

May 28, 2023

Ms. LOREMELYN CLAUDIO
Regional Executive Director, MIMAROPA
Department of Environmental and Natural Resources
1515 Roxas Blvd., Malate, Manila

Madam:

We are writing you this letter to request from your good office to kindly hold any request for subdivision of a parcel of land with Original Certificate of Title No. 6282 under the name of our father, RICHARD A. GARRAEZ with an area of 4,424 sq. m., more particularly described as:

Beginning at a point marked "1" of Lot No. 118-A, CSD-04-013529-D, being, N. 72-09 E., 2168.38 M from B.L.B.M. #1, Bo. Tiniguiban, Puerto Princesa City, thence

S. 11-03 E., 57.95m. to point 2; S.07-53 E., 29.24m. to point 3;
N. 75-13 W., 61.05m. to point 4; N. 24-31 W., 56.57 m. to point 5;
N. 74-55 E., 69.99 m. to point 1; point of beginning.

To enlighten you Madam on the matter, the events were as followed:

1. On December 17, 1997, our father entered into a Contract of Sale with Mr. Felix Buday regarding a portion of the above-mentioned property notarized by Atty. Edgar O. Palay, Doc. No. 222 , Page No.45 , Book No.135 , Series of 1997. Attached herewith is a photocopy of the said Contract of Sale hereto referred as "**Annex A**".
2. Our father, Richard A. Garraez died on March 18, 2021. A photocopy of his Death Certificate is hereto attached as "**Annex B**".
3. Upon searching his documents, we only found a Contract to Sell between our father and Mr. Buday. Upon consultation with a lawyer, we are informed that the Contract to Sell does not make the sale perfected between the parties. Hereto attached as "**Annex C**".
4. Sometime after the death of our father, Mrs. Rosario Buday went to us and presented to us a Deed of Sale entered by her and our father last January 31, 2003 notarized by Atty. Edgar O. Palay with Doc. No. 114, Page No. 23, Book No. 199, Series of 2003. Hereto attached as "**Annex D**".
5. We, the heirs of Richard A. Garraez, and Mrs. Buday had an agreement with the Punong Barangay Gloria Miguel of Bgy. San Manuel to maintain the status quo of the property until we reach and agreement.
6. By the time we went to the Mrs. Buday's lawyer in order to settle the matter, but we were caught off guard when the secretary of the lawyer of the buyer, Atty. Edgar O. Palay that the transfer was already initiated.

The reason for the said request is that the parties did not agree on the particular portion of the parcel of land that were conveyed to Mrs. Buday. The Contract of Sale made Mrs. Buday as co-owner for a 500sq m. of the property without any specifications.

Thus, we humbly request from your good Office to please hold any application for a subdivision plan on the said parcel until an agreement is settled by both parties.

We are hoping for your consideration on the matter.

Respectfully yours,



MARIA HARLINE V. GARRAEZ

Heir of Richard Garraez



HERBERT V. GARRAEZ

Heir of Richard Garraez



HANELYN V. GARRAEZ-SARMIENTO

Heir of Richard Garraez

Contact number: 09301232727/09066391279
garraezhanelyn@yahoo.com.ph

CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This contract made and entered into the City of Puerto Princessa, by and between RICHARD A. GARRAZZ, of legal age, widower, Filipino and a resident of Bgy. San Manuel, Puerto Princessa City, hereinafter called the SELLER and FELIX EUDAY, of legal age, married to ROSITA B. EUDAY, Filipino and a resident of Bgy. San Pedro, Puerto Princessa City, hereinafter called the BUYER;

W I T N E S S E T H :

WHEREAS, the SELLER is the owner of a certain parcel of land situated at Bgy. San Manuel, Puerto Princessa City, covered by Transfer Certificate of Title/ Original Certificate of Title No. _____, duly issued by the Register of Deeds of Puerto Princessa City and is more particularly described as follows:

Lot 11B-4

Bounded on the North by lot 4B-B, Cad-44-002564-B; on the East by lot 11B-B and lot 11B-C, Cad-04-013529-B; on the West by lot 2497, Cad.---300-B; and on the South by lot 2497, Cad.300-B. Containing an area of FOUR THOUSAND FOUR HUNDRED TWENTY FOUR (4,424) square meters.

