



**OUTGOING**

Received by: [Signature]  
Date: MAY 19 2023

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR MIMAROPA Region  
Roxas Blvd., Ermita, Manila

**THRU :** The Assistant Regional Director  
for Technical Services

**FROM :** The OIC, PENR Officer  
Odiongan, Romblon

**SUBJECT :** **INDORSEMENT FOR THE APPROVAL OF APPLICATION  
AND ISSUANCE OF PATENT IN FAVOR OF SILVERIO P.  
BERNAS FOR LOT 13365, CAD. 526-D ROMBLON CADASTRE  
LOCATED AT BRGY TAMPAYAN, MAGDIWANG, ROMBLON  
WITH AN AREA OF 51,537 SQUARE METERS**

Respectfully submitting the carpeta/folder of Free Patent Application No. 045908-777 of Mr. Silverio P. Bernas covering Lot 13365, Cad. 526-D located at Brgy Tampayan, Magdiwang, Romblon containing an area of 51,537 sq.m.

For your information and record.

[Signature]  
**ARNOLDO A. BLAZA, JR**

Copy furnish:  
Mr. Silverio P. Bernas  
312 S. Veloso St. San Juan City



**MEMORANDUM**

**FOR** : The Regional Executive Director  
DENR MIMAROPA Region  
Roxas Blvd., Ermita, Manila

**THRU** : The Assistant Regional Director  
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**ARNOLDO A. BLAZA, JR**

Copy furnish:  
Mr. Silverio P. Bernas  
312 S. Veloso St. San Juan City



Republic of the Philippines  
**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**  
MIMAROPA Region

Tehcnical Services Division  
Regulation and Permitting Section

## **CERTIFICATION**

### **TO WHOM IT MAY CONCERN:**

This is to certify that Free Patent Application No. 045908-777 of Mr. Silverio P. Bernas covering lot No. 13365 Cad. 526-D Magdiwang Cadastre Located at Brgy. Tampayan Magdiwang, Romblon.

This is to certify further that as of this date, No adverse claimant or protest was filed/received at this office of the above mentioned Free Patent Application of Mr. Silverio P. Bernas.

ISSUED this 25<sup>th</sup> day of May, 2023 at PENR Office, Odiongan, Romblon, Philippines, for whatever legal intent this may deem serve.

Verified by:

  
**JOEVIR J. CABARON**  
AO I/RECORDS OFFICER I

Attested by:

  
**ALLAN C. SENDONG**  
Chief, Regulation and Permitting Section



Republic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Odiongan, Romblon

**DENR IV- ROM, Lands Management Services**

**The Register of Deeds**  
Romblon, Romblon

Sir/Madam;

We are forwarding herewith the Patent described hereunder for registration and issuance of the Owner's duplicate of title in favor of the patentee pursuant to the provisions of Section 122, Act. No. 496, to wit:

Free Patent No.	:	045908-2022-
Date Issued	:	
Patentee	:	SILVERIO P. BERNAS
Address	:	312 S. Veloso St., San Juan City
Location	:	Brgy. Tampayan, Magdiwang, Romblon
F.P.A. No.	:	045908-777
Lot No.	:	13365                      Cad. 526-D                      Area: 5.1537 ha.

Very truly yours,

  
**ARNOLDO A. BLAZA, JR.**  
OIC, PENRO

**Copy furnished:**  
Patentee  
LRA, Quezon City  
The Regional Director  
File





Republic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Odiongan, Romblon

**DENR IV- ROM, Lands Management Services**

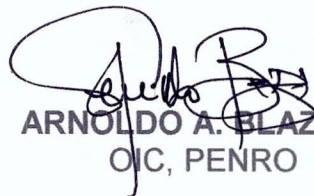
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Date Issued	:	
Patentee	:	SILVERIO P. BERNAS
Address	:	312 S. Veloso St., San Juan City
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F.P.A. No.	:	045908-777
Lot No.	:	13365                      Cad. 526-D                      Area: 5.1537 ha.

Very truly yours,

  
**ARNOLDO A. BLAZA, JR.**  
OIC, PENRO

**Copy furnished:**

Patentee  
LRA, Quezon City  
The Regional Director  
File



Free Patent Application No. <u>045908-777</u>	X	Lot No.:	<u>13365</u>
	:	Survey No.:	<u>Cad.526-D</u>
	:	Barangay:	<u>Tampayan</u>
	:	Municipality:	<u>Magdiwang</u>
	:	Province:	<u>Romblon</u>
	:	Area (sqm):	<u>51, 537</u>
	:		
<u>SILVERIO P. BERNAS</u>			
Applicant			
X -----			X

### O R D E R: APPROVAL OF APPLICATION AND ISSUANCE OF PATENT

*For the records of this case, it appears:*

1. That the applicant is a natural-born citizen of the Philippines, and is qualified to acquire public lands through free patent;
2. That the land applied for has been classified as alienable and disposable and is subject to disposition under the Public Land Law;
3. That upon investigation conducted by **SPECIAL INVESTIGATOR ERIC F. HINDAP** whose report was duly indorsed by **CHIEF TSD MALVIN R. ROCERO**, it was found that the land applied for has been occupied by the applicant himself and/or through his predecessor-in-interest, since June 14, 1990 or prior thereto;
4. That the notice for the acquisition of the land by the applicant under this application has been published in accordance with law and that no other person has proved a better right to the land applied for;
5. That there is no adverse claim involving that the land still pending determination in this Office, and
6. That the claim of the applicant is, in all other respect, complete and there is no record in this office of any obstacle to the issuance of the patent.

**WHEREOF**, the occupation of the land applied for as described in the caption hereof are hereby confirmed and the application is hereby entered in the records of this Free Patent Entry No. 045908-777.

As the applicant has already complied with all the requirement of the law for the issuance of the corresponding patent to the land, it is also hereby ordered that the necessary patent to be prepared for issuance in favor of the applicant.

**SO ORDERED.**

By authority of the  
Director of Lands

**LORMELYN E. CLAUDIO**, CESO IV  
Regional Executive Director

Copy furnished:  
The Applicant  
The Director of Lands, Manila  
The Regional Executive Director, MIMAROPA Region  
The Land Registration Authority, Manila  
File





Free Patent Application No. <u>045908-777</u>	X	Lot No.:	<u>13365</u>
	:	Survey No.:	<u>Cad.526-D</u>
	:	Barangay:	<u>Tampayan</u>
	:	Municipality:	<u>Magdiwang</u>
	:	Province:	<u>Romblon</u>
	:	Area (sqm):	<u>51, 537</u>
	:		
<u>SILVERIO P. BERNAS</u>			
Applicant			
X -----			X

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Director of Lands

**LORMELYN E. CLAUDIO**, CESO IV  
Regional Executive Director

Copy furnished:  
The Applicant  
The Director of Lands, Manila  
The Regional Executive Director, MIMAROPA Region  
The Land Registration Authority, Manila  
File

**Lot 13365, Cad. 526-D, Case-2**  
**MAGDIWANG CADASTRE**

Beginning at a point marked "1" of Lot 13365, Cad. 526-D, MAGDIWANG CADASTRE, being N 20-49 W, 511.30 m. from BBLM No. 1, hence.

S 53-43 E,	173.04 m. to point 2,
S 04-39 W,	338.70 m. to point 3,
S 62-43 W,	12.27 m. to point 4,
N 75-25 W,	95.91 m. to point 5,
N 63-55 W,	14.65 m. to point 6,
N 01-03 E,	74.84 m. to point 7,
N 08-19 W,	32.04 m. to point 8,
N 13-57 W,	8.62 m. to point 9,
N 19-45 W,	8.48 m. to point 10,
N 19-26 W,	39.61 m. to point 11,
N 14-11 E,	111.69 m. to point 12,
N 00-27 W,	146.50 m. to point 1, point of beginning

Containing an area of FIFTY ONE THOUSAND FIVE HUNDRED THIRTY SEVEN (51,537) square meters.

All points are marked on the ground by P. S, Cyl. Conc. Mons. 15 x 60 cms.


Bounded on the NE, along line 1-2 by Lot 13367, Cad. 526-D; on the E, along line 2-3 by Lot 13364, Cad. 526-D; on the S, along lines 3-4-5-6 by Lot 13359 Cad. 526-D; on the W, along line 6-7 by Lot 13209, Cad. 526-D; along lines 7-8-9-10 by Lot 13208, Cad. 526-D; along line 10-11 by Lot 13207, Cad. 526-D; and along lines 11-12-1 by Lot 13366, Cad. 526-D.

Bearing is Grid.


This lot was surveyed in accordance with law and existing regulations promulgated thereunder by JOVITO T. CADATAL, Geodetic Engineer on April 28 to June 14, 2014 and was approved on April 20, 2015.

NOTE: This lot is covered by FPA No. 045908-777.

CERTIFIED CORRECT:

  
PAUL ANTHONY L. IRINGAN  
Engineer II

Prepared by:  
/mofabella

Checked by 

  
widower



**Lot 13365, Cad. 526-D, Case- 2**  
**MAGDIWANG CADASTRE**

Beginning at a point marked "1" of Lot 13365, Cad. 526-D, MAGDIWANG CADASTRE, being N 20-49 W, 511.30 m. from BBLM No. 1, hence.

S 53-43 E,	173.04 m. to point 2,
S 04-39 W,	338.70 m. to point 3,
S 62-43 W,	12.27 m. to point 4,
N 75-25 W,	95.91 m. to point 5,
N 63-55 W,	14.65 m. to point 6,
N 01-03 E,	74.84 m. to point 7,
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PAUL ANTHONY L. IRINGAN  
Engineer II

Prepared by:  
/mofabella

Checked by 

**Lot 13365, Cad. 526-D, Case- 2**  
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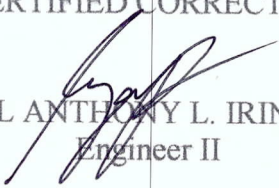
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CERTIFIED CORRECT:

  
PAUL ANTHONY L. IRINGAN  
Engineer II

Prepared by:  
/mofabella

Checked by 



(PAGLALARAWANG TEKNIKAL)

Lot 13365, Cad. 526-D, Case- 2  
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NOTE: This lot is covered by FPA No. 045908- 777.

