500 FT, 14x A 10 Provincial to City Treasures - Heal Proporty Les Naveses 91,373 ALLI t side 5 WILLY LITESTANY THE SECTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS 1 10, 4, 14, 14, 16, 17, 11 Diller In dated C. L. C. 1 15. 10114 41270 the the year Hi Y is ,70 D Special take aren Found 145 - No. 1 INCIMIMINI. 245 1102 1 v 1 364 1 v 1 SAMON LUNEA 1 FAMILIA 9.2.10 Provincial or City Treasured 325 6393455 8141 1 778 £41.74 1 BADIO 2 1 1 1 2 8 W 11 13 CL. 128 MINI ¥

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October 1 to Dec. 11, of the year

off in illy Zenoro GERALDINE PLESTAÑO

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

- PACITA SAMBUTAN, kasal kay Simon Cubil, may supat na gulang, Pilipino, at nanini gilan sa So. Ulassa, Brgy. Harrison, Paluan, Occidental Mindoro;
- ANTONIO SAMBUTAN, kasal kay Melessy Sambutan, may sapat na gulang at nanini gilan sa So. Ulasan, Brgy. Harrisson, Paluan, Occidental Mindoro;
- 3 LEDENIOR SAMBUTAN, kasal kay Elsa Sambutan, may sapat na gulang, Pilipino at naninigilan sa So. Ulasan, Brgy. Harrisson, Paluan, Occidental Mindoro;
- DANILO SAMBUTAN, kasal kay Crisanta Sambutan, may sapat na gulang, Pilipino, at naninigilan sa So. Ulasan, Brgy. Harrisson, Paluan, Occidental Mindoro;
- FELIMON SAMBUTAN, kasal kay Mary Ann Sambutan, may sapat na gafang, Pilipino, at namungilan sa So. Ulasan, Brgy. Harrisson, Paluan Occidental Mindero, para sa kanyang sarifi at para sa kanyang kapwa tagapagmana ng nawalang Artemio Sambutan, ay nagsasaad ag mga sumusunod:

Na ang mga mabanggit na tao sa itaas ay sila lamang ang naiwang tagapagmana ng nawalang Mag-asawang Luciano Sambutan at Teresa Landason na parehong manatay sa So Ulassa, Ergy. Harrisson, Paluan, Occidental Mindoro noon, taong 1992 at 1984, magkasunod, na walang iniwan 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 Pelimon Sambutan ay kamilang naiwanang apo sa pamamagitan ng kamilang nawalang anak na si Arranio Sambutan;

Na ang nasabing mag-asawa, Luciano Sambutan at Teresa Landason, ng silay mamatay, sila'y may naiwanang isang parselang lupa sa lugar ng Paluan. Occidental Mindoro na may luang 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-1125 sa pangalan ng Mag-asawang Luciano Sambutan at Teresa Landason;

Na ang mga parte sa itaas ay pawang may sapat na gulang sa at ang nasabing nanatay na Mag-asawa ay walang naiwang huling habilin at testamento at walang pagkakautang kaninuman; silay nagkasundo na kanilang bahaginin 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 mgapangana

Dahid at alang -alang sa halagang APAT NA DAAN AT TATLONG COMPAND DALAWANG LIBO. DALAWANG DAAN AT LABING ANIM NA PISO (432-11-15-22) pilak Pilipino, na kanilang natanggap sa Philippine Mountain Ministries, isang sariadhan ng mga Seventh Day Adventist Missionary, Paluan, Occidental Mindoroc ng kanilang Pastor JORGE PANCHULAN, may asawa, may sapin ng gulang. Pilipino, at naninigilan sa Box 51, San Rafael, San Pablo City, at tagapag-torial ng masabing samahan ay kanilang spanagbili, isinalin, at inilipat sa masabing Philipping. O Mountain Ministries, sampu ng kanilang tagapagmana, kahalili, at tagapangasiwa; at tagapagnanan ng nanahan ng manahan ng kanilang tagapagnanan, kahalili, at tagapangasiwa; at tagapagnanan ng nanahan ng nanahanani sa tagapagnananan ng nanahananan ng nanahananan ng nanahanan ng nanahananan ng nanahananan ng nanahanan ng nanahan

Daniele Soin buton Johnston intonio Lynkut, Lidenia Simulato

researce Bilitani

Mis ang kasulatang ito ay nakasalalay sa upmag-untos ng Sek. 4. Regia 74 ng Regismento ng Hukuman tungkol sa bahagi ng isang tao, tagapagmana, o pinagkakautangan na maspektuhan ng dahil sa kasulatang ito.

SA KATUNAYAN NG LAHAT, ang mga parting kasulatang ito ay lumagda sa ibabu nito ngayong ika [3] 2003, ditto sa Mamburao. Occidental Mindoro

TTA SAMBUTAN Tagapagmana/Naghili La discon Sombota LEDENIOR SAMBUTAN Tagmagmana/Nachili

PHILIPPINE MOUNTAIN MINISTRIES BUMILI

AMBUTAN

(Para sa kaniyang sarili at para sa kaniyang mga kapwa tagapagmana ng nawalang Artenio Sambutan na sina Ramona, Leonoora at Solomon, labat may spelyedong Sambutau)

Tagapagmana/Nagbili

MGA SAKS

REPUBLIKA NG PULIPIK

PROBINS Y'S NO OCC. MENDORO

MUNISIPYO NG MAMBURAO

, 2003, ditto

HUMARAP SA AKIN ngayong ika 18 ng Ender sa Mamburao, Occidental Mindoro, ang mga sumusunod na tao ay taglay ang kanilang Cedula na kagaya ng mga sumusunod

35

Pangalan	Cedula Big.	Lugar at Petsa ng Pagtubos Puluan, Occ. Mindoro- 10/17/02
Pacita Sambutan	05508252	Paluan, Occ. Mindoro- 10/17/02
Antonio Sambutan	05508253	Pahuan, Occ. Mindoro- 10/17/02
Ledenior Sambutan	05508255	Paluan Occ. Mindoro 10/18/07
Danile Sambutan	05507874	Paluan Occ. Mindoro 10/18/02
Felimon Sambutan	11465731	Mamburao, Occ. Mindoro3/06/02
Pastor Jorge Panghulan	09033980	San Pablo City 3/12/02

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

Ang kasulatang ito sy binubao ng dalawang (2) paluna kasama ang pahinang itop na nilagdaan ng mga parte at ng kunilang mga saksi sa katapusan nito at sa kaliwang beliagi ng Manahing Lupa sa labes ng Hukuman na may kasamang Bilihan.

