

32
945M

ASSISTANT REGIONAL EXECUTIVE DIRECTOR
Department of Environment and Natural Resources Office
DENR by the Bay Bldg.,
1515 Roxas Boulevard,
Ermita, Manila

DENR MAROPA
RECORDS SECTION
RECEIVED

MAR 02 2023

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

ATTENTION: ENGR. ROMAN LEGASPI
Regional Survey Director
Department of Environment and Natural Resources Office
DENR by the Bay Bldg.,
1515 Roxas Boulevard,
Ermita, Manila

Subject: Request for correction and/or amendment of Technical Description of Lot 4893 and Lot 4894, CAD 799-D of So. Bubusawen, Bgy. Apurawan, Aborlan, Palawan

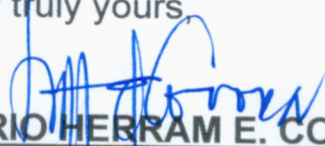
Dear Sir/ Madam;

I write in relation to the Lot verification over the two (2) parcels of land located at So. Bubusawen, Bgy. Apurawan, Aborlan, Palawan, particularly identified as Lot No. 4893, Cad 799- D with an area of 9.1715 hectares, covered by Tax Declaration 18-01-004-0125 with Property Index No. 066-01-004-03-002 and Lot No. 4894, Cad 799-D with an area of 10.7719 hectares, covered by Tax Declaration No. 18-01-004-0124 with Property Index No. 066-01-004-03-001, both issued by the Provincial Assessor of Palawan.

In relation to the request, as attorney in fact of the claimant, owner and cultivator of the subject lots would like to request from your honorable office for the correction and/or amendment of technical description for Lot 4893, CAD 799-D and Lot 4894 CAD- 799-D.

Thank you in anticipation of your favorable action on the matter;

Very truly yours,


MARIO HERRAM E. CORONA
Attorney In Fact of Ma. Theresa D. Juguan
+63918-695-9546

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THE PRESENTS:

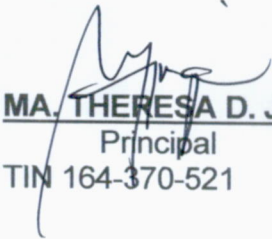
THAT I **MA. THERESA D. JUGUAN**, Filipino, of legal age, single and resident of White House, Lomboy St., Bgy. San Jose, Puerto Princesa City do hereby NAME, CONSTITUTE and APPOINT, **MARIO HERRAM E. CORONA**, Filipino, of legal age, married and resident of Zone 5, Bgy. Irawan, Puerto Princesa City to be my true and lawful Attorney-In-Fact, for me and in my name, place and stead, to do the following acts, to wit:

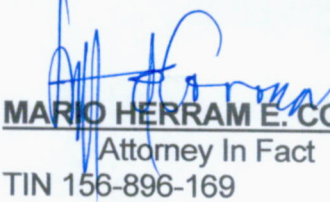
- 1. To secure any necessary clearances, certifications, documents papers, and/or any other instruments from DENR, LRA and any other concerned office, officer or their legal representatives for my real properties particularly identified as Lot No. 4893, CAD. 799- D with an area of 91,715 square meters covered by Tax Declaration No. 18-01-004-0125 PIN 066-01-004-03-002 and Lot No. 4894, CAD. 799- D with an area of 107,719 square meters covered by Tax Declaration No. 18-01-004-0124 PIN 066-01-004-03-001, both properties are located at So. Bubusawen, Bgy. Apurawan, Aborlan, Palawan.
- 2. To process the application for titling of the the above-mentioned properties.
- 3. To signed execute and deliver to any one or more of the aforesaid or concerned persons or entities any or all necessary, instruments, requests, or other in connection with the above given authority.

HEREBY GIVING and GRANTING unto my said Attorney-In-Fact, full power and authority whatsoever requisites necessary and poster to accomplish the objective of this instrument as if we were personally present and HEREBY RATIFYING and CONFIRMING all that our Attorney-In-Fact, may do or cause to be done under and by with of these presents.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this 10th day of January 2023 at Puerto Princesa City, Palawan.