CERTIFIED CORRECT:

PAUL ANTHONY L. IRINGAN  
Engineer II

Prepared by:  
/mofabella

Checked by *mf*

(Karugtong sa Karagdagang Pahina ..... Pahina ..... Tagatala ng mga Kasulatan at Ari-arian)

TALAN NG MGA HADLANG

Pagpasok na Bilang .....



(Karugtong sa Karagdagang Pahina ..... Pahina .....  
Tagatala ng mga Kasulatan at Ari-arian)

PORMULARYONG PANGHUKUMAN B.L.G. 54 - D

(Binago Hunyo, 1994)

SN. Big. 1921007

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG ROMBLON

Patibayan ng Orihinal na Titulo

Big. \_\_\_\_\_

Pinagkasunduan ayon sa Seksyon 103 ng Atlas sa Patalaan ng Ari-arian (Atlas ng Pangulo Big. 1529),  
alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa \_\_\_\_\_, at nakatala sa mga kasulatan ng  
ng \_\_\_\_\_  
laong dalawang libo at \_\_\_\_\_  
gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON B.L.G. MIMAROPA  
KALOOB NA PATENTE B.L.G. \_\_\_\_\_

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SILVERIO P. BERNAS  
may sapat na gulang, kasal kay \_\_\_\_\_  
312 S. Veloso S. San Juan City  
na nagtataglay ng lahat ng kwalipikasyon at  
gaganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Big. 782 at 3872,  
Kabangala VII ng Batas Komonwel Big. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan  
ng Di-Patente ng ito ang lupain ng metro kuwadrado, na ngayon ay iyakang may hangganan at inilalarawan  
sa likod nito, gayon pa man na sasailalim sa mga iadhang mga seksyon 118 na nagtatatada bukod sa iba pa,  
na maliban kung sa kapakanan ng pamahalaan o alinang mga sangay, mga yunit, o mga institusyon nito,  
na ang lupain ng natataglay na hindi maaaring mapasabid at hindi sasailalim sa pataw na sagutin sa loob ng  
limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwel  
Big. 141, ayon sa pagkakasusog at ang kapatan ng pamahalaan na pangasiwaan at pangalagaan ang  
mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa  
pasubali, gayon pa man, na ang pinagkakalooban o kanyang mga tagapagmana ay maaaring pumutol at  
gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

**BILANG KATUNAYAN NITO**, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI  
**FERDINAND R. MARCOS JR.**, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente  
ang mga kasulatang ito at ikinital ang itak ng Republika ng Pilipinas.  
Nilagdaan sa \_\_\_\_\_ ngayong ika- \_\_\_\_\_  
sa taon ng Aling Panginoon, dalawang libo at \_\_\_\_\_ ng

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-  
gan/Lungsod ng \_\_\_\_\_  
alinsunod sa iadhang mga seksyon 103 ng Atlas ng  
Pangulo Big. 1529, ngayong ika- \_\_\_\_\_, dalawang libo at \_\_\_\_\_  
sa \_\_\_\_\_



(Karugtong sa Karagdagang Pahina ..... Pahina .....)

Tagatala ng mga Kasulatan at Ari-arian

PORMULARYONG PANGHUKUMAN Blg. 54

(Binago Huno, 1994)

Aklat .....  
Pahina .....

SN-Blg. 1921007

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALWIGAN NG ROMBLON

Patibayan ng Orihinal naTitulo

Big.

Pinagkasunduan ayon sa Seksyon 103 ng Alas sa Patalaan ng Ari-arian (Alas ng Pangulo Blg. 1529),  
alinusnod sa patente na pinalabas ng Pangulo ng Pilipinas, sa ..... noong ika-.....  
ng ..... taong dalawang libo at ..... at nakatala sa mga kasulatan ng  
..... gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. MIMAROPA  
KALOOB NA PATENTE BLG. ....

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

may sapat na gulang, kasal kay ..... widower  
312 S. Veloso St. San Juan City  
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,  
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ng Di-Patente ng ito ang lupain ng .....  
metro kuwadrado, na ngayon ay ityakang may hangganan at inilalarawan  
sa likod nito, gayon pa man na sasailalim sa mga taalhana ng Seksyon 118 na nagtatakda bukod sa iba pa,  
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mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa  
pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring punutol at  
gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.  
**BILANG KATUNAYAN NITO**, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI  
**FERDINAND R. MARCOS JR.**, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente  
ang mga kasulatang ito at ikinitala ang lahat ng Republika ng Pilipinas.  
Nilagdaan sa ..... ngayong ika-.....  
sa taon ng Aling Panginoon, dalawang libo at ..... ng

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-  
gan/Lungsod ng .....  
alinusnod sa taalhana ng Seksyon 103 ng Alas ng  
Pangulo Blg. 1529, ngayong ika-.....  
sa ..... dalawang libo at .....

312 S. Veloso St. San Juan City

(Tirahan ng May-ari)

Tagatala ng mga Kasulatan at Ari-arian



(PAGLALARAWANG TEKNIKAL)

Lot 13365, Cad. 526-D, Case- 2  
MAGDIWANG CADASTRE

Beginning at a point marked "1" of Lot 13365, Cad. 526-D, MAGDIWANG CADASTRE, being N 20-49 W, 511.30 m. from BBLM No. 1, hence.

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N 00-27 W,	146.50 m. to point 1, point of beginning

Containing an area of FIFTY ONE THOUSAND FIVE HUNDRED THIRTY SEVEN (51,537) square meters.

All points are marked on the ground by P. S, Cyl. Conc. Mons. 15 x 60 cms.

Bounded on the NE, along line 1-2 by Lot 13367, Cad. 526-D; on the E, along line 2-3 by Lot 13364, Cad. 526-D; on the S, along lines 3-4-5-6 by Lot 13359 Cad. 526-D; on the W, along line 6-7 by Lot 13209, Cad. 526-D; along lines 7-8-9-10 by Lot 13208, Cad. 526-D; along line 10-11 by Lot 13207, Cad. 526-D; and along lines 11-12-1 by Lot 13366, Cad. 526-D.

Bearing is Grid.

This lot was surveyed in accordance with law and existing regulations promulgated thereunder by JOVITO T. CADATAL, Geodetic Engineer on April 28 to June 14, 2014 and was approved on April 20, 2015.

NOTE: This lot is covered by FPA No. 045908- 777.

CERTIFIED CORRECT:

  
PAUL ANTHONY L. IRINGAN  
Engineer II

Prepared by:  
/mofabella

Checked by 

(Karugtong sa Karagdagang Pahina ..... Pahina .....)

Tagatala ng mga Kasulatan at Ari-arian

TALAN NG MGA HADLANG

Pagpasok na Bilang .....









Technical Services Division  
RPS Supervision

SILVERIO PEREZ BERNAS  
FPA No. 045908-777

## CERTIFICATION

### TO WHOM IT MAY CONCERN:

This is to certify that a parcel of land identified as Lot 13365, Cad 526-D, MAGDIWANG Cadastre, containing an area of 5.1537 hectares situated at Tampayan, Magdiwang, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 628, Project No. 2 as certified by then Director of Forestry on December 18, 1926.

Issued this \_\_\_\_\_ at DENR-PENRO Odiongan, Romblon.


Verified by:

  
**CATHERINE O. ATIENZA**  
Forester I

Attested by:

  
**MALVIN R. ROCERO**  
Chief, Technical Services Division

SUBSCRIBED AND SWORN TO before me on the date and place above stated.

  
**ARNOLDO A. BLAZA, JR**  
OIC, PENR Officer





Technical Services Division  
RPS Supervision

SILVERIO PEREZ BERNAS  
FPA No. 045908-777

## CERTIFICATION

### TO WHOM IT MAY CONCERN:

This is to certify that a parcel of land identified as Lot 13365, Cad 526-D, MAGDIWANG Cadastre, containing an area of 5.1537 hectares situated at Tampayan, Magdiwang, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 628, Project No. 2 as certified by then Director of Forestry on December 18, 1926.

Issued this \_\_\_\_\_ at DENR-PENRO Odiongan, Romblon.


Verified by:

  
**CATHERINE O. ATIENZA**  
Forester I

Attested by:

  
**MALVIN R. ROCERO**  
Chief, Technical Services Division

SUBSCRIBED AND SWORN TO before me on the date and place above stated.

  
**ARNOLDO A. BLAZA, JR**  
OIC, PENR Officer

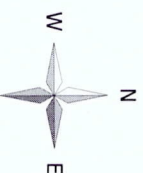
122°32'10" E

122°32'30" E

122°33'00" E

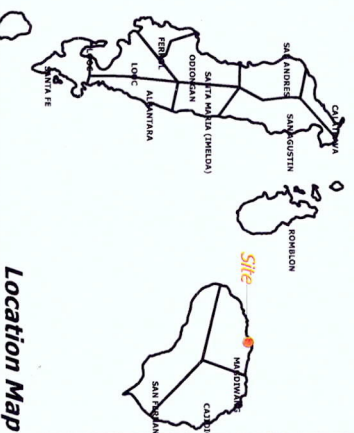
# Location Map of Lot No. 13365

Barangay Tampayan, Magdiwang, Romblon



SCALE : 1:15000  
0 >1 m

Projection: Universal Transverse Mercator - Zone 51 (N)  
Datum : World Geodetic 1984 (WGS84)



Location Map

Prepared by:

CATHERINE O. ATIENZA  
Forester I

Reviewed/ Verified by:

SHEILLA JANE M. FORIALES  
FI/ GIS Unit Head

## LEGEND

- Location Lot No. 13365
- Municipal Boundary
- Barangay Boundary
- Areas : LC\_STATUS
- Alienable & Disposable
- Forestland