WHEREAS, both parties have entered into a negotiation to sell a portion of the above-described parcel of land, covering an area of FIVE HUNDRED (500) square meters under the following terms and conditions, to wit:

1. That the agreed purchase price shall be for an amount of SEVENTY FIVE THOUSAND PESOS (P75,000.00), Philippine Currency;
 2. That the BUYER shall make a downpayment in the sum of FOURTY FIVE THOUSAND PESOS (P45,000.00) and the remaining balance of P30,000.00 to be paid on or before December, 1998;
 3. That all expenses to be incurred for the transfer of title in favor of the BUYER shall be at the exclusive account of the SELLER;
 4. That the SELLER hereby binds himself to execute a final deed of absolute sale upon full payment of the agreed purchase price;
- IN WITNESS WHEREOF, the parties hereto set their hands this 12 day of December, 1997 at Puerto Princessa City.

FELIX EUDAY

Buyer

CTC NO. _____

Issued on. _____

at PPO

Parano
RICHARD A. GARRAZZ

Seller

CTC NO. 9822647

Issued on. 3-20-97

at PPO

Intal
SIGNED IN THE PRESENCE OF
ACKNOWLEDGMENT

CITY OF PUERTO PRINCESSA, S.S.
PROVINCE OF PALAWAN

BEFORE ME, a Notary Public, for and in the City of Puerto Princessa, this 12th day of December, 1997, personally appear the above-named persons, known to me to be the same who executed the foregoing instrument, and acknowledged the same as their free act and deed.