SA KATUNAYAN, aking ailsadam at sinelyuhan

mirlugar at nasabibg

persa

Dok Blg 4295



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

CERTIFICATION

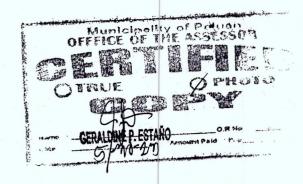
THIS IS TO CERTIFY that as far as the records of this office are concerned. Philippine Mountain Ministries is the registered owner of a parcel of land situated in Municipality of Paluan, Province of Occidental Mindoro with an area of 144,072 square meters, covered by Transfer Certificate Title No. T-24067.

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 pressume 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.: 07-0	002-00245		Property Ident	ification No.:	028-07-000	72-008-01		
OWNER: SA Address: Ba	MBUTAN, Li Irangay Hari	uciano rison, Palua	ın, Occ. Mdo.	TIN: Tel. No				
Administrato Address:	r/Benefici	al User:		TIN: Tel. No				
			Harrison		Paluan O	ccidental Mindoro		
Location of Property:	(No./Stree	t;)	(Brgy/Dist	rict:)		Municipality & Province/ City:		
OCT/TCT/CLOA No. CCT:	T-1125		Surve Lot N	ey No.	-			
Dated:			BIK. N	<u></u>	<u>14-8</u>			
Boundaries:				AND AND ADDRESS OF THE PARTY OF	PROPERTY OF THE PERSON NAMED IN COLUMN			
North Eas	t: Forest Zone	e & Lot 1014	I-A	South: Lot	1127, Pis-26	Σ		
East	: Lot 1013, 1	L014-A		West : Mal	ugao River			
Kind of Prope	erty Assesse	d:						
Land			€ M	lachinery				
			Brief Description:					
Building			Others					
No. of Storeys: Brief Description	າ:		Brief Description:					
Classific	ation	Area	Market Value	Actual Use	Assessmer Level	Assessed Value		
Agricult	Comment of the Particular of t	14.4072	228,170.00	Agricultural	40%	91,270.00		
To	tal ==>>		P 228,170.00	and the state of t	for the transfer with the opposition of the second section 1. It is become to second	P 91,270.00		
Total A	ssessed Value	NINETY O	NE THOUSAND T (Amount in Wo	WO HUNDRED	SEVENTY PI	SOS ONLY		
Taxable [X] Exemp	t[]	Effectivity of	Assessment/ F	Reassessme	nt; <u>2016</u>		
RECOMMENDIN	G APPROVAL	: APPRO	OVED BY:	ned hall the thick count had no county getting a the standard regime and was dead	AND REPORT OF THE PROPERTY OF THE PERSON	n de de la companya de la compa		
Apqua	M insin		twita					
MELODY V. PAGLICAWAN Municipal Assessor OIC, Provincial Assessor								
his declaration ca	ncels TD No. 0	7-0002-00283	3 Owner: SAMBUTA	N Luciano Preu	ique A V Dha	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 per interestion the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by title Sargoid and Vanisham Ordinance No. 37, s. of 2013 dated January 21, 2013. It does not and cannot be taken to only any owners of the property.

GERERALDINE A ESTANO

TAX DECLARATION OF REAL PROPERTY



Agricultural 14.4072 229.470.00	TD No.: 07-000	2-00820	Property Identification	No.: 028-	07-0002-008-01
Harrison	1	PPINE MOUNTAIN MINI an, Occidental Mindoro			The state of the s
Location of Property: (No./Street:) (Brgy/District:) (Municipality & Province/ City:) OCT/TCT/CLOA No. T-24067 CCT: Survey No. (LRC) Psd-35837 1014-8 Boundaries: North East: Forest Zone & Lot 1014-A East: Lot 1013, 1014-A East: Lot 1013, 1014-A West: Malugao River Kind of Property Assessed: Land Machinery Brief Description: Building No. of Storeys: Brief Description: Classification Area Market Value Actual Use Assessment Level Assessed Value Agricultural 14.4072 228,170.00 Agricultural 40% 91,270.0 Total ==>> P 228,170.00 Agricultural 40% 91,270.0 Total Assessed Value NINETY ONE THOUSAND TWO HUNDRED SEVENTY PESOS ONLY RECOMMENDING APPROVAL: APPROVED BY: MELODY V. PAGLICAWAN REMELYN C. SALAZAR Municipal Assessor Asst. Provincial Assessor Provincial Assessor Provincial Assessor Provincial Assessor	Administrator/ Address:	Beneficial User:			The second secon
OCT/TCT/CLOA No. 1-24067 CCT: Dated: February 0.6, 2006 Blk, No. Boundaries: North East: Forest Zone & Lot 1014-A East: Lot 1013, 1014-A East: Lot 1013, 1014-A Kind of Property Assessed: ✓ Land ✓ Land ✓ Land ✓ Land ✓ Building No. of Storeys: Brief Description: Classification ✓ Area Market Value Agricultural Total ==>> Total Assessed Value NINETY ONE THOUSAND TWO HUNDRED SEVENTY PESOS ONLY (Amount in Words) Taxable [X] Exempt [] Effectivity of Assessment/ Reassessment: 2020 RECOMMENDING APPROVAL: MELODY V. PAGLICAWAN REMELYN C. SALAZAR MARANAN Municipal Assessor Asst. Provincial Assessor		(No./Street:)			
Boundaries: North East: Forest Zone & Lot 1014-A East: Lot 1013, 1014-A West: Malugac River Kind of Property Assessed: Land Machinery Brief Description: Building No. of Storeys: Brief Description: Brief Description: Classification Area Market Value Actual Use Agricultural Agricultural Total ==>> P 228,170.00 Agricultural Agricultural Fotal Assessed Value NINETY ONE THOUSAND TWO HUNDRED SEVENTY PESOS ONLY Faxable [X] Exempt [] Effectivity of Assessment/ Reassessment: 2020 RECOMMENDING APPROVAL: Approved BY: MELODY V. PAGLICAWAN Asst. Provincial Assessor Provincial Assessor Provincial Assessor	CCT:		Lot No.		Psd-35837
Kind of Property Assessed: Land Machinery Brief Description: Building No. of Storeys: Brief Description: Classification Area Market Value Actual Use Agricultural Agricultural Total ==>> P 228,170.00 Agricultural Total Assessed Value MINETY 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 Municipal Assessor Asst. Provincial Assessor Asst. Provincial Assessor MARANAN Provincial Assessor 2019-05-17 Date	North East:	Forest Zone & Lot 1014-A	4		
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 Asst. Provincial Assessor Provincial Assessor 2019-05-17 Date	✓ Land Building No. of Storeys:	y Assessed:	Brief Descripti Others	on:	Address of the Property of the Control of the Contr
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 MARANAN Provincial Assessor 2019-05-17 Date	Agricultu	ral 14.4072	228,170.00 Agric		Level Assessed Value 40% 91,270.00
Taxable [X] Exempt [] Effectivity of Assessment/ Reassessment: 2020 RECOMMENDING APPROVAL: APPROVED BY: MELODY V. PAGLICAWAN REMELYN C. SALAZAR Municipal Assessor Asst. Provincial Assessor Provincial Assessor 2019-05-17 Date	Total	Assessed Value NINETY	ONE THOUSAND TWO HUI	NDRED SE	ENTY PESOS ONLY
MELODY V. PAGLICAWAN REMELYN C. SALAZAR MARANAN Provincial Assessor 2019-05-17 Date	Taxable [X	[] Exempt []		ment/ Rea	ssessment: 2020
his declaration cancels TD No. <u>07-0002-00245</u> Owner: <u>SAMBUTAN, Luciano</u> Previous A.V. Php <u>91,270.00</u>	MELODY V. PAGLIC Municipal Assessor	CAWAN REME Asst. Provin	LYN C. SALAZAR		RANAN Provincial Assessor <u>2019-05-17</u> Date
	his declaration cance	ls TD No. <u>07-0002-00245</u> C	Owner: SAMBUTAN, Luciano	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 serve 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 pressume 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 missing registry, by Mariel A. Ponce, OIC- Reister of Deeds dated May 09, 2019. Real Property Tax Tax Declaration amount of 1,642.86 under Official Receipt No. 6393455.