Cad. 526-D, Magdiwang Cadastre

12°30'40" N

12°30'10" N

12°29'40" N

12°29'20" N

12°30'40" N

12°30'10" N

12°29'40" N

12°29'20" N

122°32'10" E

122°32'30" E

122°33'00" E



Applicant No.: Silverio P. Perez Bernas Survey No.: Cad. 526-D Case No. 2  
 Applicant : \_\_\_\_\_ Lot No. : 13365 Island of \_\_\_\_\_  
 Location : Tampayan, Magdiwang Poblacion  
 Surveyed for : Elyra Mejias Cad. Map No. M-26 N/22-S/E, SEC. 2  
 Surveyed by : Jovito T. Cadatal Approved on APRIL 20, 2015  
 Date of Survey: April 28 to June 14, 2014

## TECHNICAL DESCRIPTION

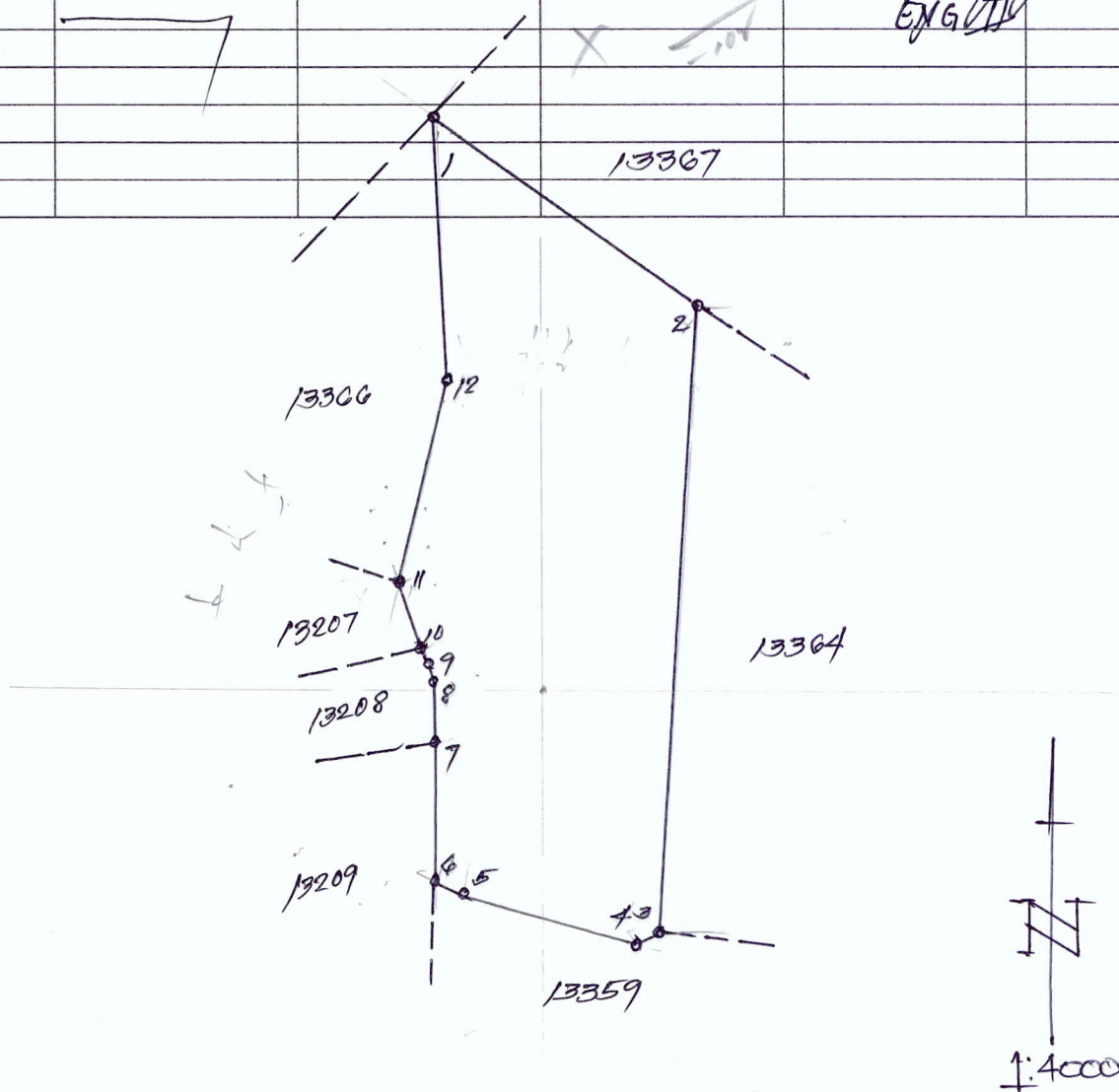
TIE LINE N20-49W 511.30 AREA 51537 ✓ Square Meters

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1-2	S 53 - 43 E	173.04	118.40	139.49	
2-3	S 04 - 39 W	338.70	337.59	27.46	
3-4	S 62 - 43 W	12.27	5.67	10.90	
4-5	N 75 - 25 W	95.91	24.15	91.87	
5-6	N 63 - 55 W	14.65	6.44	13.16	
6-7	N 01 - 03 E	74.84	74.83	1.37	
7-8	N 08 - 19 W	32.04	31.70	4.63	
8-9	N 13 - 57 W	8.62	8.27	2.08	
9-10	N 19 - 45 W	8.48	7.98	2.87	
10-11	N 19 - 24 W	39.61	27.25	13.18	
11-12	N 14 - 11 E	111.69	108.79	27.37	
12-1	N 00 - 27 W	146.50	146.50	1.15	

13367

PAUL W. MCGAN  
ENGINEER

PAUL IRMIGAN  
ENG II



T.D. Research by: A. Cayapat Date: \_\_\_\_\_  
T.D. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_  
T.D. Sketch by : \_\_\_\_\_ Date: \_\_\_\_\_  
C.M. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_



# LOT DESCRIPTIONS

Survey No. CAD. 526-D, MAGDIWANG CADASTRE

Case No. 2

PPCS/PRS 92 ZONE IV

RURBAN CODE      TAMPAYAN BARANGAY      MAGDIWANG MUN./CITY      ROMBLON PROVINCE

LOT NO.	CLAIMANT	LAND USE	N/E COORDINATES CORNER 1	BEARINGS AND DISTANCES					AREA IN SQ. METERS
				TP TO CORNER	LINE 1-2	LINE 2-3	LINE 3-4	LINE 4-5	
					N.79°35'W.	S.69°06'W.	Due North		
					108.24	57.94	246.82		44,309
13361	MARIVIC T. MAYOR	300	N=1,381,748.560 E=449,431.205	N.83°27'E.	S.17°48'W.	N.79°34'W.	N.09°55'E.	N.81°30'E.	
				2,342.91	395.55	111.05	273.26	67.72	
					N.29°41'E.	N.74°41'E.			
					62.04	88.56			44,307
13362	EDGAR A. MAYOR	300	N=1,381,748.560 E=449,431.205	N.83°27'E.	N.46°37'E.	N.66°29'E.	S.51°55'E.	S.21°49'W.	
				2,342.91	53.14	22.65	79.11	419.35	
					N.79°34'W.	N.17°48'E.			
					88.21	395.55			44,307
13363	SHENA MARIE BERNAS	300	N=1,381,978.092 E=449,229.082	N.09°34'E.	N.77°45'E.	N.77°45'E.	S.40°25'E.	S.22°45'E.	
				350.43	91.42	57.02	79.44	43.28	
					S.22°45'E.	S.66°38'W.	S.46°46'W.	S.74°41'W.	
					124.96	22.65	53.14	88.56	
					S.29°41'W.	N.15°39'W.			
					62.04	318.65			49,910
13364	THERESA ROWENA BERNAS ABAD	300	N=1,381,978.092 E=449,229.082	N.09°34'E.	S.15°39'E.	S.81°30'W.	S.78°37'W.	S.75°28'W.	
				350.43	318.65	67.72	41.52	9.16	
					N.13°18'W.	N.85°43'W.	S.58°08'W.	N.86°09'W.	
					26.36	27.72	21.01	45.93	
					N.04°39'E.	S.53°43'E.	N.77°45'E.		
					338.70	67.53	47.15		49,988
13365	ELVIRA MEJIAS	300	N=1,382,110.463 E=448,989.086	N.20°49'W.	S.53°43'E.	S.04°39'W.	S.62°43'W.	N.75°25'W.	
				511.30	173.04	338.70	12.27	95.91	
					N.63°55'W.	N.01°03'E.	N.08°19'W.	N.13°57'W.	
					14.65	74.84	32.04	8.62	
					N.19°45'W.	N.19°26'W.	N.14°11'E.	N.00°27'W.	
					8.48	39.61	111.69	146.50	51,537
13366	RUPERTO ALCANTARA	300	N=1,382,052.323 E=448,920.706	N.30°47'W.	N.49°38'E.	S.00°27'E.	S.14°11'W.	N.66°08'W.	
				488.64	89.76	146.50	111.69	15.00	
					N.23°13'W.	N.16°38'E.			
					127.64	76.47			14,364
Common Tie Point: <u>BLLM 19, CAD.526-D, MAGDIWANG CADASTRE EXCEPT LOT 13361 &amp; 13362 W/C IS BLLM 1, CAD 526, MAGDIWANG CADASTRE</u>						Date Surveyed: APRIL 28 - JUNE 14, 2014			
Geographic Position: Lat= 12°29'38.717" Long= 122°31'56.563"						Date Approved: APRIL 20, 2015			
Land Use Classification Code									
100	Agricultural Lands				700	Grazing Lands			
200	Industrial or Commercial Lands				800	Other Classes of Lands			
300	Residential Lands				810	Lands Used for Public or Quasi-Public Purposes			
400	Timber or Forest Lands				820	Lands Used for Transportation and Communication Purposes			
500	Resettlement Lands				830	Lands Used for Outdoor Recreation			
600	Mineral Lands				840	Barren Lands, Sandy Lands			

Cadastral Survey Office:

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Land Management Services:

Checked by: 3-18 2015

Verified by: 4-17 2015

CERTIFIED CORRECT: \_\_\_\_\_ 20\_\_\_\_



Lot 13365, Cad. 526-D, Case  
MAGDIWANG CADASTRE

Beginning at a point marked "1" of Lot 13365, Cad. 526-D, MAGDIWANG CADASTRE, being N 20-49 W, 511.30 m. from BBLM No. 1, hence.