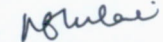
Specimen signature of the Attorneys in fact:


MA. THERESA D. JUGUAN
Principal
TIN 164-370-521


MARIO HERRAM E. CORONA
Attorney In Fact
TIN 156-896-169

SIGNED IN THE PRESENCE OF:


1. MARJORIE RUELO

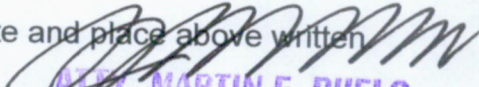

2. JESSICA ANNE TULALI

Republic of the Philippines)
City of Puerto Princesa) S.S.
X- - - - -X

BEFORE ME, a Notary public for the Province of Palawan and in the City of Puerto Princesa this 10th day of January 2023 personally came and appeared the above-named persons who are known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free and voluntary act and deed.

WITNESS MY HAND AND SEAL, on the date and place above written

Doc No. 520 :
Page No. 105 :
Book No. LXXXIX
Series of 2023.


ATTY. MARTIN E. RUELO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2024
PTR NO. 2342016 L-1/6/2023
IBP NO. 228274-5/31/2022-IBP PASIG CITY
BRGY. SAN JOSE, PUERTO PRINCESA CITY

DENR REGIONAL EXECUTIVE DIRECTOR
3rd flr., 1515 DENR by the Bay Bldg.,
Roxas Boulevard, Brgy. 668,
Ermita, Manila

Subject: Request for lot verification of Lot 4893 and Lot 4894, CAD 799-D
of So. Bubusawen, Bgy. Apurawan, Aborlan, Palawan

Dear Sir/ Madam;

I write in relation to the Lot verification over the two (2) parcels of land located at So. Bubusawen, Bgy. Apurawan, Aborlan, Palawan, particularly identified as Lot No. 4893, Cad 799- D with an area of 9.1715 hectares, covered by Tax Declaration 18-01-004-0125 with Property Index No. 066-01-004-03-002 and Lot No. 4894, Cad 799-D with an area of 10.7719 hectares, covered by Tax Declaration No. 18-01-004-0124 with Property Index No. 066-01-004-03-001, both issued by the Provincial Assessor of Palawan.

In relation to the request, as attorney in fact of the claimant, owner and cultivator of the subject lots would like to request from your honorable office a Certification of Lot Verification or Land Classification status issued by the CENRO and/ or PENRO as approved by your honorable office, the adjoining lots particularly identified as Lot No. 4895, Lot 4891 and 4890, Cad- 799 – D, all properties fall within alienable and disposable area and titled.


Please note that Lot 4893 and 4894, both under CAD 799- D was owned by the Republic of the Philippines and was administered by Matuar Libreto as stated to the Tax Declarations issued by the Office of the Provincial Assessor of Province of Palawan and executed a waiver of rights in favor of Ms. Ma. Theresa D. Juguan.

I herewith attached the copy of the following documents as integral part of this letter;

1. Annex A - Tax Declaration 18-01-004-0125 with Property Index No. 066-01-004-03-002 for Lot No. 4893, Cad 799- D;
2. Annex B - Tax Declaration No. 18-01-004-0124 with Property Index No. 066-01-004-03-001 for Lot No. 4894, Cad 799- D;
3. Annex C- Special Power of Attorney executed by Ma. Theresa D. Juguan in favor of Mario Herram E. Corona;
4. Annex D- D2 – Electronic Copy of the titles of as Lot No. 4895, Lot 4891 and 4890, Cad- 799 – D, issued by Provincial Register of Deeds of Palawan
5. Annex E – E6 – waiver of rights executed by the claimant and cultivators of Lot 4893 and Lot 4894 in favor of Ms. Ma. Theresa D. Juguan;
6. Annex F – F-1 Request for Land Classification dated May 23, 2019 and Letter from OIC CENRO Felizardo B. Cayatoc.