Notes:

* This declaration is for real property taxation purposes only and the valuation important and the state of the purpose and duly enacted into an Ordinance by the Sangeynings Papialawigan under pides and 2013 dated January 21, 2013. It does not and cannot by itself alone confer any owners in 1 Tegal title to the property.

N	GERALDINE P. ESTAÑO	O.R No	
Date	5/30-23	Arnount Pald Php	

	OL.
Book	
Page	Constant .

SN No. 2088184

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE **Tand Registration Authority** QUEZON CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

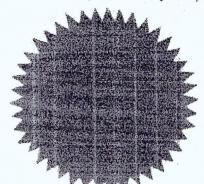
It is hereby certified that certain land situated in the province of Occidental E in a or more particularly bounded and described as follows:

A powerl of land (Lot 1011-7 of the subd. plan (Lot) Fed-35837, being a portion of Lot 1014, Paluan Public Land Mabde, Pla-26 (Philones-Fox) IRC Rec. No.), situated in the Mun. of Peluan, Prov. of Occ. Mindoro, Island of Mindoro. Rounded on the ME., points ?-1 by Forest Zone, points 1-2 & 2-3 by Lot 1014-A of the subd. plant points 3-4 by Lot 1013, Palman Public Land Subd., Pla-26 (Phileuga-Foa); on the SE., points 4-5 by Lot 1127, Paluan Public Land Subde. Ple 26 (Philousa-Poa) with the provisions of section in of the Property Registration Decree of the name of * PHILIPPINE ANDWIATH MINISTRIES. Paluan, Occidental Ministre, represented by Pastor Jorge Panghulan; of Logal age, Filipine, married -

subject to the provisions of the said Property Registration Decree and the Public Land Act at well as to those of the Mining Laws, if the land is mineral, and subject further, to such conditions conserved in the original tale as may be substitute, and to

IT IS FURTHER CERTIFIED of Hey	thus said land was	originally registered ninc ięgy hundred an	on the	th nine
of May in Registration Book No. of Cocidental Mindere	as Origina	: <mark>2472</mark> of the I Certificate of Tale	Office of the Bes	ister of Deeds purament to
a Nomestead patent in Philippines on the Add hundred and Lifty-save				resident of the e year ninetzen

which is cancelled by virtue hereof in so far as the above described land is concerned.



Mamburao, Occ. Mindoro Entered at Philippines, on the Sthutay of Fourtary in the year two thousand and \$ 1 %

Register of Deeds

(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a migor, citized hip and residence of the registered owner. If the owner is a married woman, state also the citizenship of beek to the land is registered in the name of the conjugal partnership, state the citizenship of both spousers

MEMORANDUM OF ENCUMBRANCES

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

Entra No.

ning at a point marked "I" on plan, being N. 43 deg. 09 W., 6003.31 m. from BLIM 1. Paluan Public Land Subd., Pla-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., 30%.47 m. to point 6: N. 25 deg. 23°W., 251.67 m. to point 7: S. 88 deg. 15°E., 225.02 m. to point of beginning: containing an area of OME HUNDRED FORT FOUR THOUGHARD SEVERY 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, 3 & 7 by Old PLS cyl. conc. mons. 15x50 cm.; point 6 by Old Stake; the rest by PS cyl. conc. mons. 15x50 cm.; bearings true; date of orig. markey, July 20,1953-Feb. 2 that of the subd. survey, March 9, 1964.

MAXIML A. PONCE Acting Register of Deeds

(Memorandum of Encumbrances continued on PageB)	
(Technical Description continued on Additional Skeet	-)

OFFFICE OF DEEP TO THE STAND OF HOUSE O

No. 2088184

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Tand Registration Authority
OUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF MINDORO OCCIDENTAL

Transfer Certificate of Title

No T-24067

IT IS HEREBY CERTIFIED that certain land situated in the province of Conidental M i n d O r O more particularly bounded and described as follows:

A parcel of land (Lot 1014-B of the subd. plan (LGC) Psd-35837, being a portion of Lot 1014, Paluan Public Land Subd., Pls-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., Pls-2b (Philcusa-Foa); on the SE., points 4-5 by Lot 1127, Paluan Public Land Subd., Pls-2b (Philcusa-Foa); & on the NM., points 3-6 & 6-7 by Malusan River, Perint Property Regulation Tester in the name of pattarppine MOUNTAIN MINISTRIES, Paluan, Occidental Minioro, 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 us 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 nineigen 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 Tule No. 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 nineigen hundred and 11fty-soven under det No. 141. As amounted.

Entered at Mamburao, Occ. Mindaro
Philippines, on the 6th day of Fabruary
in the year two thousand and B. L. &
at 1:30 D. m.

