



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Mamburao

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

DENR MIMAROPA
RECORDS SECTION
RECEIVED

JUN 07 2023

☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

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

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.

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

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

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

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

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

Sincerely,


ABELARDO S. PANGILINAN

Official Form No. 140
(Revised September, 1964)

Book V'
Page 74

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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

A-102731

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

Transfer Certificate of Title

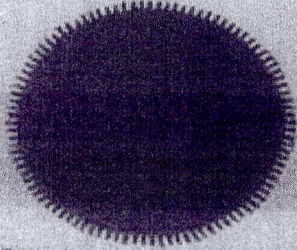
No. T-1125
INDEXED

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

A parcel of land (Lot 1014-B of the subdivision plan (LRC) Pad-35837, being a portion of Lot 1014, Paluan Public Land Subdivision, pla-26 (Philcusa-Foa) LRC Rec. No. (H-Pat. V. 76724, situated in the Municipality of Paluan, Province of Occidental Mindoro, Island of Mindoro. Bounded on the NW, points 7 to 1 by Forest Zone, points 1 to 2 and 2 to 3 by Lot 1014-A of the subdivision plan, points 3 to 4 by Lot 1013 Paluan Public Land Subdivision Pla-26 (Philcusa-Foa); on the SE., point 4 to 5 by Lot 1127, Paluan Public Land Subdivision Pla-26 (Philcusa-Foa); and on the NE and SW., points 5 to 6 and 6 to 7 by Malagoo River. Beginning at point marked "1" on plan, being N. 43 deg. 09'W., 6003.31 m. from B.L.L.M. 1, Paluan Public Land Subdivision, Pla-26 (Philcusa-Foa); thence S. 29 deg. 05'E., 200.00 m. to point 2; thence S. 88 deg. 15'E., 116.46m. to point 3; thence S. 29 deg. 05'E., 186.05 m. to point 4; thence S. 66 deg. 26'W., 493.49m. to point 5; thence N. 7 deg. 07'E., 304.07 m. to point 6; thence N. 25 deg. 23'W., 251.87m. to point 7; thence S. 88 deg. 15'E., 225.02m. to point of beginning; containing an area of ONE HUNDRED FORTY-FOUR THOUSAND AND SEVENTY TWO (144,072) SQUARE METERS OR LESS. All points required to be indicated on the plan and the name of **LUCIANO S. TAN**, Filipino of legal age, married to Teresa Landason, with residence and postal address at Paluan, Occidental Mindoro, Philippines

subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to are marked on the ground as follows: Points 4, 5 and 7 by OLDP L.S.Cyl. Concomens. 15 x 60 cm.; point 6 by Old Stake; and the rest by P.E.Cyl. Concomens. 15 x 60 cm.; bearing true date of the Original Survey, July 20, 1953-February 1954. It is further certified that said land was originally registered on the 9th day of May, in the year nineteen hundred and Fifty-nine, in Registration Book No. VII, page 2472, of the Office of the Register of Deeds of Occidental Mindoro as Original Certificate of Title No. T-2472, pursuant to a Homestead patent granted by the President of the Philippines, on the 2nd day of May, in the year nineteen hundred and Fifty-eight, under Act No. 141 as amended

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



2059 Donada Street, Pasay City
(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.

Entered at Mamburao, Occidental M., Philip-
pines, on the 25th day of June,
in the year nineteen hundred and Sixty-four,
at 4:55 P. M.

Register of Deeds

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

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

Page -----A-----

T-1125

P2

MEMORANDUM OF ENCUMBRANCES

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

ENTRY No.

xxx

NOTHING FOLLOWS

xxx

JUN 27 2011

✓

(Memorandum of Encumbrances continued on Page -----B)

(Technical Description continued on Additional Sheet -----, Page -----)

18-152

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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



LRA 1112455036

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

Ref. No. : 2023000826 OR No. : 1029768453

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

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

Page -B

T- 1125

P3

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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page -C)

Register of Deeds

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

Ref. No. : 2023000826 OR No. : 1029768453

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

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



LRA 1112455037

Page _____ C

T- 1125

PA

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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet _____, Page _____, _____)
18-108 Register of Deeds