Thank you in anticipation of your favorable action on the matter;

Very truly yours,


MARIO HERRAM E. CORONA
Attorney In Fact of Ma. Theresa D. Juguan
+63918-695-9546

TAX DECLARATION OF REAL PROPERTY

ANNEX "A"

T.D. No.: 18-01-004-0125

Property Identification No.: 066-01-004-03-002

Owner: REPUBLIC OF THE PHILIPPINES

Address:

Administrator/Beneficial User:

Address:

Location of Property:

APURAWAN

TIN:

Telephone No.:

TIN:

Telephone No.:

ABORLAN, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. CAD-799-D

CCT:

Lot No. 4893

Date:

Block No.

Boundaries: North: NE- ALN 001 OF SEC 01

South: SW- ALN 003, 004

East: SE- ALN 001 OF SEC. 01

West: NW- ALN 001

KIND OF PROPERTY ASSESSED:



LAND



BUILDING

No. of Storeys:

Brief Description:



MACHINERY

Brief Description:



Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (RICUP2-ML)	9.1715 ha.	70,000 Php	642,005.00	AGRICULTURAL (Upland R/L)	16 %	Php 102,720.00	EXEMPT
Total	91,715.00 sq.m.	Php	642,005.00			Php 102,720.00	
Total Assessed Value ONE HUNDRED TWO THOUSAND SEVEN HUNDRED TWENTY PESOS							

(Amount in Words)

Taxable ☐Exempt ☒Effectivity of Assessment/Reassessment: 2019
YEAR

Approved by: By Authority of the Provincial Assessor:

(SGD) ANGEL Y. MANALON, REA

8/28/2018

MUNICIPAL ASSESSOR

Date

This declaration cancels TD No. 01-004-0076

Previous A.V. Php. 44,610.00

Previous PIN: 066-01-004-03-002

Previous Owner: REPUBLIC OF THE PHILIPPINES

Previous Area: 91715 sq.m.

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018. 0

Note: 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. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: - NONE -

SWORN STATEMENT Date:

Machine Validation: Printed by Abencio Jr. C Gabayan/ 2:54:39 PM/ 4/19/2021

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:

DATE: 4/19/2021

ABENCIO C. GABAYAN, JR.

Sec. Fee: 50.00
O.R. No.: 6019532
O.R. Date: 4/19/2021
Place: PPCity

TAX DECLARATION OF REAL PROPERTY

ANNEX B

TC: GR

T.D. No.: 01-004-0075

Property Identification No.: 066-01-004-03-001

Owner: REPUBLIC OF THE PHILIPPINES
Address:
Administrator/Beneficial User: MATUAR LIBRETO
Address: BUBUSAWIN, APURAWAN, ABORLAN, PALAWAN
Location of Property:

TIN:
Telephone No.:
TIN:
Telephone No.:
ABORLAN, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No. (Number and Street)
CCT: APURAWAN
(Barangay/District)

Date: Survey No. CAD-799-D
Lot No. 4894
Block No.

Boundaries: North: NE- SEC. 01
East: SE- AL # 002
South: SW- AL # 003
West: NW- AL # 12, SEC. 02. BUBUSAWIN BAY

KIND OF PROPERTY ASSESSED:

☒ LAND
☐ BUILDING

No. of Storeys:
Brief Description:

☐ MACHINERY
Brief Description:
Others:
Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Upland RL (RICUP2-ML)	10.7719 ha.	40,000	Php 327,465.76	AGRICULTURAL	16 %	Php 52,390.00	EXEMPT
Total	107,719.00 sq.m.	Php	327,465.76				
Total Assessed Value	FIFTY-TWO THOUSAND THREE HUNDRED NINETY PESOS	Php				52,390.00	

Taxable ☐ Exempt ☒

(Amount in Words)
Effectivity of Assessment/Reassessment: 2014
YEAR

Approved: By Authority of the Provincial Assessor:

(SGD) ANGEL Y. MANALON
MUNICIPAL ASSESSOR

9/27/2013
Date

This declaration cancels TD No. 05-004-0067-G Previous A.V. Php. 39,295.89
Previous Owner: REPUBLIC OF THE PHILIPPINES; Prev. Admin: MATUAR LIBRETO
Previous PIN: 066-01-004-03-001
Previous Area: 107719 sq.m.