MARKEL 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 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. : <u>2019001000</u> OR No. : 1017140207

Date : <u>07/08/2019</u> OR Date : Jul 8 2019

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

Page 1 of 4

LTCP Form No.: 0019 version 2 (revision date: 2017.08.03)

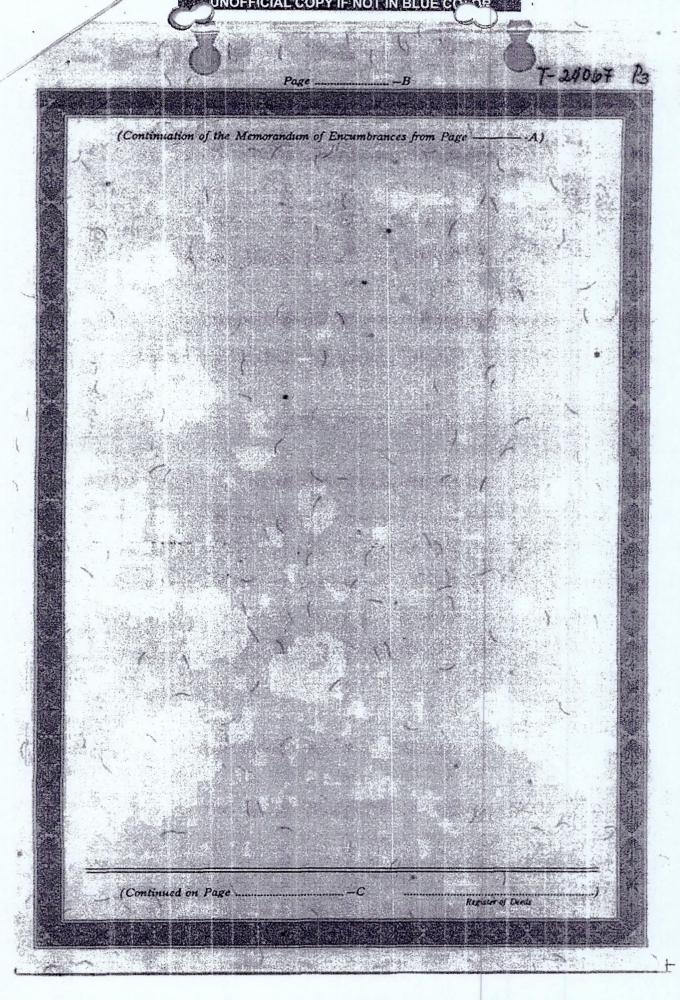
It is hereby certified that this is a true electronic copy of TCT T-24067 on file in Registry of Deeds of Mamburao, Mindoro Occidental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mamburao,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

Ref. No. : <u>2019001000</u> OR No. : 1017140207

Date : <u>07/08/2019</u> OR Date : Jul 8 2019

Time : <u>12:04:57 PM</u> Amt. : 546.70





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

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. : <u>2019001000</u> OR No. : 1017140207

Date : <u>07/08/2019</u> OR Date : Jul 8 2019

Time : <u>12:04:57 PM</u> Amt. : 546.70

Page 4 of 4

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

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

PHILIPPINE MOUNTAIN MINISTRIES, REPRESENTED BY PASTOR Owner: 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 above-described land is concerned.

at Mamburao, Mindoro Occidental, Philippines 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

: 2021000469 OR No. : 1023554912 Ref. 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:

ADJOINING LOT(S) DIRECTION LINE LOT 1014-B-2, SW, NW 1-2-3 (LRA) PSD-E2018010621 LOT 1013, PL\$-26 NF. 3-4 (PHILCUSA-FOA) PALUAN PUBLIC LAND

SUBDIVISION LOT 1127, PLS-26 SE 4-1 (PHILCUSA-FOA) PALUAN PUBLIC LAND

SUBDIVISION

TIE POINT: BLLM NO. 1, PLS 26, PALUAN PUBLIC LAND SUBDIVISION BEARING LINE 5619.89 M. 45 1 72.87 M. TO CORNER 44` W 14 N. 1 - 263 ° 38; 172.95 M. E 2-3 N. 87.67 M. 05` ٥ E S. 29 3 - 4192.48 M. 28 W S. 4-1

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

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

(3)

TAX DECLARATION OF REAL PROPERTY



TD No.:	07-0002-00820		Property Identific	cation No.: 028	3-07-0002-008	3-01		
OWNER: PHILIPPINE MOUNTAIN MINIS Address: Paluan, Occidental Mindoro			ISTRIES	TIN: Tel. No.:				
Administ Address:	trator/Beneficial	User:		TIN: Tel. No.:	Commence of the second	and the second s		
Location of			Harrison		Paluan Occidental Mindoro			
Property:	(No./Street:)	(Brgy/Distric	t:)	(Municipality & Province/			
OCT/TCT/CLOA No. <u>T-24067</u> CCT:			Survey Lot No.	7 25777	C) Psd-35837			
Dated: February 06, 2006		Bik. No	101	<u>4-B</u>				
Bounda	ries:							
Nor	th East: Forest Zone	& Lot 1014-A	4	South: Lot	1127, Pls-26			
	East : Lot 1013, 10	14-A		West : Male				
Kind of	Property Assessed:							
Land	d		□ Ma	chinery				
				escription:				
□ Buile	ding		Others					
No. of Sto Brief Desc	oreys: cription:		Brief Description:					
	assification	Area	Market Value	Actual Use	Assessment Level	Assessed Value		
A	gricultural	14.4072	228,170.00	Agricultural	40%	91,270.00		
	Total ==>>		P 228,170.00			P 91,270.00		
	Total Assessed Val	ue NINETY	ONE THOUSAND TW (Amount in Word	O HUNDRED SE	VENTY PESOS	ONLY		
Таха	able [X] Exempt	[]		Assessment/ Re	assessment:	2020		
RECOMME	ENDING APPROVAL:		APPROVED	BY!				
Myou	Michine		gi ^{cold}	,	ta	1		
MELODY V. PAGLICAWAN REMELYN C. SALAZAR					1	1		
					<u>ARANAN</u>	LEONILO A.		
					2019	Provincial Assessor 2019-05-17 Date		
his declarati	on cancels TD No. 07-0	002-00245	Owner: SAMBUTAN, Luc	ciano Previous A.	The second secon			

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 pressume to be one of those documents that were eaten by termites or destroyed due to wear and tear and conditions of the chimate of the valid of time registry, by Mariel A. Ponce, OIC- Reister of Deeds dated May 09, 2019. Real Property Tax formed (2019) has field baid amount of Notes:

* This declaration is for real property taxation purposes only and the valuation indicated the situate asset on the stredgle of the values prepared for the purpose and duly enacted into an Ordinance by the Sangsynians Paulalawigan under Ordinance No. 67, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership of Jegal title to the preperty

GERALDINE P. ESTANO O.R No.

SN No. 2088184

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Tand Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE ..