S 53-43 E, 173.04 m. to point 2,  
S 04-39 W, 338.70 m. to point 3,  
S 62-43 W, 12.27 m. to point 4,  
N 75-25 W, 95.91 m. to point 5,  
N 63-55 W, 14.65 m. to point 6,  
N 01-03 ~~W~~ E, 74.84 m. to point 7,  
N 08-19 W, 32.04 m. to point 8,  
N 13-57 W, 8.62 m. to point 9,  
N 19-45 W, 8.48 m. to point 10,  
N 19-26 W, 39.61 m. to point 11,  
N 14-11 E, 111.69 m. to point 12,  
N 00-27 W, 146.50 m. to point 1, point of beginning

Containing an area of FIFTY ONE THOUSAND FIVE HUNDRED THIRTY SEVEN (51,537) square meters.

All points are marked on the ground by P. S, Cyl. Conc. Mons. 15 x 60 cms.

Bounded on the NE, along line 1-2 by <sup>Lot</sup> 13367, Cad. 526-D; on the E, along line 2-3 by Lot 13364, Cad. 526-D; on the S, along lines 3-4-5-6, <sup>by Lot 13364</sup> Cad. 526-D; on the W, along line 6-7 by Lot 13209, Cad. 526-D; along lines 7-8-9-10 by Lot 13208, Cad. 526-D; along line 10-11 by Lot 13207, Cad. 526-D; and along lines 11-12-1 by Lot 13366, Cad. 526-D.

Bearing is Grid.

This lot was surveyed in accordance with law and existing regulations promulgated thereunder by JOVITO T. CADATAL, Geodetic Engineer on April 28 to June 14, 2014, and was approved on April 20, 2015.

NOTE: This lot is covered by FPA No. 045908-~~777~~

CERTIFIED CORRECT:

PAUL ANTHONY L. IRINGAN  
Engineer II

Prepared by:  
/mofabella

Checked by *mof*

Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Odiongan, Romblon

April 11, 2022  
Date

**The Regional Director**  
Thru: The PENR Officer

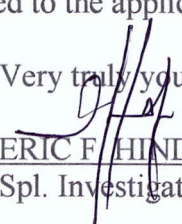
Sir:

I have the honor to certify that on even date 2022 I was on and examined the land applied for by SILVERIO P. BERNAS age 85 , widower under FPA No. 045908 - 777 situated in the sitio \_\_\_\_\_, Brgy. Tampayan, Municipality of Magdiwang, Province of Romblon and in conformity with Circular No. 30, reports the following:

1. The occupation and cultivation of the applicant dated June, 14, 1990, and the occupation and cultivation have been open, continuous, exclusive and peaceful;
2. That the land was first occupied and cultivated by Elvira S. Mejias in 1940 and the occupation and the cultivation were continued by the applicant who acquired the rights thereto through purchase and immediate predecessor-in-interest;
3. That the land is now claimed by the applicant whose office address is 312 S. Veloso St. San Juan, City, Philippines;
4. That of the entire are applied for: 5.1537 hectares were under actual cultivation: \_\_\_\_\_ hectares were still untouched at the time of investigation;
5. That the improvements on the land consist of the following planted of coconut trees, mahogany, banana, fruit bearing trees and minor forest products as shown by the sketch at the back thereof;
6. That the applicant is not the owner of more than twelve (12) hectares of land;
7. That the whole land applied for is inside the alienable and disposable zone as verified from L.C. Map No 628 , Project No.2; and
8. That the said land corresponds to Lot No.13365 Cad. 526 -D which was declared not filed in court by CFI of n/a in decision rendered on n/a
9. FURTHER REMARK: That the applicant is in the actual possession of the land having acquired the property thru purchase from Elvira Sanz Mejias, the previous cadastral claimant . The land is free from claims and conflict.

I certify on my honor that the statement contained in this report are true to the best of my knowledge and that I understand the consequence thereof should any part of said statement be found false. With this understanding, I recommend that the patent be now granted to the applicant.

Very truly yours,

  
ERIC F. HINDAP  
Spl. Investigator

Republic of the Philippines )  
Province of Romblon ) S.S.  
Municipality of Odiongan )

I, Eric F. Hindap, Filipino citizen, of legal age, married and a resident of Tuburan, Odiongan, Romblon after having been duly sworn to in accordance with law, depose and say, that I understand all the contents thereof and that the said report and all the contents thereon are true and correct and to the best of my knowledge and information.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 11th day of April, 2022 at Odiongan, Romblon.

  
ERIC F. HINDAP  
Affiant

Res. Cert. No. \_\_\_\_\_

**SUBSCRIBED AND SWORN** to before me on the date and place above stated.

THELMO S. HERNANDEZ  
OIC-Chief, TSD 

## SKETCH



**Note: not drawn to scale:**

## 1<sup>ST</sup> INDORESEMENT

\_\_\_\_\_  
Date

Respectfully forwarded to the Provincial Environment and Natural Resources Officer, DENR, Odiongan, Romblon recommending the patent be now issued to the applicant.

\_\_\_\_\_  
THELMO S. HERNANDEZ  
OIC-Chief, TSD





Official Receipt  
of the  
Republic of the Philippines

No. 6275550 X

Date March 11, 2022

Agency DENR

Fund

Payor NIVARIO P. PEREZ

Nature of  
Collection

Account  
Code

Amount

APP fee of lot 1344

402994

P 150 -

TOTAL

P 150 -

Amount in Words

one hundred fifty pesos

any

☒ Cash

☐ Check

☐ Money Order

Drawee  
Bank

Number

Date

Received the amount stated above.

DOLLY JANE F. FALCUTILA

Collecting Officer

NOTE: Write the number and date of this receipt on  
the back of check or money order received.



Republic of the Philippines  
Department of Environment and Natural Resources



APPLICATION FOR AGRICULTURAL FREE PATENT  
Chapter VII of CA 141, as amended, and R.A. No. 11573)

### Lot Information

Lot No. 13365 Location  
Survey No. CAD-526 D, MAGDIWANG Barangay: TAMPAYAN  
Area (sqm): 51,537 CADASTRE City/Municipality: MAGDIWANG  
Province: Romblon

### Applicant's Information

Name: BERNAS Silverro PEREZ  
(Last name) (First Name) (Middle Name)  
Birthdate: 4-13-36  
Sex: Male ☒ Female ☐  
Age: 85  
Mailing Address: 312 S. VELOSO St. SAN JUAN City  
Civil Status: ☐ Single ☐ Married ☐ Divorced ☐ Separated ☒ Widowed  
Name of Spouse (if married): GLORIA DECASTRO-BERNAS  
Citizenship: FIL Natural-born Citizen: Yes ☒ No ☐  
Mobile No.: 0920 981 5446  
Email address: Sibuyan.cable@gmail.com

1. I am not an owner of more than 12 hectares of land.
2. I have not filed any petition for judicial titling on the same subject lot.
3. I entered upon and began cultivation of the same on June 14, 1990  
(mm/dd/yyyy), and since then, I have continuously cultivated the land; and have made  
thereon the following improvements:  
Planted of coconut and other fruit bearing tree.
4. (Optional, if the applicant is a transferee)

The land described and applied for is not claimed or occupied by any other person but  
is public land which was first occupied and cultivated by  
\_\_\_\_\_ on \_\_\_\_\_ (mm/dd/yyyy).

5. (Optional, if the applicant is an heir)

The previous cultivator, \_\_\_\_\_ who was my ancestor, died on  
\_\_\_\_\_ (mm/dd/yyyy). Since his/her death, I have cultivated the said land  
and existing improvements thereon which consists of the following:

Evidence of relationship, death, burial, and heirship is hereto attached and consist of  
\_\_\_\_\_  
\_\_\_\_\_

S.O. Elvira Mejias


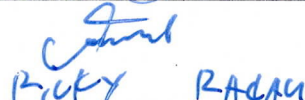
app fee - O.R. - # 6275030 dated 3/11/20  
Pto. 2/2/22




The following are the names and addresses of the heirs of my ancestor

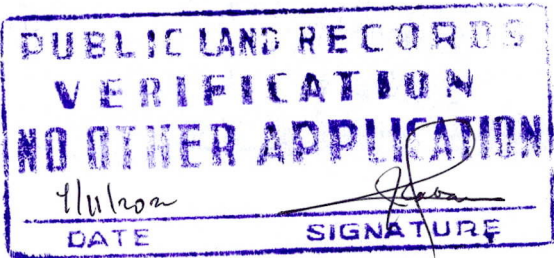
Name	Address
1. _____	_____
2. _____	_____
3. _____	_____

6. I am \_\_\_\_\_, the only heir/representative of the heirs of \_\_\_\_\_ entitled to succeed him/her according to the laws of the Philippines.
7. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated, except during the following period, when the land was not occupied for the reason stated  
\_\_\_\_\_  
\_\_\_\_\_
8. To the best of my knowledge, information and belief, the land applied for is an alienable and disposable public agricultural land suitable for agricultural purposes.
9. I agree to demarcate applicable easements consistent with the existing policies and regulations.
10. The following two (2) disinterested persons named as witnesses testify that the allegations in this application are true:

Name and Signature	Address
1. <u></u>	<u>TAMPAYAN, MAGDIWANG, Romblon</u>
2. <u> RAGAN</u>	<u>TAMPAYAN MAGDIWANG Romblon</u>

11. I understand that any applicant who willfully and knowingly submit false statements or executes false affidavits in connection with this application shall be deemed guilty of perjury and that any person who, not being qualified to apply for public lands, files an application or induces or permits another to file it on his/her behalf shall be punishable in accordance with existing laws. His/her application shall be rejected or canceled and all amount paid on account thereof shall be forfeited in favor of the Government, and he/she shall not be entitled to apply for any public land in the Philippines.