WITNESSED BY HAND AND NOTARIAL SEAL



Municipal Form No. 103 (Revised August 2016)		Republic of the Philippines OFFICE OF THE CIVIL REGISTRAR GENERAL CERTIFICATE OF DEATH		(To be accomplished in quadruplicate using black ink)	
Province PALAWAN			Registry No. 2021-461		
City/Municipality PUERTO PRINCESA CITY					
1. NAME (First) (Middle) (Last) RICHARD ABRERA GARRAEZ			2. SEX (Male/Female) MALE		
3. DATE OF DEATH (Day, Month, Year) 18 MARCH 2021		4. DATE OF BIRTH (Day) (Month) (Year) 19 DECEMBER 1954		5. AGE AT THE TIME OF DEATH (Fill in below accord. to age category) a. IF 1 YEAR OR ABOVE (2) Completed years 66 y/o b. IF UNDER 1 YEAR (1) Months (2) Days (3) Hours (4) Min/Sec	
6. PLACE OF DEATH (Name of Hospital/Clinic/Institution/House No., St., Barangay, City/Municipality, Province) PALAWAN ADVENTIST HOSPITAL - DEAD ON ARRIVAL				7. CIVIL STATUS (Single/Married/Widow/Widower/Annulled/Divorced) WIDOWER	
8. RELIGION/RELIGIOUS SECT ROMAN CATHOLIC		9. CITIZENSHIP FILIPINO		10. RESIDENCE (House No., St., Barangay, City/Municipality, Province, Country) BGY. SAN MANUEL, PUERTO PRINCESA CITY, PALAWAN	
11. OCCUPATION RETIRED MOTORPOOL AIDE		12. NAME OF FATHER (First, Middle, Last) SOLOMON HABERIT GARRAEZ		13. MAIDEN NAME OF MOTHER (First, Middle, Last) RUFINA BAYOS ABRERA	
MEDICAL CERTIFICATE (For ages 0 to 7 days, accomplish items 14-19a at the back)					
19b. CAUSES OF DEATH (If the deceased is aged 8 days and over) I. Immediate cause : a. MYOCARDIAL INFARCTION Interval Between Onset and Death MINUTES Antecedent cause : b. HYPERTENSION 10 YEARS Underlying cause : c. _____ II. Other significant conditions contributing to death: _____					
19c. MATERNAL CONDITION (If the deceased is female aged 15-49 years old) _____ a. pregnant, not in labour _____ b. pregnant, in labour _____ c. less than 42 days after delivery _____ d. 42 days to 1 year after delivery _____ e. None of the choices					
19d. DEATH BY EXTERNAL CAUSES a. Manner of death (Homicide, Suicide, Accident, Legal intervention, etc.) _____ b. Place of Occurrence of External Cause (e.g. home, farm, factory, street, sea, etc.) _____					
20. AUTOPSY (Yes / No) NO					
21a. ATTENDANT 1 Private Physician _____ 2 Public Health Officer _____ 3 Hospital Authority _____ X 4 None _____ 5 Others (Specify) _____ 21b. If attended, state duration (mm/dd/hy) From _____ To _____					
22. CERTIFICATION OF DEATH I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I <input checked="" type="checkbox"/> have attended/ <input type="checkbox"/> have not attended the deceased and that death occurred at 1:30 AM am/pm on the date of death specified above. Signature _____ Name in Print MA. TERESA S. WYCOCO, MD, MMHcA Title or Position Rural Health Physician Address City Health Office, Puerto Princesa City Date March 18, 2021					
REVIEWED BY Signature _____ Name in Print SUSAN A. ZAMBRANO MD, CFP Title or Position Medical Officer III Signature Over Printed Name of Health Officer Date March 18, 2021					
23. CORPSE DISPOSAL (Burial, Cremation, if others, specify) BURIAL		24a. BURIAL/CREMATION PERMIT Number _____ Date Issued _____		24b. TRANSFER PERMIT Number _____ Date Issued _____	
25. NAME AND ADDRESS OF CEMETERY OR CREMATORY 1					
26. CERTIFICATION OF INFORMANT I hereby certify that all information supplied are true and correct to my own knowledge and belief. Signature _____ Name in Print HERBERT GARRAEZ Relationship to the Deceased Son Address San Manuel, PPC, Palawan Date March 18, 2021			27. PREPARED BY Signature _____ Name in Print DARLEEN MAYA A. LABRADOR Title or Position Population Program Officer I Date March 18, 2021		
28. RECEIVED BY Signature _____ Name in Print RAUL MANUEL J. BLAS Title or Position City Civil Registrar Date March 18, 2021			29. REGISTERED AT THE OFFICE OF THE CIVIL REGISTRAR Signature _____ Name in Print RAUL MANUEL J. BLAS Title or Position City Civil Registrar Date March 18, 2021		
REMARKS/ANNOTATIONS (For LCRO/OCRG Use Only)					
TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR					
5	8	9	10	11	19a(a)/19b
					19a(c)

08222-75-130LVB-00124-DI001

BEST POSSIBLE IMAGE



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Documentary
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CSM
CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority

1. PRINTED FORMS OF THIS BUREAU ARE AVAILABLE TO THE PUBLIC AT THE FOLLOWING ADDRESSES:

JR CHILDREN AGED 0 TO 7 DAYS		
14. AGE OF MOTHER	15. METHOD OF DELIVERY (Normal spontaneous vertex; if others, specify)	16. LENGTH OF PREGNANCY: (in completed weeks)
17. TYPE OF BIRTH (Single, Twin, Triplet, etc)	18. IF MULTIPLE BIRTH, CHILD WAS (First, Second, Third, etc)	

MEDICAL CERTIFICATE

19a. CAUSES OF DEATH

- a. Main disease/condition of infant _____
b. Other diseases/conditions of infant _____
c. Main maternal disease/condition affecting infant _____
d. Other maternal disease/condition affecting infant _____
e. Other relevant circumstances _____

CONTINUE TO FILL UP ITEM 20

POSTMORTEM CERTIFICATE OF DEATH

I HEREBY CERTIFY that I have performed an autopsy upon the body of the deceased and that the cause of death was

Signature _____ Title/Designation _____
Name in Print _____ Address _____
Date _____

CERTIFICATION OF EMBALMER

I HEREBY CERTIFY that I have embalmed Richard Garvey following
all the regulations prescribed by the Department of Health.