Transfer Certificate of Title

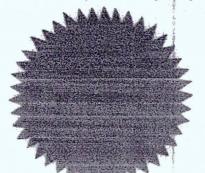
No. 2-24067

It is hereby certified that certain land situated in the province of occidental 1 n d o r o , more particularly bounded and described as follows:

A parcel of land (Lot 1014-2 of the subd. plan (Lot) Pade 5507, being a portion of Lot 1014, Palman Public Land Subd., Plane (Philosope Poe) INC Rec. No.), situated in the Mun. of Palman, Prov. of Coc. 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, Palman Public Land Subd., Plane (Philosope Poe); on the SE., points 4-5 by Lot 1127, Palman Public Land Subd., Plane (Philosope Poe); on the SE., points 4-5 by Lot 1127, Palman Public Land Subd., Plane (Philosope Poe); on the Malman Public Land Subd., Plane (Philosope Poe); on the Malman Poeints Foe & Garage Poeints Property Registration Decree in the name of a subdenies of section 103 of the Property Registration Decree in the name of a pastor Jorge Panginlan; of legal age, Filipino, morried -

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, in the original title as may be subsisting, and to

of New York No. Occidental Mindow	has said land we	15 originally registered ar nineteen hundred an	on the 9th day
in Registration Book Noof Cocidental Mindoro	as Origi	age of the inal Certificate of Title	Office of the Register of Deeds
a Homestead patent, in the Philippines, on the	the name of		granted by the President of the
hundred and Lity-source	under A	ct No 141	nondod.



Philippines, on the day of in the year two thousand and at at 200 pm.

NYCLEL A. POWGE
Actions (Register of Deeds)

Paluon, 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 bees useful. 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 "I" on plan, being N. 43 deg. 00 v. 6005.31 m. from BELM 1. Paluan Public Land Subd., Pla-26 (Philousa-Foa); thence S. 29 deg. 05 v. 200.00 m. to point 2; S. 68 deg. 15 v. 116.46 m. to point 3; S. 29 deg. 05 v. 186.95 m. to point 4; S. 66 deg. 26 v. 493.49 m. to point 5; N. 7 deg. 07 v. 304.47 m. to point 6; N. 25 deg. 23 v. 251.87 m. to point 7; S. 88 deg 15 v. 225.02 m. to point of beginning; containing un area of CME HUMDRED FORT FOUR THOUSAND SEVERY TWO (144.072) SQUARE METHERS, 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. 15x00 cm.; point 6 by Old Stake; & the rest by PS cyl. conc. mons. 15x00 cm.; bearings true; data of orig. survey, July 20,1953-Feb. & that of the subd. survey, forch 5, 1964.

MAZIM A. PONCE Acting Register of Deeds



Attachment 4

TAX DECLARATION OF REAL PROPERTY



1	gran	-	1
	1	1	١
1		1	/

ID No.: 07-00	02-00821		Property Ident	ification No.	030	27	
OWNER: PHI Address: Pale	LIPPINE MO Jan, Occide	UNTAIN MI	MICTRIEC	TIN:	UZ8-(08-56
Administrator	AB Carde	ital Mindor	0		Vo.:		
and MA. Eleano	r B. Benavio	l User: S	o pouses Dario F. Be	navidez	Tobay Parkery	Art year, the residence of the contract of the	
Address: Brg	y. Cabacao,	Abra de Ilo	og, Occidental Mind	in: Tel. N	lo.:		
			Harrison	1010			
Location of Property:	(No./Street	tı)				Paluan Occidental Mindoro	
OCT/TCT/CLOA NO	. <u>T-24067-pa</u>	rt	(Brgy/Distr			(Municipalit	y & Province/ City:)
CC1,			Surv Lot N	ey No.	(LRA)	SD-E201801	
Pated: February 06, 2006		2006	Blk. N	•	1014-B	-2	
Boundaries:							
	1, (LRA) PS Lot 1127, P	D-E2018106	, (LRC) PSD- & Lot 1014-B- 21 014-B-1, (LRA)	South West: N	1aluga	o River	
			VI. DI. (LKA)	North West : N	1aluga	o River	
Kind of Propert Land	y Assessed						
				achinery Description:			
☐ Building				-			
No. of Storeys: Brief Description:				thers			
			Brief	Description:			
Classificat Agricultu		Area	Market Value	Actual Use	As	sessment	Assessed Value
A COLUMN TO THE PERSON NAMED IN COLU	rai al ==>>	12.9536	205,150.00	Agricultural		40%	92.060.00
TUL			P 205,150.00	A STATE OF THE PARTY OF THE PAR		A ABANTAN TAN TAN TAN TAN TAN TAN TAN TAN TA	82,060.00 P 82,060.00
	Total Ass	sessed Value	EIGHTY TWO THO	USAND STYTY	DECO	CONIN	1 02,000,00
			(Amount in Wor	ds)	PESU	SUNLY	
Taxable [X] Exempt	[]	Effectivity of A	Assessment/ R	easse	essment: 2	2020
RECOMMENDING A	PPROVAL:		APPROVED	BY:			
Herebrand (\mathcal{M}					-	
	<u>AWAN</u>	REME	LYN C. SALAZAR			LI	EONILO A.
nicipal Assessor		Asst. Provin	cial Assessor	<u>!</u>	MARA	Provincial	Assessor
declaration cancels	TD No. 07-00	002-00820 5	t Owner Dilli Inc.			2019- Da	05-22 te
70.00	<u>01-00</u>	vz-vvozu-par	Owner: PHILIPPINE	MOUNTAIN MIN	ISTRIE	S. Previous	A.V. Php
MORANDA:							

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.

* This declaration is for real property taxation purposes only and the valuation indicated lefter of passe on the schedule property values prepared for the purpose and duly enacted into an Ordinance by the Sanggueian Tanial Autor index Ordinance and Sanggueian Tanial Autor index Ordina