  
Applicant's Name and Signature



AFFIDAVIT

Republic of the Philippines)  
Province of Romblon: S.S.  
Municipality of Magdwang)

The person making the foregoing application under oath depose and say:

That I have read, or someone has read to me, and I thoroughly understand the foregoing application and that I signed the same and this affidavit in the presence of the officer who administered the oath; and that each and every statement in the application is true and correct.

[Signature]  
Applicant's Name and Signature

\*This portion shall be filled up by the DENR

Application No. 045908-777

Before me, at the place aforesaid on this 11<sup>th</sup> day of April, 2002  
personally appeared Armando P. Penal known to be the person whose name  
appears in the foregoing application, and in my presence signed the said application and  
subscribed and sworn to this affidavit. He/She exhibited to me his/her Government Issued ID  
No. \_\_\_\_\_ issued at \_\_\_\_\_ on  
\_\_\_\_\_ (mm/dd/yyyy).

[Signature]  
Officer Authorized to Administer Oath

[Signature]  
Official Title

This for





ANNEX D

Republic of the Philippines  
Department of Environment and Natural Resources

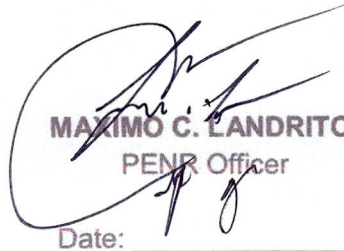
NOTICE OF APPLICATION FOR FREE PATENT


Notice is hereby given that Mr./Ms. Silverio P Bernas has filed with this Office an Agricultural Free Patent Application under the provisions of Chapter VII of Commonwealth Act 141, as amended, and Republic Act No. 11573 to a tract of land situated in TAMPAYAN, MAGDIWANG, Romblon, Philippines, described as follows:

Barangay City / Municipality Province

Lot No.: 13365  
Survey No.: CAP-526 D MAGDIWANG CADASTRE  
Area (sqm.): 51,537

All adverse claims to the tract of land as described above must be filed in this Office within the posting period, otherwise, said application shall be given due course.

  
MAXIMINO C. LANDRITO  
DENR Officer  
Date: \_\_\_\_\_

Date of Posting: 3-22-2022 — 4-6-2022 

From mm/dd/yyyy to mm/dd/yyyy

**ANNEX D**

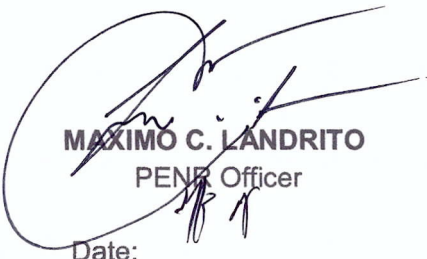
Republic of the Philippines  
Department of Environment and Natural Resources

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Lot No.: 13365  
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All adverse claims to the tract of land as described above must be filed in this Office within the posting period, otherwise, said application shall be given due course.

  
**MAXIMO C. LANDRITO**  
PENR Officer

Date: \_\_\_\_\_

Date of Posting:

From mm/dd/yyyy to mm/dd/yyyy



ANNEX A

The following are the names and addresses of the heirs of my ancestor

Name	Address
1. _____	_____
2. _____	_____
3. _____	_____

6. I am \_\_\_\_\_, the only heir/representative of the heirs of \_\_\_\_\_ entitled to succeed him/her according to the laws of the Philippines.

7. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated, except during the following period, when the land was not occupied for the reason stated

\_\_\_\_\_

\_\_\_\_\_

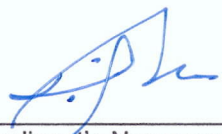
8. To the best of my knowledge, information and belief, the land applied for is an alienable and disposable public agricultural land suitable for agricultural purposes.

9. I agree to demarcate applicable easements consistent with the existing policies and regulations.

10. The following two (2) disinterested persons named as witnesses testify that the allegations in this application are true:

Name and Signature	Address
1. _____	_____
2. _____	_____

11. I understand that any applicant who willfully and knowingly submit false statements or executes false affidavits in connection with this application shall be deemed guilty of perjury and that any person who, not being qualified to apply for public lands, files an application or induces or permits another to file it on his/her behalf shall be punishable in accordance with existing laws. His/her application shall be rejected or canceled and all amount paid on account thereof shall be forfeited in favor of the Government, and he/she shall not be entitled to apply for any public land in the Philippines.

  
\_\_\_\_\_  
Applicant's Name and Signature





vince _____		METRO MANILA		Registry No.	
/Municipality _____		SAN JUAN		2006 - 309	
NAME		(First)	(Middle)	(Last)	
		GLORIA	DE CASTRO	BERNAS	
EX	3. RELIGION	4. AGE	a. 1 YEAR OR ABOVE	b. UNDER 1 YEAR	c. UNDER 1 DAY
<input type="checkbox"/> 1 MALE	Roman Catholic	AGE	Completed years	Months	Days
<input checked="" type="checkbox"/> 2 FEMALE			63	1	0
PLACE OF DEATH (Name of Hospital/Clinic/Institution/ House No., Street, Barangay) (City/Municipality) (Province)					
312 S. Veloso St., San Juan, Metro Manila					
DATE OF DEATH (day) (month) (year)			7. CITIZENSHIP		
17 MAY 2006			Filipino		
RESIDENCE (House No., Street, Barangay) (City/Municipality) (Province)					
312 S. Veloso St., San Juan, Metro Manila					
CIVIL STATUS			10. OCCUPATION		
<input type="checkbox"/> 1 Single <input checked="" type="checkbox"/> 2 Married <input type="checkbox"/> 3 Widowed <input type="checkbox"/> 4 Others <input type="checkbox"/> 5 Unknown			Dir. Of Research & Science		

FOR OCRG USE ONLY:  
Population Reference No.  
  
TO BE FILLED UP AT THE  
OFFICE OF THE CIVIL  
REGISTRAR

**MEDICAL CERTIFICATE**  
(For ages 0 to 7 days, accomplish items 11-17 at the back)

**CAUSES OF DEATH** Interval Between Onset and Death

Immediate cause : a. Acute Respiratory Failure

Antecedent cause : b. Progressive Systemic Amyloidosis

Underlying cause : c.

Other significant conditions contributing to death:

**DEATH BY NON-NATURAL CAUSES**

1. Manner of Death

☐ 1 Homicide ☐ 2 Suicide ☐ 3 Accident ☐ 4 Others (Specify)

2. Place of Occurrence (e.g. home, farm, factory, street, sea, etc.)

**ATTENDANT** If attended, state duration:

☐ 1 Private Physician ☐ 4 None From To

☐ 2 Public Health Officer ☐ 5 Others (Specify) To

☐ 3 Hospital Authority

**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 have attended the deceased.

I have attended the deceased and that death occurred at 11:50pm am/pm on the date indicated above.

**REVIEWED BY:**

PRICILLA B. CAGUIOA  
Physician  
Hemadi St., New Manila  
Quezon City  
May 18, 2006

**CORPSE DISPOSAL** **22. BURIAL/CREMATION PERMIT** **23. AUTOPSY**

☒ 1 Burial ☐ 3 Others (Specify) Number Date Issued

☐ 2 Cremation ☒ 1 Yes ☐ 2 No

**NAME AND ADDRESS OF CEMETERY OR CREMATORY**

LOYOLA MEMORIAL PARK - MARIKINA

**INFORMANT**

Nature **TERESA RHOWENA B. ABAD** Address 312 S. Veloso St., San Juan, Metro Manila

Name in Print Daughter Date 18-May-06

Relationship to the deceased

**PREPARED BY** **27. RECEIVED AT THE OFFICE OF THE CIVIL REGISTRAR**

Nature **NINO E. CORTES** Signature **ANTONIO S. BILAN**

Name in Print

41  
48  
49 50 51  
54  
59  
66  
71 72  
75  
79  
80  
83  
85  
86  
90



REPUBLIC OF THE PHILIPPINES)

CITY OF **QUEZON CITY** ) S.S.

X-----X

### AFFIDAVIT OF CONFIRMATION OF OWNERSHIP

I, **SILVERIO P BERNAS**, of legal age, Filipino, widower, of 312 S. Veloso st San Juan City, after having been duly sworn to in accordance with law, depose and state:

1. That in June 14, 1990 a Deed of Absolute sale was executed towards the purchase of a parcel of land from Elvira Sans Mejias in Barangay Tampayan municipality of Magdiwang Province of Romblon with an area of six (6) hectares.

2. That in May 2014 a re-cadastral survey was conducted in Magdiwang, Romblon yielded a lot size of 5.1537-hectare of the said land with a corresponding lot number 13365 under Survey No. CAD 526-D Magdiwang Cadastre.

3. That I confirm the true and correct area of the said lot is 5.1537-hectare as stated on the re-cadastral survey mentioned above.

3. That I execute this Affidavit to attest and declare the truth of the foregoing facts and for whatever legal purposes that this Affidavit may serve.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 5th day of March 2022 in San Juan City, Metro Manila, Philippines.



Silverio P. Bernas

Affiant

**SUBSCRIBED AND SWORN TO** before me this 5th day of March 2020 in San Juan, Metro Manila, Philippines, affiant exhibiting to me his Unified Multi-Purpose ID No. 00615368278 valid until February 2028.

Doc. No. 152;

Page No. 31;

Book No. XIII;

Series of 2022.