Signature _____ Title/Designation _____
Name in Print _____ License No. _____
Address _____ Issued on _____
_____ Expiry Date _____

AFFIDAVIT FOR DELAYED REGISTRATION OF DEATH

I, _____, of legal age, single/married/divorced/widow/widower,
with residence and postal address _____

_____, after being duly sworn in accordance with law, do hereby depose and say:

1. That _____ died on _____ in _____
_____ and was buried/cremated in _____
_____ on _____

2. That the deceased at the time of his/her death:
- ☐ was attended by _____
- ☐ was not attended.

3. That the cause of death of the deceased was _____
4. That the reason for the delay in registering this death was due to _____

5. That I am executing this affidavit to attest to the truthfulness of the foregoing statements for all legal intents and purposes.

in truth whereof, I have affixed my signature below this _____ day of _____,
at _____, Philippines.

(Signature Over Printed Name of Affiant)

SUBSCRIBED AND SWORN to before me this _____ day of _____, _____ at _____, Philippines, affiant who exhibited to me his/her CTC/valid ID _____ issued on _____ at _____.

Signature of the Administering Officer

Position / Title / Designation

Name in Print _____

Address

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SP000245575

Documentary
Stamp Tax Paid

CDSm
CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority



DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

I, RICHARD A. GARRAEZ, of legal age, widower, Filipino and a resident of Puerto Princesa City, Philippines, for and in consideration of the sum of SEVENTY FIVE THOUSAND PESOS (P75, 000.00), Philippine Currency, receipt whereof is hereby acknowledged to have received by me from ROSARIO B. BUDAY, of legal age, married to FELIX BUDAY, Filipino and a resident of Puerto Princesa City, Philippines, do hereby SELLS, CEDES, TRANSFERS AND CONVEYS, by way of sale, unto said ROSARIO B. BUDAY, her heirs, successors and assigns, that portion of Lot 118-A containing an area of FIVE HUNDRED (500) SQUARE METERS, situated at Bgy. San Manuel, Puerto Princesa City, said Lot 118-A is more particularly described as follows:

Lot 118-A

Bounded on the North by Lot 40-B, Csd-4A-002564-D; on the East by Lot 11b-B and Lot 118-C, Csd-04-013529-D; on the West by Lot 2499, Cad-_____ 800-D; and on the South by Lot 2497, Cad. 800-D, containing an area of FOUR THOUSAND FOUR HUNDRED TWENTY FOUR (4, 424) SQUARE METERS.

That I hereby warrant valid ownership over the real property described above, with full right to dispose, free and clear from liens and encumbrances and that henceforth, full ownership and peaceful possession shall now pertain to the vendee.

IN WITNESS WHEREOF, WE have hereunto set our hands this
JAN 31 2003 at Puerto Princesa City, Philippines.

R. Buday
ROSARIO B. BUDAY
Vendee
CTC No.
Issued on
At

R. Garraez
RICHARD A. GARRAEZ
Vendor
CTC No. *04988576*
Issued on *7-5-02*
At *PPC*

SIGNED IN THE PRESENCE OF

R

aw

ACKNOWLEDGEMENT

Republic of the Philippines)
City of Puerto Princesa) S.S.
Province of Palawan)

BEFORE ME, a Notary Public, for and in the City of Puerto Princesa, this
JAN 31 2003 personally came and appeared the above-named persons who presented themselves to be the same who executed the foregoing instrument, which they acknowledged before me as their free act and deed.

ESSE MY HAND AND SEAL, on the date and place first above written.

Doc. *114*
Pag. *23*
Bou. *199*
Series of 2003

ATTN: EDGAR O. PALAY
NOTARY PUBLIC
UNTIL DECEMBER 31, 2004
PTR NO. 3602405
JANUARY 02 2003