TAX DECLARATION OF REAL PROPERTY



No.: 07-0002-00829	р	Property Identificat	ion No.:	028-07	-0002-008-5	7	
INER: PHILIPPINE MOUNT dress: Paluan, Occidental	Mindoro		TIN: Tel.				
ministrator/Beneficial Us MENTARY SCHOOL (LAES), sident TOMAS L. CALBE dress: So. Ulasan, Brgy. I	INC., repr	esented by its	TIN: Tel.				
ndoro		Harrison	***************************************		Paluan Occide	ntal Mindoro	
ration of (No./Street:)		(Brgy/District:)			funicipality & Province/ City:)	
T/TCT/CLOA No. T-24067-part		Survey I Lot No.	No.	(LRA) F 1014-B	SD-E20180106 -1	21	
r: <u>February 06, 20</u>	06	Bik. No.					
Boundaries: North West: <u>Lot 1014-B-2</u> <u>E2018010621</u> Norht East : <u>Lot 1013, Pls</u>		S			27, Pls-26 14-B-2, (LRA) 010621	PSD-	
Kind of Property Assessed: Land Building		☐ Machinery Brief Description: ☐ Others					
No. of Storeys: Brief Description:	200	Brief Description:					
Classification	Area	Market Value	Actual	Use	Assessment Level	Assessed Value	
Agricultural	1.4536	23,020.00	Agricul	tural	40%	9,210.0 P 9,210.0	
Total ==>>		P 23,020.00				The state of the s	
Total Assess	sed Value N	(Amount in Wor	o HUNDI ds)	RED TEN	PESOS ONLY		
Taxable [] Exemp (Educational)	E[X]	Effectivity of	Assessm	ent/ Rea	assessment:	2020	
RECOMMENDING APPROVAL:	Er S	APPROVE	D BY:		4.		
Mpglicanim							
MELODY V. PAGLICAWAN	REM	MELYN C. SALAZAR		M	ARANAN	LEONILO A.	
Municipal Assessor 2019-07-16 Asst. Provincial Assessor				1211	Province 201	al Assessor 9-07-19 Date	
This declaration cancels TD No. 07			MOUNTAU	LANGE	DIES Provinus	A 1/ Pho 9 210 00	

Re-assessment to annotate administrator as per issuance of Deed of Donation of a Portion of Land under Doc. No. 353; Page No. 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 uder O.R. No. 6393455 dated March 14, 2019 with certification paid-under O.R. No. 7798572 dated July 08, 2019.

OFFICE OF THE ASSESSOR No. XVIII series of 2019 by Atty. Kathrine Ann A. Abeleda, Notary Public, Mamburao, Occidental Mindoro, Real property tax for year 2019 has been paid uder O.R. No. 6393455 dated March 14, 2019 with certification paid-under O.R. No. 7798572 dated July 08, 2019.

OFFICE OF THE ASSESSOR No. XVIII series of 2019 by Atty. Advanced into an Ordinance by the adaptive of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and duly enacted into an Ordinance by the adaptive part of the purpose and the purpose and duly enacted into an Ordinance by the

O.14 No Amisent Palis Pres

KEPUBLIC OF THE SHILIPPINES PROVINCE OF OC BENTAL MINDORO ! MUNICIPALITY OF MAMBURAO) S.S.

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 llog. 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

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

POTION OF: LOT 1014-B, (LRC) PSD-35837	18010621
LOCATION: Barrio of Harrison, Municipality of Paluan, Proceedings of Mindoro.	rovince of

BOU

DUNDARIES: LINE 1-2	DIRECTION SE	ADJOINING LOT LOT 1127, LS-26	Philone		O.R. P.D.
2-3-4 4-5 5-6-7 7-8 8-9-1	NW, SW NE NE NE SE, NE	Faluan Public Lar Malugao River Forest Zone Lot 1014-A, (LRC) Lot 1013, Pls-26 (Paluan Public Lan Lot 1014-B-1, (LR	Psd-35837 Philcusa		GERALDINE OF STAND
		E2018010621	6.14	TO RESIDENCE OF THE PARTY OF TH	S S S S S S S S S S S S S S S S S S S



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

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

SELLER

(Buyer)

SIGNED IN THE PRESENCE OF:

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 0 3 MAY 2019 19 personally appeared the following with their respective competent evidence of identity:

Name	Competent Evidence of
JORGE G. PANGHULAN	Identity
DARIO F. BENAVIDEZ	OSCA 15240
MA. ELEANOR B. BENAVIDEZ	PRC 0751471
The state of the s	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. 4) Page No. OH, Book No. XVI OTHUE Series of 2019.





Address: Brgy. Cabacao, Abra De Ilog, Occ. Mindoro Tel. No.: Tol. No.: Harrison Paluan Occidental Mindoro Occation of Property: (No./Street:) OCT/TCT/CLOA No. 062-2019000494 Cotor In. 2019 Boundaries: Pin No. 57 (Lot 1014-A, (LRC) PSD-35837). Pin No. 03 (Lot 1013. Pis-26 North East: (PHILCUSA-FOA) Paluan Public Land Subdivision lot) Pin No. 02 (FOREST ZONE) South East: Pin No. 06 (Lot 1127. Pis-26 & Lot 1014-B-1, (LRA) PSD-E2018010621 Kind of Property Assessed: V Land Machinery Building No. of Storeys: Brief Description: Classification Area Market Value Agricultural 12.9536 205,150.00 Agricultural 40% 82,060.0	TD No.: 07-0002	-00832		Property Identificat	ion No.:	028-07	-0002 -008 -56	
Harrison Paluan Occidental Mindoro Occation of Property: (No./Street:) (Brgy/District:) (Hunicipality & Province/ City:) OCT/TCT/CLOA No. 062-2019000494 Survey No. (LRA) PSD-E2018010621 OCT/TCT/CLOA No. 062-2019000494 Survey No. (LRA) PSD-E2018010621 Detect: October 11, 2019 Bilk. No. Boundaries: Pin No. 57 (Lot 1014-A. (LRC) PSD-35837). Pin No. 03 (Lot 1013. Pls-26 North East: (PHILCUSA-FOA) Paluan Public Land Subdivision lot). Pin No. 02 (FOREST ZONE) South East: Pin No. 05 (Lot 1127. Pls-26 & Lot 1014- By Land Building No. of Storeys: Brief Description: Classification Area Market Value Actual Use Assessment Level Assessed Value Agricultural 12.9536 205,150.00 Agricultural 40% 82,060.0 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 Municipal Assessor 2019-11-11 Date	BENAVIDEZ				11:			
Content of Property: (No. / Street:) (Brgy/District:) (Municipality & Province / City:)	Administrator/I Address:	Beneficial Us	er:					
Survey No. (LRA) PSD-E2018010621 Lot No. 1014-B-2 Lot No.				Harrison			Paluan Occide	ental Mindoro
Boundaries: Pin No. 57 (Lot 1014-A, (LRC) PSD-35837). Pin No. 03 (Lot 1013, PIs-26 North East: (PHILCUSA-FOA) Paluan Public Land Subdivision lot) Pin No. 02 (FORES) ZONE) South East: Pin No. 06 (Lot 1127, PIs-26 & Lot 1014-B-1, (LRA) PSD-E2018010621 North West: Malugae River South West: Malugae River North West: Malugae River	ocation of Property	(No./Street:)		(Brgy/District:))		(Municipality 8	Province/ City:)
Boundaries: Pin No. 57 (Lot 1014-A, (LRC) PSD-35837). Pin No. 03 (Lot 1013. Pis-26 North East: (PHILCUSA-FOA) Paluan Public Land Subdivision lot). Pin No. 02 (FOREST ZONE) South East: Pin No. 06 (Lot 1127. Pis-26 & Lot 1014-B-1, (LRA) PSD-E2018010621	OCT/TCT/CLOA No.	062-20190004	94		Vo.			21
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RECOMMENDING APPROVAL: APPROVED BY: MELODY V. PAGLICAWAN MUNICIPAL Assessor 2019-11-11 APPROVED BY: LEONILO A. MARANAN Provincial Assessor 2019-11-12 Date		Total A	ssessed Value			IXTY PES	OS ONLY	
MELODY V. PAGLICAWAN MUNICIPAL Assessor 2019-11-11 MELODY V. PAGLICAWAN REMELYN C. SALAZAR MARANAN Provincial Assessor 2019-11-12 Date	Taxable [X] Exempt	[]	Effectivity of As	ssessme	nt/ Reas	sessment: 20	20
MARANAN Municipal Assessor 2019-11-11 MARANAN Provincial Assessor 2019-11-12 Date				APPROVED BY			to	
Municipal Assessor Asst. Provincial Assessor Provincial Assessor 2019-11-11 Date	MELODY V. PAGL	ICAWAN	REMEL	N C. SALAZAR				LEONILO A.
This declaration cancels TD No. <u>07-0002-00821</u> Owner: <u>PHILIPPINE MOUNTAIN MINISTRIES</u> Previous A.V. Php <u>82,060.00</u>			Asst. Provinc	ial Assessor		b	Province 201	9-11-12
THE GOOD TO THE VIEW DAME.	This declaration care	cels TD No. 07-0	002-00821 Ov	mer: PHILIPPINE MOU	NTAIN MII	NISTRIES	Previous A.V. Pl	hp 82,060.00
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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 Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the purpose and duly enacted into an Ordinance by the Sangguniang Parallel of the Parallel of t