**ATTY. ROGELIO J. BOLIVAR**

NOTARY PUBLIC IN QUEZON CITY

AM Adm. Matter No. 204 June 21, 2021 to Dec. 31, 2022

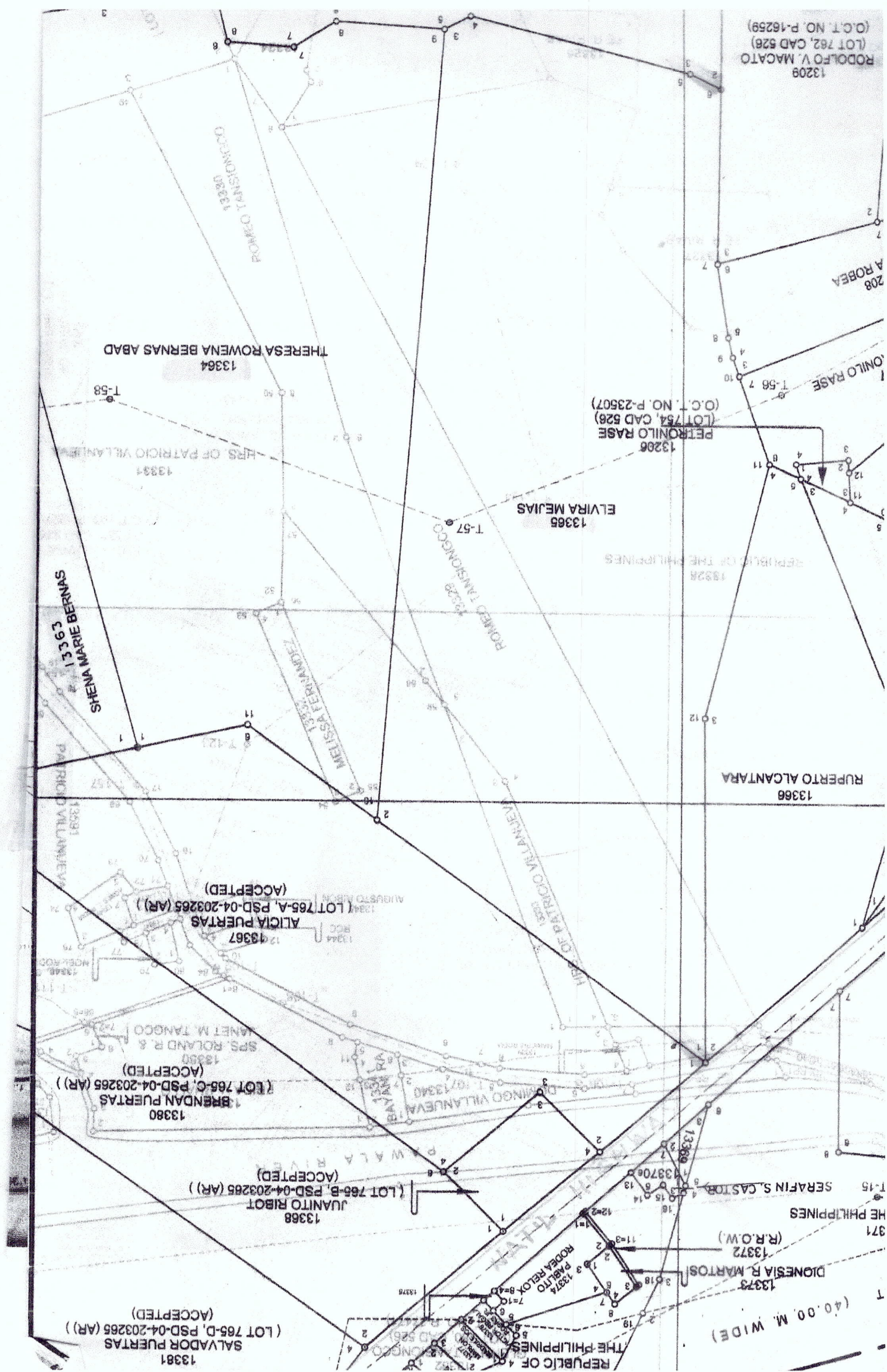
IBP O.R.No. 132134 MD 2021 & IBP O.R.No. 133078 MD 2022

FTR No. 2463265-D-1/3/22 Roll No. 33832/TIN# 129-871-009

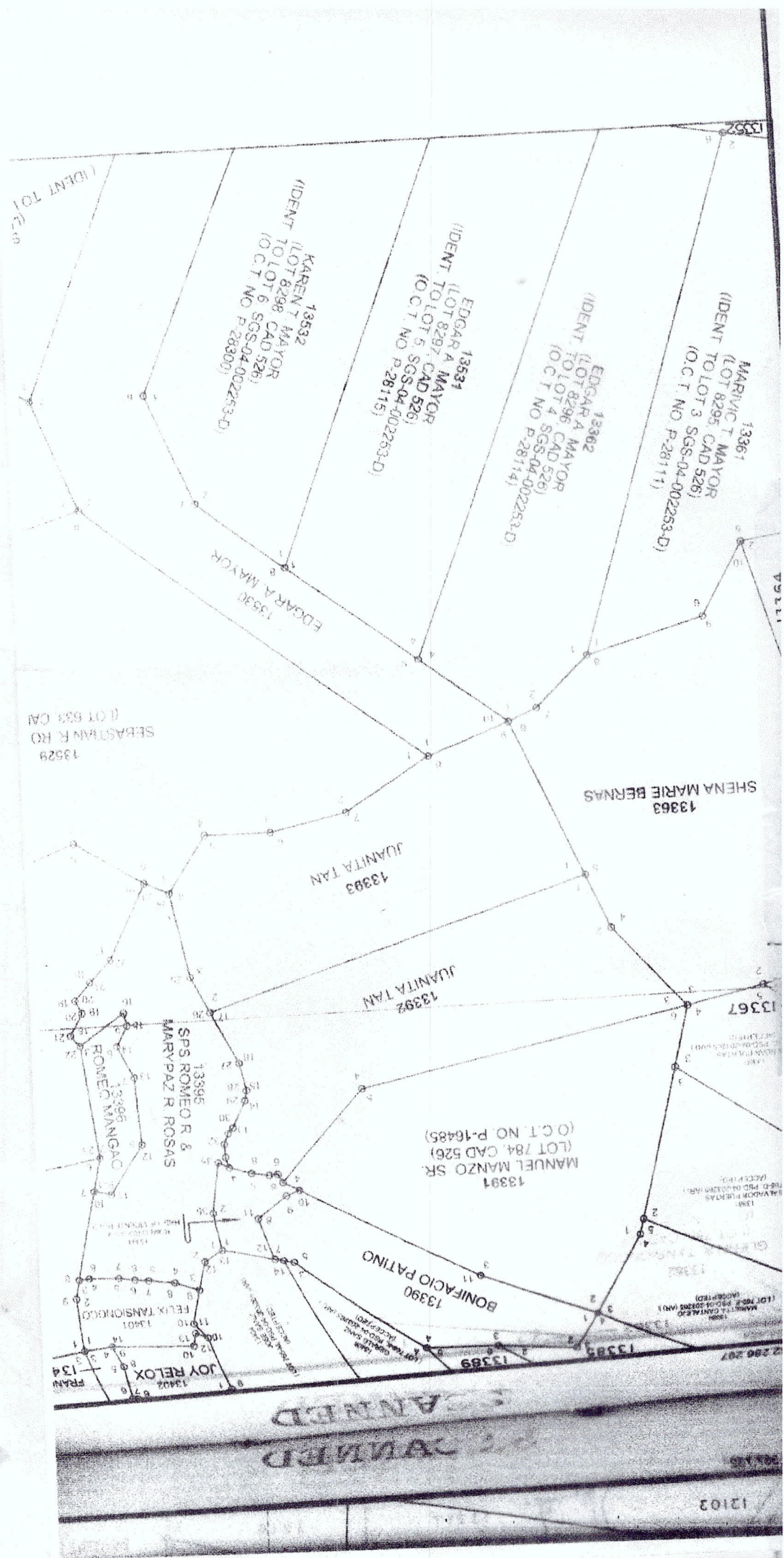
MCLE VI-0029583 valid from 12/16/19 Valid until 04/14/22 Quezon City

Address: 31-F Harvard St., Cubao, Q.C.











U. (MAY, 1988)

AWANIHAN NG SENTAS INTERNA

# INDIVIDUAL CAPITAL GAINS TAX RETURN

(FOR REAL ESTATE TRANSACTIONS)

DATE OF FILING		DATE OF SALE		MODE OF SALE			ASSESSMENT NO.
MO	DAY	YR	MO	DAY	YR	<input checked="" type="checkbox"/> 1 CASH <input type="checkbox"/> 2 INSTALLMENT <input type="checkbox"/> 3 FORECLOSURE	
10	19	90	06	14	90		
SURNAME		FIRST NAME		MIDDLE NAME		TAXPAYER ACCOUNT NO.	
MEJIAS		ELVIRA		SANZ			
ADDRESS		CODE					
#24 Gen. Segundo St., Heroes Hill, C.C.							
SURNAME		FIRST NAME		MIDDLE NAME		TAXPAYER ACCOUNT NO.	
BERNAS		SHEILA MARIE					
ADDRESS		CODE					
# 312 H. Losada St., P.O. Box, Marikina							

## DESCRIPTION OF REAL PROPERTY

CLASSIFICATION:

(CHECK APPROPRIATE BOX)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> 1 RESIDENTIAL REGULAR     | <input type="checkbox"/> 4 COMMERCIAL CONDOMINIUM | <input type="checkbox"/> 7 INSTITUTIONAL    |
| <input type="checkbox"/> 2 RESIDENTIAL CONDOMINIUM | <input type="checkbox"/> 5 AGRICULTURAL           | <input type="checkbox"/> 8 OTHERS (Specify) |
| <input type="checkbox"/> 3 COMMERCIAL REGULAR      | <input type="checkbox"/> 6 INDUSTRIAL             |   |

PARTICULARS (LAND/IMPROVEMENT)	AREA (SQ. M.)	LOCATION	SELLING PRICE	FAIR MARKET VALUE/ ZONAL VALUE
Concepcion	5.700 Hec.	Tampayan, Magdiwang, Romb.	7,500.00	
TOTAL			P 7,500.00	

## COMPUTATION OF TAX

### A. CASH SALE

SELLING PRICE OR FAIR MARKET VALUE OR ZONAL VALUE, WHICHEVER IS HIGHER P 7,500.00

TAX DUE (5% THEREOF) ATC II 040 P 375.00

### D. INSTALLMENT SALE

FORMULA:  $\frac{\text{DOWN PAYMENT RECEIVED}}{\text{SELLING PRICE OR CONTRACT PRICE}} \times \text{TOTAL TAX DUE} = \text{PORTION OF TAX PAYABLE}$

P \_\_\_\_\_ x P \_\_\_\_\_ = P \_\_\_\_\_

### ADD PENALTIES

ATC SP 020

SURCHARGE

INTEREST FROM 06-14-90 TO 10-19-90

COMPROMISE

2764

P 93.75

32.23

200.00

325.98

TOTAL AMOUNT COLLECTIBLE

P 700.98

## INSTALLMENT SALE

SELLING PRICE	MORTGAGE ASSUMED	CONTRACT PRICE	TOTAL TAX DUE	NO. OF INSTALLMENTS
P	P	P	P	
PARTICULARS	DATE DUE	DATE PAID (TO BE FILLED UP BY BIR)	INSTALLMENT AMOUNT	TAX DUE
DOWN PAYMENT			P	P
OTHER PAYMENTS TO BE MADE DURING YEAR OF SALE				
TOTAL			P	P

## INSTALLMENTS AFTER YEAR OF SALE

NUMBER	DATE DUE	DATE PAID	INSTALLMENT AMOUNT	TAX DUE
			P	P
			P	P
			P	P

I DECLARE UNDER THE PENALTIES OF PERJURY THAT THIS RETURN HAS BEEN MADE IN GOOD FAITH, VERIFIED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE RETURN PURSUANT TO THE PROVISIONS OF THE NATIONAL INTERNAL REVENUE CODE AS AMENDED AND THE REGULATIONS ISSUED UNDER AUTHORITY THEREOF.