Memoranda:

REVISED PURSUANT TO SECTION 219 OF RA 7160 AND SECTION 23 OF PROVINCIAL ORDINANCE NO. 1281-12 SERIES OF 2012. MARKET VALUE FROM 245599.32 TO
ASSESSED VALUE FROM 39295.89 TO 52390.00

Note: 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. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

Machine Validation: Printed by Lydia S. Misago/ 4:30:39 PM/ 5/23/2018

SWORN STATEMENT No.: - NONE -
SWORN STATEMENT Date:

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:
RODOLFO R. PALANCA
Asst. Prov'l. Assessor for Admin

DATE: 5/23/2018
Sec. Fee: 50.00
O.R. No.: 5234878
O.R. Date: 5/23/2018
Place: PPCity

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:


That **I, MA. THERESA D. JUGUAN**, Filipino, of legal age, and with residence and postal address at White House, Lomboy St., Bgy. San Jose, Puerto Princesa City, Palawan do hereby name, constitute and appoint **MARIO HERRAM E. CORONA** of legal age, married a resident of Bgy. Irawan, Puerto Princesa City, Palawan, to be my true and lawful Attorney-In-Fact, for me and in my name, place and stead, to do, and perform the following special powers, to wit:

- 1) To transact and process my application, verification and request at the Community Environment and Natural Resources Office and other concerned agencies;
- 2) To receive the Certification for Alienable and Disposable Area and Status of my Sketch Plan which is received by CENRO on April 18, 2017;
- 3) To execute and deliver to the concerned persons or entities any necessary papers, instruments, requests, affidavits, receipts, or other documents in connection with the above given authority.

HEREBY GIVING and GRANTING unto my said Attorney-In-Fact, full power and authority whatsoever requisites necessary and poster to accomplish the objective of this instrument as if I were personally present and HEREBY RATIFYING and CONFIRMING all that my Attorney-In-Fact, may do or cause to be done under and by with of these present.

IN WITNESS WHEREOF, hereunto, affixed my signature this MAY 04 2017 day of April 2017 at Puerto Princesa City, Palawan.

I ACCEPT :


MARIO HERRAM CORONA
Attorney In Fact


MA. THERESA D. JUGUAN
Principal
TIN No. 164-370-521

SIGNED IN THE PRESENCE OF: 1. Abulani 2. _____

ACKNOWLEDGEMENT

Republic of the Philippines)
Province of Palawan)S.S.
X-----X

BEFORE ME, a Notary Public for and in the PUERTO PRINCESA CITY, this MAY 04 2017 day of April 2017 personally came and appeared the above-named principal known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same is his own free and voluntary act and deed.

WITNESS MY HAND AND SEAL, on the date and place above written


ATTY. JOSEPH LAURENTE PARDIAN, JR.
Notary Public Commission No. 2017-17
January 04, 2017 Until December 31, 2018
Roll No. 56089
PTR No. 1008308 / PPCity / 01-03-17
IBP No. 1028600 / Palawan / 12-21-16

DOC. NO. 478
PAGE NO. 97
BOOK NO. 40
SERIES OF 2017

093613

REPUBLIC OF THE PHILIPPINES
MINISTRY OF JUSTICE

ANNEX D

NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
(Land Registration Commission)

OFFICE OF THE REGISTER OF DEEDS FOR THE P.A.L.A.W.A.N.