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Tank Registration Tank

Eand Registration Authority
OUEZON City

Registry of Deeds for Mamburao, Mindoro Occidental

Transfer Certificate of Title

No. 062-2019000494

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

LOT NO: 1814-8-2. OF SUBDIVISION PLAN: (LPA)PSD-K2018010621 PORTION OF: LOT 1814-B. (LACIPSD-15ET) LRA REC. NO. H. PATENT

LOCATION: BARRIO OF HARRISON, MUNICIPALITY OF PALLIAH, PROVINCE OF OCCIDENTAL MINDORO, (CARTIFULAR OF PARTY OF PALLIAH, PROVINCE OF

is registered in accordance with the provision of Section 100 or the Property Registration Decree in the name of

OWDER: SPORMES DARIO F. BENAVIDEZ AND MA. ELECTION B. BENAVIDEZ, BOTH OF LEGAL APE, FILIPINOS

Address: BRGY. CARACAO, ARRA DE TLOG, OCCIDENTAL HINDORG HIMAROPA

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 brightally registered as

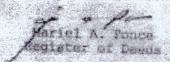
Patent Type:

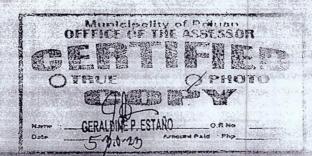
Patent Date: Under Act No.: Volume No.: Original Owner: Original RD; HAMBURAO, MINERO

OCT Date:05 09 1989
OCT No.: OCT-P-2472
Page No.: 2472

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

Enterod at Manburac, Mindoro Occidental, Philippines of the lich day of October 2019 at 02:47pm.







TCT No.: 062-2019000494

Page No. : 2

TECHNICAL DESCRIPTION (Continued from page 1)

ISLAND OF KINDORO

BOUNDARIES:

1-2 2-3-4 4-5 7-8

HALLICAO RIVER FOREST ZONE LOT 1014-A. (LACIDED-15837 LOT 1013, PLS-26 (FULLCUSA-PON) PALUAN PUBLIC LAND SUBDIVISION

LOT 1121, PLS-16 (FRICCUSA-FCA) PALUAN PUBLIC LAND SUMDIVISION

ADJUINING LOT (8)

DE, ME 1014-8-1, (LEA) PSG-E2018010621

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AREA: ONE MINDRED TWENTY NINE THORISAND FIVE HUNCIRED THIRTY SIX (129,536) SQUARE SETTER, MOST OR LESS

DESCRIPTION OF CUSINESS PURPLES TO BE A REAL PROPERTY FOR ANY CITY CORP. NUMB. ILKAN DAS.

AND THE HEST ARE OLD P.S. CTL. COR. MURS.

LEXID CMS.

BEARINGS: THE DECLINATION:

DATE OF ORIGINAL SURVEY: JULY 20, 1951

DATE OF SURDIVISION SURVEY: NOVEMBER 04, 2018

GEODETIC ENGINEER: JONATHAN L. PEYES

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

DATE APPROVED: MARCH 04, 2019

GERALDINE DESTANO



TCT No. :062-2019000494

MENORANDUM OF ENCUMBRANCES

Entry No.: 2019000130 Date: November 04, 2019 04: 10:0008

AFFIDAVIT ! EXECUTED BY MA. FLEARCR B. BERAVIDEZ, ALLEGING AMPRICATION OF THE SHOULD HAVE AFFEARED THEREIN, AND THE ENTRY IN THE SATURATED OF THE BAME HA. ELEAROR B. BERAVIDEZ RATE OF THE BAME HA. ELEAROR B. BERAVIDEZ RAS MERELY BY FRANCE OF THE SATURATION OF THE SATURATION OF THE SATURATED THE SATURATED OF THE BAME HA. ELEAROR B. BERAVIDEZ RAS MERELY BY FRANCE OF THE SATURATED INADVERTENCE OF TYPOGRAPICAL ERIOR, THE AFFIANT FRAYS THAT THE ABOVE-CITED CORRECTION CONCERNING THAT THE MANE REGISTERED OWNER OF THE SUBJECT LAND FROM "MA ELECTROR B. BENAVIDED" TO " MA STRANGE B. BENAVIDED" TO MAKE MISSISSED OF THE HUST APPEAR THEREIN TO BE "BOTH OF LEGAL ALE, AND NOT OF LEGAL AFE, IN SUCCESSANCE WITH TAX. NO. 125; PAGE NO. 029; HOSE NO. 24; SERIES OF 2019; OF NOTARY PUBLIC OF MANBURAD, OCC. MINIXBO, ATTY. KATHRIMS AND A ABELEIA; DALLS NOWTHINGS 04, 2019.

equater of Deeds



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

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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. PARGHULAN, 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 llog, 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 THE HUNDRED PORTY POUR THOUGHT AND GEVERNEY TWO (144,070) 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 P. DENAVIDEZ and MA. RLEAROD 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 COLUMBICATION TOTAL SECTION OF

BOUNDARIES:

8-9-1

SE, NE

LINE 1-2	DIRECTION	ADJOINING LOT(S) LOT 1127, L3-20 (Philicusa- Foag Paluan Public Land Subdivision)
2-3-4 \$-5-7 7-8	nw, sw NE ne	Paluan Public Land Subdivision Natural Report Forest Zone Lot 1014-A, (LKC) PS0-3003/ Lot 1013, Pls-26 (Phileusa-Foli) C

Lot 1014-B-1, [[RA] Pad-

E2018010621 AREA: ONE HUNDRED TWENTY NINE THOUSAND AND FIVE HUNDRED THIRTY SIX (129,536) Square Meters, more or less.