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



L R A 112455038

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

Ref. No. : 2023000826 OR No. : 1029768453

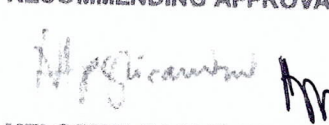

Date : 06/01/2023 OR Date : Jun 1 2023

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

TAX DECLARATION OF REAL PROPERTY

Attachment 4

ANNEX " 2 "

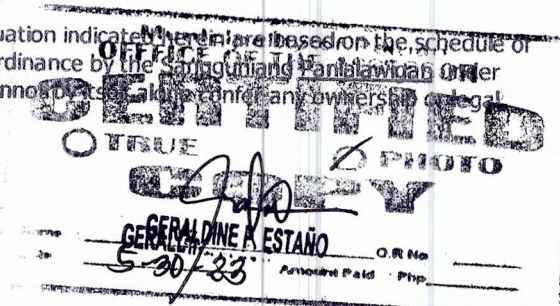
TD No.: 07-0002-00245		Property Identification No.: 028-07-0002-008-01	
OWNER: SAMBUTAN, Luciano		TIN:	
Address: Barangay Harrison, Paluan, Occ. Mdo.		Tel. No.:	
Administrator/Beneficial User:		TIN:	
Address:		Tel. No.:	
Location of Property:	(No./Street:)	(Brgy/District:)	(Municipality & Province/ City:)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

MEMORANDA:

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

Notes:

* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 37, s. of 2013 dated January 21, 2013. It does not and cannot confer any ownership or legal title to the property.



DECLARATION OF ADOPTION OF A RESOLUTION
HUMAN RIGHTS AND HUMANITARIAN
SUPPORT

RESOLUTION

Ang Resolusyon ng Pasabang-babang ng Manalang Lupa sa Lungsod ng Hukuman na may
Resolusyon ng Balikan na ginawa nito

1. **FACTA SAMBUTAN**, kasal kay Simon Cubal, may sapat na gulang, Pilipino, at namungilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
2. **ANTONIO SAMBUTAN**, kasal kay Mercedes Sambutan, may sapat na gulang at namungilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
3. **LEONOR SAMBUTAN**, kasal kay Elia Sambutan, may sapat na gulang, Pilipino, at namungilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
4. **DANILO SAMBUTAN**, kasal kay Crisanta Sambutan, may sapat na gulang, Pilipino, at namungilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro.
5. **FELIMON SAMBUTAN**, kasal kay Mary Ann Sambutan, may sapat na gulang, Pilipino, at namungilan sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro, para sa kanyang sarili at para sa kanyang kapwa tagapagmana ng nawalang Antonio Sambutan, ay nagsasagot ng mga sumusunod:

Na ang mga nabanggit na tao sa itaas ay sila lamang ang nawalang tagapagmana ng nawalang Mag-asawang Luciano Sambutan at Teresa Landason, na narehong nanatag sa So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro noon, Enero 1987 at 1988, makiusap at nagsasagot ng mga huling babala at testamento, mula sa mga Antonio, Leonor at Danilo, pagkatapos ng apelyadong Sambutan, ay ang mga nawalang anak ng nabanggit na mag-asawa at si Felimon Sambutan ay lamang nawalang apo sa pamamagitan ng kaniyang nawalang anak na si Antonio Sambutan.

Na ang nabanggit mag-asawa, Luciano Sambutan at Teresa Landason, ay sila lamang ang mga mag-asawang isang parcelang lupa sa lugar ng Paluan, Occidental Mindoro na may pangalan na ISANG DAAN AT APAT NA PATA APAT NA LIBO AT PITUMPOT DALAWANG (141,972) METROS KUWADRADO, kaniyang kaniyang, at kaniyang ng Titulo, TIT No. T-1125 sa pamamagitan ng Mag-asawang Luciano Sambutan at Teresa Landason;

Na ang mga parte sa itaas ay pagkakaibang may sapat na gulang na si ang nasabing nanatag na Mag-asawa ay walang nawalang huling babala at testamento at walang pagkakautang kaniyang, sila'y nagsasagot na kaniyang bahagya na ang nawalang lupa sa labas ng hukuman sa pamamagitan ng pag-angkin para sa kaniyang sarili at nasabing lupa samantala sa kaniyang mga tagapagmana, kahalili at tagapangasiwa sa