Original Certificate of Title

No. E-15861

ENTERED PURSUANT TO THE FOLLOWING PATENT

REPUBLIC OF THE PHILIPPINES
MINISTRY OF NATURAL RESOURCES
BUREAU OF LANDS

FREE PATENT No. (IV-27) 1119

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

KINSINA MATUAR Filipino, of legal age,
Liberto Matuar and a
Aporawan, Aborlan, Palawan married to
resident of
possessing all the qualifications and having fully complied with all the conditions and requirements of Republic
Acts Nos. 782 and 3872, Chapter VII of Commonwealth Act No. 141 as amended, and Batas Pambansa Big. 223
is hereby granted this Free Patent for the land situated in **Aporawan, Aborlan, Palawan** with
an area of **40.492** sq.m., more particularly bounded and described
at the back hereof subject, however, to the provisions of Sections 118 which provide, among others, that except in
favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalien-
able and shall not be subject to encumbrance for a period of five (5) years from date of this patent, 119, 121 as
amended by P.D. No. 763, 122 and 124 of Commonwealth Act No. 141, as amended, and P.D. No. 1198;
to all public easements and servitudes prescribed in Sections 109, 110, 111, 112 as amended by
P.D. No. 1361, 113 and 114 of Commonwealth Act No. 141, as amended; and to the right of government to
administer and protect the timber found thereon for a term of five (5) years from the date of issuance of the
patent, provided, however, that the grantee or his heirs may cut and utilize such timber as may
be needed for his or their personal use.

Witness my hand and the seal of the Republic of the Philippines this **JUN 27 1988** day of
in the year of our Lord nineteen hundred and

By Authority Of The President
Of The Philippine

DEMETRIO B. AQUINO

Acting District Land Officer

Transcribed in the "Registration Book" for the Province
of **PALAWAN** pursuant
to the Provisions of Section 103 of P. D. No. 1529, on
the **30th** day of **July**
nineteen hundred and **Ninety-seven**
at **9:00 A.M.**

Aporawan, Aborlan, Palawan
(Owner's Postal Address)

tpf/

(153)

ANTONIO B. JUSTO
Register of Deeds

It is hereby certified that this is a true electronic copy of OCT E-15861 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:19 PM Amt. : 546.70

(TECHNICAL DESCRIPTION)

64 D 15861 124

Lot No. 4890, Cad-799-D

Beginning at a point marked "1" of Lot No. 4890, Cad-799-D, being, N., 79-27 E., 1,312.25 M. from B.L.L.M. # 15, Cad-799-D, Municipality of Aborlan, Palawan, thence

S.27-58 E., 192.10 m. to point 2; S.39-34 W., 198.64 m. to point 3; N.30-26 W., 234.55 m. to point 4; N.52-10 E., 196.54 m. to point 1; to point of beginning.

Containing an area of FORTY THOUSAND AND FOUR HUNDRED NINETY TWO (40,492) SQUARE METERS.

All corners are marked on the ground by B.L. Cyl. Conc. Mons., 15 cms. x 60 cms.

Bounded on the NE., along line 1-2 by Lot No. 4892, Cad-799-D; on the SE., along line 2-3 by Lot No. 4930, Cad-799-D; on the SW., along line 3-4 by Lot No. 4923, Cad-799-D; and on the NW., along line 4-1 by Lot No. 4889, Cad-799-D.

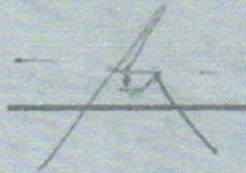
Bearings grid.

This lot was surveyed by Alfonso A. Bermudez, on April 1 to May 15, 1984 and approved on November 22, 1985, in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by F.P.A. No. (IV-27)1086.

edacosta
03-3-88

checked by:



CERTIFIED CORRECT:

RAFAEL P. SEVILLA
Geodetic Engineer

The government reserves the right to Administer and protect the timber forest reserve for a term of five (Continued on Additional Sheet: ... Page ...)
however, that grantee or his heirs say not and utilize such timber as may be needed for this or their personal use.