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

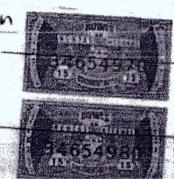
PHILIPPINE MOUNTAIN MINISTRIES (now PM Mission Foundation, Inc.)

represented by JORGE

SELLER

Buyer

SIGNED IN THE PRESENCE OF:



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES) PROVINCE OF OCCIDENTAL MINDORO MUNICIPALITY OF MAMBURAO 188

day of 0.3 MAY 2015 personally appeared the following with their respective competent evidence of identity:

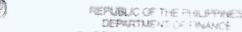
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N. Carrier Control of the Control of	Competent Buldenes of
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JORGE G. PANGHULAN	OSCA 15240
MA. ELEANOR B. BENAVIDEZ	PRC-0751471
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known to me and to me known to be the same persons who executed the foregoing natural manufacture and a second them accesses for the first area west with the second second

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WITHESS MY HAND AND SEAL on the date and at the place first above A PROPERTY OF Page No. ON Block No. WILL: Senes of 2019 A. PONCE Armound Pala





BUREAU OF INTERNAL REVENUE CERTIFICATE AUTHORIZING REGISTRATION (CAR)

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Republic of the Philippines PROVINCE OF OCCIDENTAL MINDORO PALUAN

OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION

10/-000 11/6 m

TO WHOM IT MAY CONCERN:

en a la paramenta de la companya de

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





Republic of the Philippines PROVINCE OF OCCIDENTAL MINDORO COIGONAN

Mamburao

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.

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

Amount: P50.00



P. ESTANO



TAX DECLARATION OF REAL PROPERTY



D No.: 07-0002	-00839		Property Identificat	ion No.: (28-07	-0002-008-56	
OWNER: SPOUS SENAVIDEZ Address: Brgy.			AND MA. ELEANOR c. Mindoro	1 414	No.:	er general de Reseau de Albaio de Calacta Tala, Esta de Calacta Tala de Calact	
Administrator/E	Seneficial Use	r: Abelard		TIN: Tel.	No.:		
<u>nggalakkan muja menghipin kan anungkan kan tida tida tida tida tida tida tida tida</u>			Harrison			Paluan Occide	ntal Mindoro
cation of Property	: (No./Street:)		(Brgy/District:)		(Municipality &	Province/ City:)
T/TCT/CLOA No.	062-201900049	4	Survey Lot No.	No.	(LRA) 1014-	PSD-E201801067 3-2	21
ated:	October 11, 2019		Blk. No.				
	Pin No. 57 (Lot 35837), Pin No (PHILCUSA-FO/ Subdivision lot) ZONE)	, 03 (Lot 101 A) Paluan Pub Pin No, 02 (<u>3, Pls-26</u> llic Land FOREST	South Wes	t: <u>Malu</u> c	ao Ríver	
South East	Pin No. 06 (Lot B-1, (LRA) PSD	1127, Pls-26	& Lot 1014-	West	: Maluc	ao River	
Kind of Propert			□Ma	chinery			
Building			Oth	ners			
No. of Storeys: Brief Description:			Brief D	escription:			
Classific	ation	Area	Market Value	Actual	Use	Assessment Level	Assessed Valu
Agricult	The second secon	12.9536	205,150.00	Agricult	ural	40%	82,060.
T	otal ==>>		P 205,150.00				P 82,060.
	Total As	ssessed Value	(Amount in Word	JSAND SIX ds)	TY PES	OS ONLY	
Taxable [X] Exempt	[]	Effectivity of A	ssessment	/ Reass	sessment: 202	21
RECOMMENDING	APPROVAL:	·	APPROVED BY:	and the second s			1
MELODYVI PAGLICAW MUNICIPAL ASSES	an. Rea Sor	i i	C. SALAZAR, REA ovincial Assessor			ARNOLD (III) Provincial A	
2020-08-14 rnis declaration cand		02-00832 Ow	ner: SPOUSES DARIO	F. BENAVIDE	Z AND N		BENAVIDEZ
M E M O R A N D . Re-assessment to a Atty, Cirilo Q, Tejoso, of 1,903.80, Notes:	A: nnotate administra Jr. Notary Public I	<u>Mamburao, Oc</u>	ed of Absolute Sale Und c. Mindoro. Real Proper	ty Tax for the	year 202	20 Official Receipt	No. 0502225 amou
prepared for the purp	ose and duly enact	ed into an Ordi	only and the valuation in nance by the Sanggunfal a confer any ownership o	g <u>Panlalawig</u>	PRICE And Andrews Andr	Ordinance No.757	e of 2012 dated

DEÉD OF ABSOLUTE SALF

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 ___day of 10 2020, 20____

OARIO F. BENAVIDEZ

MA. ELEANOR B. BONAVIDEZ

ABELANDO S. PANGILINAN

SIGNED IN THE PRESENCE OF

at

Witness

GERALDINE P. ESTANO

REPUBLIC OF THE PHILIPPINES) SS.		
BEFORE ME, a Notary Public, this	day of	_, personally appeared the following:
Name	CTC NO./ID NO.	Date/Place Issued
DARIO F. BENAVIDEZ MA. ELEANOR B. BENAVIDEZ ABELARDO S. PANGILINAN	PRE Livery No. 094	417 Vaire with Anton
as competent proof of identity foregoing instrument and acknowledge	y, who is known to me to be the same to be his/her free act	the same person who executed the and deed.
WITNESS MY HAND AND	SEAL on the date and place al	pove-stated.
	NO	RILO Q. TEJOSO JE
Doc. No.: 184 Page No.: 78 Book No.: 101 Series of 707	My Cummissi Rall of Athers MCLE No. VI IBP No. 0997	on Explos on the 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.



ACCOUNTABLE FORM No. 51-C Revised January, 1992

(ORIGINAL)

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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

Paid under O.R. No.: 3255186

Dated: May 30, 2023 Amount: P 50.00