Dakil at alang-alang sa halagang APAT NA DAAN AT TATLONG DALAWANG LIBO, DALAWANG DAAN AT LABING ANIM NA PATA (132,200) gahit Pilipino, na kaniyang nanatag sa Philippine Mountain Mines, isang samantala ng mga Seventh Day Adventist Missionary, Paluan, Occidental Mindoro, kaniyang ng kaniyang Pastor, **JOSE PANCHULAN**, may asawa, may sapat na gulang, Pilipino, at namungilan sa Brgy. 51, San Rafael, San Pablo City, at tagapangasiwa ng nasabing samantala at kaniyang nanatag, samantala, at inilapat sa nasabing Philippine Mountain Mines, samantala ng kaniyang tagapagmana, kahalili, at tagapangasiwa ang

Stamp area containing:
- "OFFICE OF THE AGENT" stamp
- "PHOTO" stamp
- "FILE" stamp
- "GERALD P. ESTANO" signature
- "5-7-23" date stamp

Vertical handwritten notes on the left margin, including "Paluan" and "Paluan" repeated.

De nye beslutninger om at afskaffe de gamle møter og det 1. bind i de nye Reglementer og Hæfterne tænkes at behandle og sende til den næstfølgende samling af den næste samling og det vil så beslutning om.

SA KATUNAYAN NG LAHAT, ang mga parteng kasalatang ito ay lumagda sa
daba nito ngayong ita (3 na Copy 2003, dulo sa Mamburao,
Cagadpan Mindoro.

Angelo Lombardo
PACITA CAMPITANO
Torrequeimada Nuboli
Edoardo Lombardi
LEONOR SANTIAGO
Torrequeimada Nuboli

antonio sambutan
ANTONIO SAMBUTAN
Tagapagmamunagla
Dante Sambutan
DANTE SAMBUTAN
Tagapagmamunagla

PHILIPPINE ADJUTANT MINISTRIES
BUREAU
JAN 1964

IN *St. Paul*
EASTGATE PRESS, BOSTON, U.S.A.

(Purno kanyung sarth at purn sa
kanyung meo kapwa nagapagmamam
ng mayalane Antero Sambutan
na ang Ramona Leonora at
Solomon later may apelyadong
Sambutan)
Tropagmina/Nagbab

MICA SAKSHI

DEPT. BELUKA NGPILIPKAS	1
DEPT. BINSWANG (PT. BINTAN)	155
DEPT. BINTAN NGPILIPKAS	1

HUMANAS AT SA APLIKASYONG IKA-19 ng Soc Sci . 2001, dulo
 sa Marikina, Occidental Mindoro. Ang mga sumusunod na tao ay taglay ang kambalig
 (edna) ng kagaya ng mga sumusunod:

Pangalan	Grado ng Bida	Lugar at Petsa ng Pagtubos
Pacific Sambutan	07508253	Paluan, Occ. Mindoro- 10/17/02
Antonio Sambutan	07508254	Paluan, Occ. Mindoro- 10/17/02
Ledener Sambutan	07508255	Paluan Occ. Mindoro- 10/18/02
Isabel Sambutan	07508256	Paluan Occ. Mindoro- 10/18/02
Edison Sambutan	07508257	Mausilana, Occ. Mindoro 3/06/02
Ensayo Jorge Pangasinan	07508258	San Pablo City- 3/12/02

10. Ito'y kpinla ko na sila umang ang nagpapalitan at nagpatibay ng kasintahan sa ilang at lalong umang na ito'y kasama bago silang pinagawa at pangatili.

Ang kasalayang ito ay bumubuo ng salawang (L) palamig kasama ang palamig na ibatagdan ng mga parte ng ang kasalayang mga taks sa katapusan nito at sa haliwang bahagi ng Alinhang luma sa labas ng Palamig na may kasamang Bihang

SA LATHAN, J., dated 10/20/68 at New York in meeting with SA [redacted]

Encl. 14c 420 r

Municipality of Pinar
OFFICE OF THE ASSESSOR
PINAR DEL RIO
GENERAL P. ESTIANO
5-70-23
C.A.M.O.
Pinar del Rio

SN No. 2088184

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

ANNEX " 4 " "