It is hereby certified that this is a true electronic copy of OCT E-15861 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:19 PM Amt. : 546.70

MEMORANDUM OF ENCUMBRANCES

64 E 15861 p.34

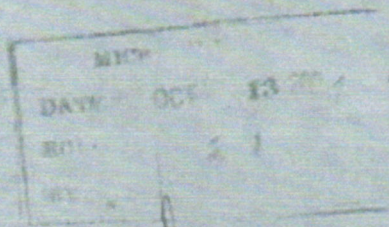
Entry No.N.O.T.E.

Cadastral survey cost has been paid under O.R. No. 0309039 on July 30, 1997 in the amount of P721.00 pesos.

ANTONIO B. JUSTO
Register of Deeds II
tpi/

N O T E:

Owner's Duplicate Certificate of Title No. E-15861 was issued and received by one who claims to be LIBRITO MATUAR, husband of the patentee, a member of tribal.



ANTONIO B. JUSTO
Register of Deeds II
tpi/

XXX

All subsequent

03-30-10

PHILATIS

XXX

(Continued on Page-C,

Register of Deeds

It is hereby certified that this is a true electronic copy of OCT E-15861 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:19 PM Amt : 546.70

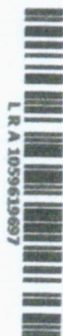
(Continued from Page -B)

OCT E 15861 p.44

(Continued on Additional Sheet Page)
Register of Deeds

It is hereby certified that this is a true electronic copy of OCT E-15861 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:19 PM Amt. : 546.70



1313

JUDICIAL FORM NO. 67
(Revised September, 1964)

REPUBLIC OF THE PHILIPPINES
MINISTRY OF JUSTICE

Book 60
Page 80

National Land Titles and Deeds Registration Administration
Office of the Register of Deeds for the PROVINCE OF PALAWAN

Original Certificate of Title

No. P-11028

Entered, in accordance with section 103 of the Property Registration Decree (PD No. 1529), pursuant to a patent issued by the President of the Philippines, dated at Narra, Palawan, on the 9th day of March, in the year nineteen hundred and Eighty-eight, and spread in the records of the Bureau of Lands, as follows:

MINISTRY OF NATURAL RESOURCES
BUREAU OF LANDS
HOMESTEAD PATENT NO. (IV-27) 167

"TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

"WHEREAS, it appears that pursuant to the provisions of Chapter IV of Commonwealth Act No. 141, as amended, concerning the homesteading of portions of the public domain, the claim of GASPAR MATOAR has been established and duly consummated in conformity with law for a tract of agricultural public land situated in the Municipality of Aborlan, Province of Palawan, Philippines, containing an area of 5 hectares, according to the official plot of the survey thereof on file in the Bureau of Lands, Narra, Palawan, and described in the book hereof;

"NOW THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the amended Commonwealth Act No. 141 and the Acts supplemental thereto, there is hereby granted unto the said GASPAR MATOAR, Filipino, of legal age, married to TERESA G. MATOAR and residing in ABORLAN, PALAWAN a tract of public land above described;

"TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereto of right belonging unto the said GASPAR MATOAR and to his heirs or heirs and assigns forever, subject to the provisions of sections 118, 119, 121, as amended by P.D. No. 703, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years next following the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to, the expiration of said period; that it shall not be alienated, transferred or conveyed after (5) years and before twenty-five (25) years next following the issuance of title, without the approval of the Minister of Natural Resources; that every conveyance of land acquired under the homestead provisions, when proper, shall be subject to repurchase by the applicant, his widow or legal heirs, within a period of five years from the date of the conveyance; that it shall not be incumbered, alienated or transferred to any person, corporation, association, or partnership not qualified to acquire public lands under the said Act and its amendments; and that, except with the consent of the grantee and the approval of the Minister of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way, no corporation, association or partnership may acquire or have any right, title, interest, or property rights whatsoever to the said land; and subject also to all conditions and public easements and servitudes recognized and prescribed by law, especially those mentioned in sections 109, 110, 111, 112, as amended by P.D. No. 1521, 113 and 114 of Commonwealth Act No. 141, as amended and subject further to the condition that the land granted herein shall not be used for any purpose other than that for which said land was applied and any change in land use shall be subject to the approval of the Human Settlements Regulatory Commission.