SIGNATURE OF TAXPAYER/AGENT

RESIDENCE CERTIFICATE NO.

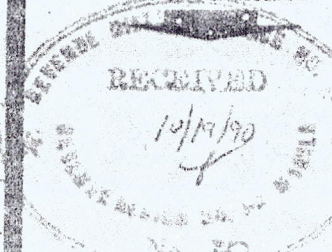
ISSUED AT

AMOUNT PAID

DATE ISSUED

DETAILS OF PAYMENT

STAMP OF BIR RECEIVING OFFICE  
AND DATE OF RECEIPT







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

East Avenue cor. NIA Road  
Quezon City  
Registry of Deeds for Romblon, Romblon

**CERTIFICATION**

**TO WHOM IT MAY CONCERN :**

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.: 763-PART  
Equivalent to Lot No.: 13365, CAD. 526-D, MAGDIWANG CADASTRE  
Location: TAMPAYAN MAGDIWANG, ROMBLON  
Tax Declared in the Name of: BERNAS, SILVERIO AND GLORIA  
Address of Declared Owner: 312 H. LOZADA ST., SAN JUAN, METRO MANILA  
Tax Declaration of Real Property No.: 000638 s. 2023  
Property Identification No.: 033-09-009-03-156  
Area: 51,537 square meters (more or less)

the herein described parcel of land appears to be \*UNREGISTERED LAND\* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. Void if any alterations or erasures hereof are made.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 10 MARCH 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.

ELSON JOHN M. MAGPUSAO  
Records Officer, Acting Cashier & Acting LRE





KNOW ALL MEN BY THESE PRESENTS;

This Deed of Absolute Sale of Unregistered Real Estate made and executed this \_\_\_\_\_ day JUN 14 1990, at Quezon City, by;

ELVIRA SANZ MEJIAS, Filipino, Widow of legal age, with postal address at no. 24 Gen. Segundo Street, Heroes Hill, Quezon City, hereinafter referred to as the VENDOR;

- in favor of -

SPS. SILVERIO P. BERNAS AND GLORIA C. BERNAS, Filipinos of legal age, with postal address at no. 312 H. Lozada Street, San Juan, Metro Manila, hereinafter referred to as the VENUEE;

W i t n e s s e t h.

WHEREAS, the VENDOR is the absolute owner of an agricultural land (grass, cogon land) as her paraphernal property, with an area of Twenty Three (23.700) hectares, more or less, located at Barrio Tampayan, Municipality of Dagdiwang, Romblon, with improvements thereon existing consisting of around fifty (50) fruit bearing coconut trees, more or less, and more particularly bounded as follows;

NORTH - CARLO SANZ T. VIA TANSIONGCO  
FLORENCIO MAURELIJOS

EAST - MIGUEL NOLLON

WEST - ELVIRA MEJIAS, ALFREDO SANZ

SOUTH - R. ROSAS, AMALIA CASTIJON

WHEREAS, the aforementioned real estate is covered by Tax Declaration No. 2872 of the said municipality with an assessed value of P10,680.00 and market value of P26,710.00 and presently in possession and control of the seller;

WHEREAS, the aforementioned property is at present not tenanted as the same is under the possession and cultivation by the herein VENDOR and members of her family;

NOW THEREFORE, for and in consideration of the sum of TEN THOUSAND (P10,000.00) PESOS, Philippine Currency, the receipt of which in full is hereby acknowledged by the VENDOR from the VENUEE to their utmost satisfaction, the VENDOR hereby cedes, sells, transfers and conveys by way of absolute sale of six (6) hectares of the aforementioned parcel of land and the improvements thereon existing in favor of the VENUEE, their heirs, assigns, or executors, free from all lien and encumbrances of whatever nature including the payment of taxes due the government for the current year subject to the following conditions, to wit;

1. That the vendor hereby warrants that she has a perfect right to convey the same in favor of the VENUEE and will forever defend the title or ownership of the same unto said VENUEE, their heirs and assigns against the lawful claims of third persons whomsoever;

2. That the parties hereto have agreed to record this instrument under the provisions of Act No. 3344 or other pertinent and applicable laws;

*Elvira S. Mejias*  
*Carlo Sanz T. Via Tansiongco*  
*Gloria C. Bernas*  
*Silverio P. Bernas*  
*Florencio Maurelijos*  
*Miguel Nollon*  
*Alfredo Sanz*  
*R. Rosas*  
*Amalia Castijon*



not been previously registered under the land Registration Act No. 496, as amended, nor under the Property Registration Decrees (P.D. No. 1529) or under the Spanish Mortgage Law;

3. That the VENDOR hereby binds herself to execute whatever documents or papers still necessary or imperative in the registration of the deed before the proper government office and under existing pertinent laws.

IN WITNESS WHEREOF, the parties hereto, together with their instrumental witnesses, have hereunto set their hands and signatures at the place and date first above written.

*Elvira S. Mejias*

ELVIRA SANZ MEJIAS  
Vendor

SIGNED IN THE PRESENCE OF:

*James Mejia* (Witnesses)

(Witnesses) *Imelda*

Republic of the Philippines )  
Quezon City, Metro Manila ) S.S.

BEFORE ME, a Notary Public for and in Quezon City, personally appeared the following: JUN 14 1990

ELVIRA SANZ MEJIAS with Res. Cert. No. 2407200K dated February 1, 1990, issued at Quezon City, SILVERIO P. BERNAS with Res. Cert. No. 2407201K dated February 1, 1990 issued at Quezon City, known to me and to me known to be the same persons who executed the foregoing Deed of Absolute Sale of Undersigned Real Estate consisting of Two (2) pages, including this page, all signed by the herein parties and their instrumental witnesses and acknowledged before me that the same is their free, voluntary act and deed.

Dec. No. 728;  
Page No. 141;  
Book No. 91;  
Series of 1990.

*Heidi Luna*  
ATTY. H. RAERE LUNA  
NOTARY PUBLIC  
Until Dec. 31, 1990  
PTR No. 71881  
April 18, 1989  
Quezon City



QUESTIONNAIRE FOR PROSPECTIVE FREE PATENT APPLICANT

Full Name: Silverio J. BERNAS  
Birthplace: San Fernando, Pampanga  
Date of Birth: 04-13-36  
Post Office Address: 312 S. Veloso St. San Juan City  
Age: 85 Years Old, Civil Status: Widow  
Name of Father: GABRIEL R. BERNAS  
Name of Spouse of Applicant: GLORIA DE CASTRO BERNAS (+)  
Birth Place: Manila  
Citizenship: FIL  
Age: \_\_\_\_\_  
Residence Address: \_\_\_\_\_

NAME OF CHILDREN      AGE      NAME OF CHILDREN      AGE

1.	_____	6.	_____
2.	_____	7.	_____
3.	_____	8.	_____
4.	_____	9.	_____
5.	_____	10.	_____

COMMUNITY TAX CERTIFICATE OF THE APPLICANT: \_\_\_\_\_  
ISSUED AT: \_\_\_\_\_ ON \_\_\_\_\_ 20 \_\_\_\_\_

LAND APPLIED FOR: \_\_\_\_\_  
LOT NO. 13345 AREA 51,537 SQUARE METERS  
LOCATION OF THE LAND: TAMPAYAN MAGDIWANG ROYALAN  
IMPROVEMENTS: \_\_\_\_\_  
DATE ACQUIRED/OCCUPIED: JUNE 14 1990  
ACQUIRED FROM WHOM: ELVIRA S. MEJIAS  
(SUBMIT TWO (2) COPIES OF DOCUMENTS IF ACQUIRED FROM THE SURVEY-CLAIMANT)  
TAX DEC. NO. 000638 SERIES OF \_\_\_\_\_  
ASSESSED VALUE: P. 34,540 MORTGAGE TO \_\_\_\_\_  
NAMES OF TWO WITNESSES RESIDING WITHIN THE MUNICIPALITY WHERE THE

LAND APPLIED FOR IS LOCATED

1. \_\_\_\_\_ MARRIED TO \_\_\_\_\_  
COMMUNITY TAX NO. \_\_\_\_\_ ISSUED ON \_\_\_\_\_ AT \_\_\_\_\_  
2. \_\_\_\_\_ MARRIED TO \_\_\_\_\_  
COMMUNITY TAX NO. \_\_\_\_\_ ISSUED ON \_\_\_\_\_ AT \_\_\_\_\_

IF APPLICANT ARE HEIRS OF THE DECEASED CLAIMANT, LIST ALL THE NAMES OF THE HEIRS AND THEIR ADDRESS, WAS WELL AS THE DATE/PLACE OF DEATH AND BURIAL OF THE ANCESTOR.