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 24067

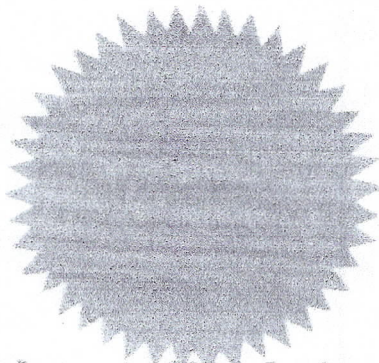
IT IS HEREBY CERTIFIED that certain land situated in the Province of Occidental Mindoro, more particularly bounded and described as follows:

A parcel of land (Lot 1014-A of the subd. plan (LRC) Pal-35837, being a portion of Lot 1014, Paluan Public Land Subd., Pls-26 (Philcusa-Poa) 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-26 (Philcusa-Poa); on the SE., points 4-5 by Lot 1127, Paluan Public Land Subd., Pls-26 (Philcusa-Poa); & on the NW., points 5-6 & 6-7 by Malugao River. Began is registered in accordance with the provisions of Section 103 of the Property Registration Decree in the name of * PHILIPPINE MOUNTAIN MINISTRIES, Paluan, Occidental Mindoro, represented by Pastor Jorge Panghulan; of legal age, Filipino, married -

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

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

This Certificate is a transfer from Transfer Certificate of Title No. 2-1125 which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Manburao, Occ. Mindoro
Philippines, on the 6th day of February
in the year two thousand and 01
at 1:30 P.m.

MARCEL A. POJOS
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 husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

GERALDINE P. ESTAÑO

MEMORANDUM OF ENCUMBRANCES

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

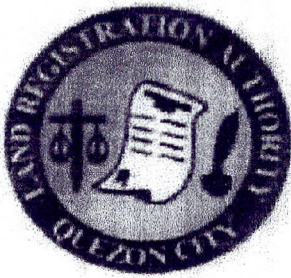
Entry No.
~~11111111~~

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

Mariel A. Ponte
MARIEL A. PONTE
Acting Register of Deeds

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

Municipality of Cebu	
OFFICE OF THE ASSESSOR	
GERALDINE P. ESTAÑO	
Office	FILED
Name	GERALDINE P. ESTAÑO
Date	5-10-23
Amount Paid	0.00



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

CERTIFICATION

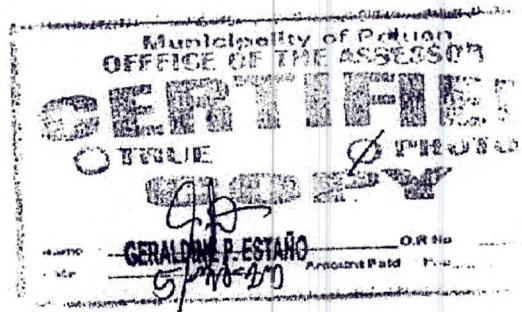
THIS IS TO CERTIFY that as far as the records of this office are concerned, Philippine Mountain Ministries is the registered owner of a parcel of land situated in Municipality of Paluan, Province of Occidental Mindoro with an area of 144,072 square meters, covered by Transfer Certificate Title No. T-24067.

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

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

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

[Signature]
MARIEL A. PONCE
OIC-REGISTER OF DEEDS



TAX DECLARATION OF REAL PROPERTY



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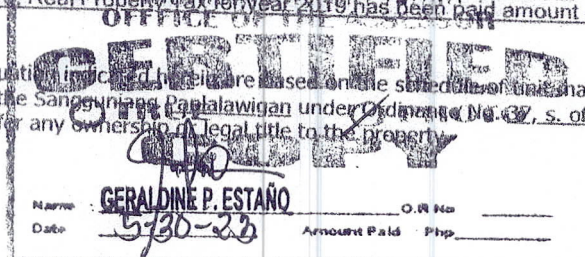
TD No.: 07-0002-00820		Property Identification No.: 028-07-0002-008-01	
OWNER: PHILIPPINE MOUNTAIN MINISTRIES Address: Paluan, Occidental Mindoro		TIN: Tel. No.:	
Administrator/Beneficial User: Address:		TIN: Tel. No.:	
Location of Property: (No./Street:) Harrison		Paluan Occidental Mindoro	
(Brgy/District:)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

MEMORANDA:

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

Notes:

* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the scheduled market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Pambalawigan under Ordinance No. 32, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.



TAX DECLARATION OF REAL PROPERTY



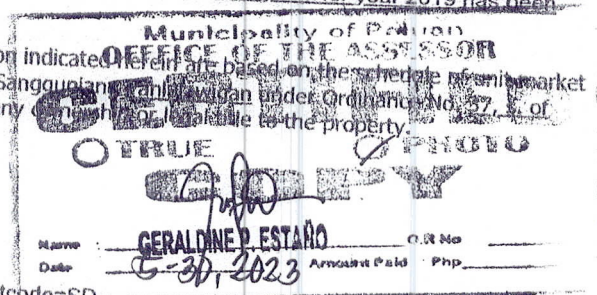
TD No.: 07-0002-00821		Property Identification No.: 028-07-0002-008-56			
OWNER: PHILIPPINE MOUNTAIN MINISTRIES		TIN:			
Address: Paluan, Occidental Mindoro		Tel. No.:			
Administrator/Beneficial User: Spouses Dario F. Benavidez and MA. Eleanor B. Benavidez		TIN:			
Address: Brgy. Cabacao, Abra de Ilog, Occidental Mindoro		Tel. No.:			
Location of Property:	Harrison	Paluan Occidental Mindoro			
(No./Street:)	(Brgy/District:)	(Municipality & Province/ City:)			
OCT/TCT/CLOA No. T-24067-part	Survey No.	(LRA) PSD-E2018010621			
CCT:	Lot No.	1014-B-2			
Dated: February 06, 2006	Blk. No.				
Boundaries:					
North East: Forest Zone, Lot 1014-A, (LRC) PSD-35837, Lot 1013, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621		South West: Malugao River			
South East: Lot 1127, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621		North West: Malugao River			
Kind of Property Assessed:					
<input checked="" type="checkbox"/> Land		Machinery			
Building		Brief Description:			
No. of Storeys:		Others			
Brief Description:		Brief Description:			
Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	12.9536	205,150.00	Agricultural	40%	82,060.00
Total ==>>		P 205,150.00			P 82,060.00
Total Assessed Value EIGHTY TWO THOUSAND SIXTY PESOS ONLY					
(Amount in Words)					
Taxable [X] Exempt []					
Effectivity of Assessment/ Reassessment: 2020					
RECOMMENDING APPROVAL:					
APPROVED BY:					
MELODY V. PAGLICAWAN		REMELYN C. SALAZAR		LEONILO A.	
Municipal Assessor		Asst. Provincial Assessor		MARANAN	
				Provincial Assessor	
				2019-05-22	
				Date	
This declaration cancels TD No. 07-0002-00820-part Owner: PHILIPPINE MOUNTAIN MINISTRIES, 91,270.00 Previous A.V. Php					

MEMORANDA:

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

Notes:

* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Bayan under Ordinance No. 27, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any right or title to the property.



TAX DECLARATION OF REAL PROPERTY



TD No.: 07-0002-00829		Property Identification No.: 028-07-0002-008-57	
OWNER: PHILIPPINE MOUNTAIN MINISTRIES		TIN:	
Address: Paluan, Occidental Mindoro		Tel. No.:	
Administrator/Beneficial User: LAMONT ADVENTIST		TIN:	
ELEMENTARY SCHOOL (LAES), INC., represented by its		Tel. No.:	
President TOMAS L. CALBE			
Address: So. Ulasan, Brgy. Harrison, Paluan, Occidental Mindoro			
Location of Property:	(No./Street):	(Brgy/District):	(Municipality & Province/ City):
OCT/TCT/CLOA No. T-24067-part		Harrison	Paluan Occidental Mindoro
CCT:			
Dated: February 06, 2006		Survey No. (LRA) PSD-E2018010621	
		Lot No. 1014-B-1	
		Blk. No.	
Boundaries:			
North West: Lot 1014-B-2, (LRA) PSD-E2018010621		South East: Lot 1127, Pls-26	
North East: Lot 1013, Pls-26		South West: Lot 1014-B-2, (LRA) PSD-E2018010621	
Kind of Property Assessed:			
<input checked="" type="checkbox"/> Land		Machinery	
Building		Brief Description:	
No. of Storeys:		Others	
Brief Description:		Brief Description:	
Classification	Area	Market Value	Actual Use
Agricultural	1.4536	23,020.00	Agricultural
Total ==>>		P 23,020.00	
Assessment Level	40%	Assessed Value	9,210.00
			P 9,210.00
Total Assessed Value NINE THOUSAND TWO HUNDRED TEN PESOS ONLY (Amount in Words)			
Taxable [] Exempt [X] (Educational)		Effectivity of Assessment/ Reassessment: 2020	
RECOMMENDING APPROVAL:		APPROVED BY:	
MELODY V. PAGLICAWAN		REMELYN C. SALAZAR	
Municipal Assessor		Asst. Provincial Assessor	
2019-07-16		2019-07-19	
		Date	
This declaration cancels TD No. 07-0002-00822 Owner: PHILIPPINE MOUNTAIN MINISTRIES Previous A.V. Php 9,210.00			