NAME OF CO-HEIRS	ADDRESS
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____

Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Odiongan, Romblon

**APPLICATION FOR FREE PATENT**

Application No. \_\_\_\_\_

1. I hereby make application for a free patent to the following described tract of agricultural public land under the provision of Chapter VII of Commonwealth Act No. 141, as amended, Republic Act No. 782 (if the land is a subdivision of Cadastral Lot, mention of number and survey number);

situated at in the sitio of POAO Barrio of TAMPAYAN Municipality of MAGDIWANG Province of Romblon, Island of SIBUYAN, Philippines and containing an area of 5 hectares 15 ares and \_\_\_\_\_ centares (an approved plan of which is hereto attached).

2. My name is SILVERIO P. BERNAS, my post office address is 312 S. VELOSO ST. SAN JUAN City, my age is 85 years old, my birth place is MANILA, I am a natural-born citizen of the Philippines and my civil status is WIDOW, (If married state name, birth place, citizenship and residence address of spouse): \_\_\_\_\_

3. I am not the owner of twelve (12) hectares of land.
4. That land described and applied is not claimed or occupied by any person but is a public land which was first cultivated by: \_\_\_\_\_ and \_\_\_\_\_ 19\_\_\_\_ I entered upon and began cultivation of he same on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ since that date I have continuously cultivated the land and introduced the following improvements thereon \_\_\_\_\_
5. I agree that a strip of forty meters wide starting from the bank of each side of any river or stream that may be found on the land shall be demarcated preserved as permanent timberland to be planted exclusively to trees to known economic value, and that I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after patent shall have been issued to me.

NOTE: If applicant claims thru inheritance, paragraphs 6, 7, 8 & 9 must filled up.

6. The land applied for was entered upon, cultivated and occupied on or before the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by \_\_\_\_\_ who was my \_\_\_\_\_ My said ancestor died on the \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ and was buried at \_\_\_\_\_ province of \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_. Evidence of relationship, death, burial and heir ship is hereto attached and consist of \_\_\_\_\_

The following are the names and address of the heirs of my said ancestor:

NAME	POST OFFICE ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____

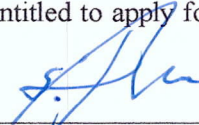


\_\_\_\_\_ the (only  
heirs/representative of the heirs of) \_\_\_\_\_ entitled to  
succeed him accordingly to the laws of the Philippines.

7. Since the death of my said ancestors, I have cultivated the said land and existing improvements thereon consist of the following: \_\_\_\_\_
8. The land has been continuously occupied and cultivated by me or my said ancestor since the date of entry thereon as above stated except during the following period, when the land was not occupied for the reason stated. \_\_\_\_\_
9. The land applied for now is occupied and cultivated by me and to the best of my knowledge, information, and belief, it is otherwise unreserved and inappropriate and is non-mineral, agricultural public land, contains no valuable deposits of guano, coal or salts and is more valuable for agricultural than for forestry or otherwise or other purposes.
10. The following named witnesses will testify that the allegations in the application are true:

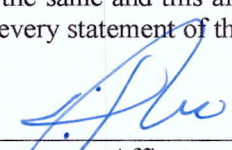
NAME	POST OFFICE ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____

11. The land applied for is \_\_\_\_\_ mortgaged to \_\_\_\_\_
12. I understand that any applicant who willfully and knowingly submits false statement or executes false affidavits in connection with his application shall be deemed guilty of perjury and punishable accordingly, and that any person who, not being qualified to apply for public lands files an application or induces or permit another to file it in his behalf shall be punished by a fine of not more than five thousand pesos and by imprisonment for not more than five (5) years, or both and in addition thereto his application shall be rejected or cancelled and all amounts paid in account thereon forfeited in favor of the Government and he shall be not entitled to apply for any public land in the Philippines.

  
Applicant

Republic of the Philippines )  
Province of Romblon ) S.S.  
Municipality of \_\_\_\_\_ )

I, \_\_\_\_\_ the person making the foregoing application, first being duly sworn upon my oath depose and say: That I have read or someone has read to me and I thoroughly understand the foregoing application that I signed the same and this affidavit in the presence of the Officer who administered the oath; and that each and or every statement of the application is true and correct. SO HELP ME GOD.

  
Affiant

**BEFORE ME**, at the place aforesaid on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ personally appeared \_\_\_\_\_ to me known to be the person whose name appears in the foregoing application and in my presence signed the said application and subscribed and sworn to this affidavit.

\_\_\_\_\_  
DPLI/Public Land Inspector/Spl. Investigator

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ROMBLON ) S.S.  
MUNICIPALITY OF \_\_\_\_\_ )

### AFFIDAVIT OF OWNERSHIP/LANDHOLDING

THAT, I SILVERIO P. BERNAS of legal age, Filipino citizen,  
single/married and with residence and postal address at 312 S. VELOSO St. SAN JUAN City  
after having been duly sworn to in accordance with the law, depose and say; to wit:

THAT, I am the lawful owner of that certain parcel of land described as lot 13365  
\_\_\_\_\_ cad. pls no. \_\_\_\_\_  
containing an area of 5.15 hectares and located at TAMPAYAN MABDIWANG  
Romblon, Philippines;

THAT the above-described parcel of land has been in my possession and occupation for more than  
thirty (30) years either by myself or thru my predecessors-in-interest and had developed the same into  
productive land and that the same is described for taxation purposes under my tax dec. 000638  
series of \_\_\_\_\_, with a total assessed value of p 34,540.

THAT the same is covered by my free patent application no. \_\_\_\_\_  
on file at the Provincial Environment and Natural Resources Office (PENRO) Odiongan, Romblon and  
that the subject land is not the subject of any land registration proceeding in any competent court;

THAT, I hereby state that my landholdings do not exceed the maximum limit allowed by law for a  
land grant;

THAT the same is not claimed by any other person and that I hold myself solely responsible  
should the land subject hereof is involved in any case whether civil or criminal;

THAT I hereby execute this affidavit in compliance with the requirement of the department of  
environment and natural resources in order that patent to the above-described property may now be issued  
in my favor;

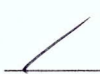
THAT, I am not a carp beneficiary and have not had the opportunity to obtain such capacity from  
the DAR; and

That affiant further sayeth naught.

**IN WITNESS WHEREOF**, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_, Philippines.

  
Affiant

**SUBSCRIBED AND SWORN**, to before me on the date and at the place first above written  
affiant exhibiting to me his/her community tax certificate no. \_\_\_\_\_ issued at  
\_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_.

  
Officer authorized to administer oath

\_\_\_\_\_  
Designation



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Odiongan, Romblon

B.L. Form No. 78-D

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ROMBLON ) S.S.  
MUNICIPALITY OF \_\_\_\_\_)

**JOINT AFFIDAVIT IN SUPPORT TO**  
**FREE PATENT APPLICATION**

We, \_\_\_\_\_ married to \_\_\_\_\_ and  
\_\_\_\_\_ married to \_\_\_\_\_  
both Filipino citizens, of legal age, and residents of the Municipality of \_\_\_\_\_, Province of  
Romblon, after having been duly sworn to in accordance with law, depose, and say:

1. That we personally know \_\_\_\_\_ who has  
filed a Free Patent Application \_\_\_\_\_ on a tract of land  
located in the municipality of \_\_\_\_\_ province of Romblon.
2. That we are actual residents of the said municipality of \_\_\_\_\_ and we know the  
land applied for very well;
3. that the said applicant has continuously occupied and cultivated the land himself/herself and/or  
thru his/her predecessors-in-interest since June 12, 1945 or prior thereto;
4. That we are not related to the applicant either by consanguinity or by affinity and we are not  
personally interested in the land applied for nor in the granting of patent;
5. That to the best of our knowledge, belief, and information, the applicant is a natural-born citizen  
of the Philippines and is not owner of more than twelve (12) hectares of land in the Philippines.

**IN WITNESS WHEREOF**, we have hereunto set our hands and signed this affidavit this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, in the municipality of \_\_\_\_\_, province of Romblon.

Res.Cert. No \_\_\_\_\_  
Issued on \_\_\_\_\_  
at \_\_\_\_\_

Res.Cert.No \_\_\_\_\_  
Issued on \_\_\_\_\_  
at \_\_\_\_\_

**SUBSCRIBED AND SWORN** to before me on the date and place stated above.

\_\_\_\_\_  
DPLI/Land Investigator/Inspector

Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Odiongan, Romblon

**NOTICE OF APPLICATION FOR FREE PATENT**

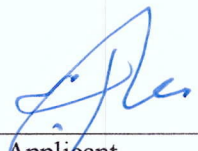
**NOTICE** is hereby given that \_\_\_\_\_ has filed with the Bureau of Lands an application, under the provisions of Chapter VII of Commonwealth Act No. 141, as amended, for a free patent to a tract of land situated in the barrio of \_\_\_\_\_ Municipality of \_\_\_\_\_, Province of ROMBLON, Philippines, described as follows:

Lot No. \_\_\_\_\_, Cad./Pls \_\_\_\_\_  
Case No. \_\_\_\_\_, \_\_\_\_\_ CADASTRE, containing an area of \_\_\_\_\_ hectares \_\_\_\_\_ ares, and \_\_\_\_\_ centares. All adverse claims to the tract of land above-described must be filed in the bureau of land on or before the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**THELMO S. HERNANDEZ**  
OIC Chief, TSD

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REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ROMBLON ) S.S.  
MUNICIPALITY OF \_\_\_\_\_ )

I, \_\_\_\_\_ married to \_\_\_\_\_  
being duly sworn, depose and says that I am the same person who made application for the above-described land. That a copy of the above notice was posted in a conspicuous place in the land applied for, on the bulletin board of the barrio where the land is located, and at the door of the municipal building on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and remained so posted until the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

  
\_\_\_\_\_  
Applicant

**SUBSCRIBED AND SWORN** to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the affiant exhibiting to me his/her Community Tax Certificate No. \_\_\_\_\_ on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Officer Authorized to Administer Oath