MEMORANDA:

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

Notes:

* This declaration is for real property taxation purposes only and the valuation in and herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Bayan Palawan under Ordinance No. 37, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.

Office of the Assessor
Municipality of Paluan
OFFICE OF THE ASSESSOR
GERALDINE Y. ESTAÑO
Date: 5-31-16
Assessed Value: P 9,210.00

DEED OF ABSOLUTE SALE OF A PORTION OF LAND

KNOW ALL MEN BY THESE PRESENTS:

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

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

-AND-

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

WITNESSETH:

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

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

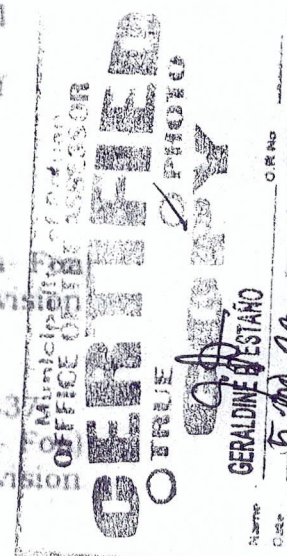
TRANSFER CERTIFICATE OF TITLE (TCT) No. T-24067-PART

LOT No. 1014-B-2, SUBDIVISION PLAN: (LRA) PSD-E2018010621
POTION OF: LOT 1014-B, (LRC) PSD-35837

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 1127, LS-26 (Philcusa-Paluan Public Land Subdivision)
2-3-4	NW, SW	Malugao River
4-5	NE	Forest Zone
5-6-7	NE	Lot 1014-A, (LRC) Psd-35837
7-8	NE	Lot 1013, Pls-26 (Philcusa-Paluan Public Land Subdivision)
8-9-1	SE, NE	Lot 1014-B-1, (LRA) Psd-E2018010621



Mr. Eleonor B. Benavidez

REPUBLIC OF THE PHILIPPINES

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

Registry of Deeds for Mamburao, Mindoro Occidental

Transfer Certificate of Title

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

No. 062-2019000494

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

LOT NO. 1014-H-2, OF SUBDIVISION PLAN: LUBANP30-E201901002;
PORTION OF: LOT 1014-B, LUBANP30-15417

ISA REG. NO. H. PATENT

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

It is further certified that the provisions of Section 121 of the Public Land Act, as amended, are hereby complied with in the case of

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

Address: BAY, LAMATAN, BRG. 15, VALDAN, OCCIDENTAL MINDORO

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: MAMBURO, MINDORO
OCCIDENTAL

Patent Date:

OCT Date: 05-09-1959

Under Act No.:

OCT No.: OCT-P-2475

Volume No.:

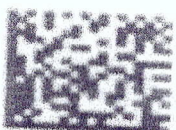
Page No.: 2472

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-10046 (originally cancelled) by virtue thereof in so far as the above described land is concerned.

Witnessed at Mamburao, Mindoro Occidental, Philippines on the 15th day of OCTOBER 2019 at 02:47pm.

Mariel A. Ponce
Registrar of Deeds



Municipality of Pagan
OFFICE OF THE ASSESSOR
CERTIFICATE
O TRUE ☒ PHOTO ☒
OLD COPY
Name: GERALDINE P. ESTAÑO O.R. No.
Date: 5/11/23 Amount Paid: Php.



PA2024E206102

TCT No. 1 050-2010005494
Page No. 1

TECHNICAL DESCRIPTION (Continued from page 1)
ISLAND OF MINIVAO

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 1127, PLS-26 (PHILCUSA-FOAI) PALUAN PUBLIC LAND SUBDIVISION
2-3	NW, 30	MALUGAO RIVER
3-4	NE	FOREST ZONE
4-5	NE	LOT 1014-A, (LUCIPSO-15817) LOT 1013, PLS-26 (PHILCUSA-FOAI) PALUAN PUBLIC LAND SUBDIVISION
5-6	SE, NE	LOT
6-7	SE, NE	LOT

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

LINE	STARTING	DISTANCE
1-2	N. 45° 05' W	5619.89 M.
2-3	N. 01° 01' E	101.01 M.
3-4	N. 25° 25' W	106.40 M.
4-5	S. 48° 15' E	151.98 M.
5-6	S. 29° 05' E	225.07 M.
6-7	S. 40° 15' E	290.06 M.
7-8	S. 28° 05' E	116.45 M.
8-9	S. 61° 38' W	99.28 M.
9-1	S. 54° 44' E	172.95 M.
		72.87 M.

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

DESCRIPTION OF CORNERS: CORNER 1, A & B ARE MARKED BY 1.5" DIA. IRON PIPES
AND THE REST ARE OLD 4" DIA. PILES, CORNER 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 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2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052,

2019023920413

TCT No.: 062-2019000494
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019000730

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

AFFIDAVIT : EXECUTED BY MA. ELEANOR B. BENAVIDEZ, ALLEGING AMONG OTHERS, THAT MY CORRECT FULL NAME IS "MA. ELEANOR B. BENAVIDEZ" WHICH SHOULD HAVE APPEARED THEREIN, AND THE ENTRY IN THE SAID TITLE OF THE NAME MA. ELEANOR B. BENAVIDEZ WAS MERELY BY REASON OF INADVERTENCE OF TYPOGRAPHICAL ERROR. THE AFFIANT PRAYS THAT THE ABOVE-CITED CORRECTION CONCERNING THAT THE NAME REGISTERED OWNER OF THE SUBJECT LAND FROM "MA ELEANOR B. BENAVIDEZ" TO " MA. ELEANOR B. BENAVIDEZ" BE MADE WITHOUT JUDICIAL PRONOUNCEMENT AND THAT HE MUST APPEAR THEREIN TO BE "BOTH OF LEGAL AGE, AND NOT OF LEGAL AGE, IN ACCORDANCE WITH DEC. NO. 135; PAGE NO. 028; BOOK NO. 24; SERIES OF 2019; OF NOTARY PUBLIC OF ROMBUBAO, OCC. MINDORO; ATTY. KATHRINE ANN A. ABLEDA; DATED NOVEMBER 04, 2019.

Maribel A. Ponce
Register of Deeds



Municipality of Cebu
OFFICE OF THE ASSESSOR

CERTIFIED
TRUE COPY

Name: GERALDINO P. ESTAÑO C.R.N.
Date: 5-10-20 Amount Paid: _____



TAX DECLARATION OF REAL PROPERTY



TD No.: 07-0002-00832		Property Identification No.: 028-07-0002-008-56			
OWNER: SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ		TIN:			
Address: Brgy. Cabacao, Abra De Ilog, Occ. Mindoro		Tel. No.:			
Administrator/Beneficial User:		TIN:			
Address:		Tel. No.:			
Location of Property: (No./Street:)		Paluan Occidental Mindoro			
(Brgy/District:)		(Municipality & Province/ City:)			
OCT/TCT/CLOA No. 062-2019000494		Survey No. (LRA) PSD-E2018010621			
CCT:		Lot No. 1014-B-2			
Dated: October 11, 2019		Blk. No.			
Boundaries:					
North East: Pin No. 57 (Lot 1014-A, (LRC) PSD-35837), Pin No. 03 (Lot 1013, Pls-26 (PHILCUSA-FOA) Paluan Public Land Subdivision lot) Pin No. 02 (FOREST ZONE)		South West: Malugao River			
South East: Pin No. 06 (Lot 1127, Pls-26 & Lot 1014-B-1, (LRA) PSD-E2018010621		North West: Malugao River			
Kind of Property Assessed:					
<input checked="" type="checkbox"/> Land		Machinery			
Building		Brief Description:			
No. of Storeys:		Others			
Brief Description:		Brief Description:			
Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	12.9536	205,150.00	Agricultural	40%	82,060.00
Total ==>>		P 205,150.00			P 82,060.00
Total Assessed Value EIGHTY TWO THOUSAND SIXTY PESOS ONLY (Amount in Words)					
Taxable [X] Exempt []		Effectivity of Assessment/ Reassessment: 2020			
RECOMMENDING APPROVAL:		APPROVED BY:			
MELODY V. PAGLICAWAN		REMELYN C. SALAZAR		LEONILO A.	
Municipal Assessor		Asst. Provincial Assessor		MARANAN	
2019-11-11				Provincial Assessor	
				2019-11-12	
				Date	
This declaration cancels TD No. 07-0002-00821 Owner: PHILIPPINE MOUNTAIN MINISTRIES Previous A.V. Php 82,060.00					

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

Notes:
* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Pambayan under Ordinance No. 37, s. of 2013 dated January 21, 2013. It does not and cannot by itself alone confer any ownership or legal title to the property.

OFFICE OF THE ASSESSOR
CERTIFIED
TRUE COPY
GERALDINE P. ESTAÑO
Name: _____ Date: 5-18-2023
Amount Paid: _____ Php: _____

DEED OF ABSOLUTE SALE

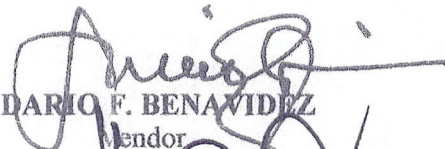
KNOW ALL MEN BY THESE PRESENTS:

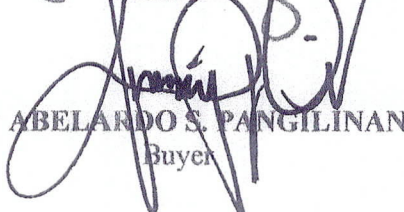
WE, SPOUSES DARIO F. BENAVIDEZ AND MA. ELEANOR B. BENAVIDEZ, married, likewise of legal age, Filipino and residing at Barangay Cabacao, Abra De Ilog, Occidental Mindoro, that FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND PESOS (Php 450,000.00). Philippine Currency, to me in hand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


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

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

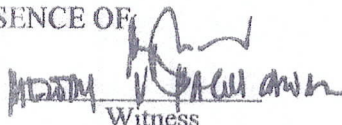
IN WITNESS WHEREOF, I have hereunto set my hand on this 16 day of 10, 2020, at Paluan, Occidental Mindoro.

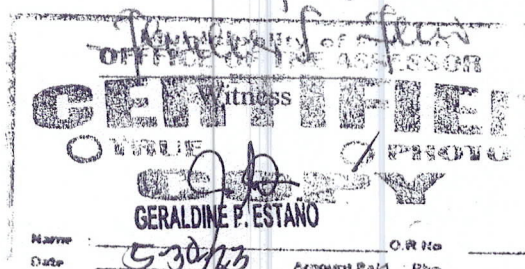

DARIO F. BENAVIDEZ
Vendor


ABELARDO S. PANGILINAN
Buyer


MA. ELEANOR B. BENAVIDEZ
Vendor

SIGNED IN THE PRESENCE OF


Witness


OFFICE OF THE REGISTER
CERTIFIED
TRUE
COPY
GERALDINE P. ESTANO
Name: _____
Date: 5-30-23 Amount Paid: _____
CR No: _____

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	<u>PRC License No. 0945417</u>	<u>Valid until 11/20/2021</u>

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

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

Doc. No.: 189
Page No.: 28
Book No.: 101
Series of: 207

ATTY. CIRILO Q. TESORO
NOTARY PUBLIC
My Commission Expires on _____
Roll of Attorneys: _____
JCLE No. _____
JCP No. _____
JEP No. _____

Municipality of _____
OFFICE OF THE ASSESSOR
CERTIFIED
TRUE ☒ PHOTO ☒
COPY
Name: GERALDINE P. ESTAÑO C.R. No. _____
Date: 5-21-23 Amount Paid: _____ Php _____