"IN TESTIMONY WHEREOF, and by authority vested upon me by law, I CORAZON C. AQUINO, President of the Philippines, have caused these letters to be made patent and the seal of the Republic of the Philippines, to be hereunto affixed.

Narra, Palawan

"Given under my hand at the Capital, on this, the 9th day of March, in the year of Our Lord one thousand nine hundred and Eighty-eight

"BY AUTHORITY OF THE PRESIDENT:

DEMETRIO B. AQUINO

Acting District Land Officer

Transcribed in the "Registration Book" for the Province of PALAWAN, pursuant to the provisions of section 103 of PD No. 1529, this 9th day of March, nineteen hundred and Ninety-three 8:00 A. M.

Aborlan, Palawan
(Claimer's Personal Address)
F. Ferrandez

Register of Deeds

It is hereby certified that this is a true electronic copy of OCT P-11028 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:08 PM Amt : 546.70

Page _____-A

DESCRIPTION OF THE LAND

Lot No. 4891, Cad-799-D

Beginning at a point marked "1" of Lot No. 4891, Cad-799-D, being, N.68-19 E., 1,226.17 M. from B.L.L.M. # 15, Cad-799-D, Municipality of Aborlan, Palawan, thence

N.39-20 E., 217.18 m. to point 2; S.32-47 E., 195.49 m. to point 3; S.32-47 E., 107.50 m. to point 4; S.50-08 W., 197.11 m. to point 5; N.35-13 W., 260.82 m. to point 1; to point of beginning.

Containing an area of FIFTY SIX THOUSAND AND NINE HUNDRED THIRTY FOUR (56,934) SQUARE METERS.

All corners are marked on the ground by B.L. Cyl. Conc. Mons., 15 cms. x 60 cms.

Bounded on the NW., along line 1-2 by China Sea; on the NE., along line 2-3 by Lot No. 4894, Cad-799-B and along line 3-4 by Lot No. 4893, Cad-799-D; on the SE., along line 4-5 by Lot No. 4892, Cad-799-D; and on the SW., along line 5-1 by Lot No. 4889, Cad-799-D.

Bearings grid.

This lot was surveyed by Alfonso A. Bermudez, on April 1 to May 15, 1984 and approved on November 22, 1985, in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by F.E.A. No. (IV-27)233.

edacosta
02-23-88

checked by:



CERTIFIED CORRECT:

[Signature]
DOMINGO M. GORDOVEZ
Supervising Geodetic Engineer I

The government reserves the right to administer and protect the timber found therein for a term of five (5) years from the date of this patent, provided however, that grantees or his heirs may cut and utilize such timber as may be needed for this or their personal use.

(Continued on Additional Sheet _____ Page _____)

Register of Deeds

It is hereby certified that this is a true electronic copy of OCT P-11028 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:08 PM Amt. : 546.70

Page _____ -B

OCT-11028 P-3/4

MEMORANDUM OF INCUMBRANCES

REMARKS NOTE: Cadastral survey cost has been paid under O.R. No. 2200540 on March 1, 1993 in the amount of P401.75.

[Signature]
ANTONIO M. JUSTO
Register of Deeds II
tpf/

NOTE: OWNER'S DUPLICATE CERTIFICATE of Title No. P-11028 was issued and received by one who claims to be CASPAR MATCAR, the patentee, exhibiting to me his Residence Certificate No. 12358222 issued at Aborlan, Palawan on March 1, 1993.

[Signature]
ANTONIO M. JUSTO
Register of Deeds II
tpf/

DATE	OCT 23 2004
ROLL No.	3 8
BY	<i>[Signature]</i>

(Continued on Page _____ -C

Register of Deeds

It is hereby certified that this is a true electronic copy of OCT P-11028 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:08 PM Amt. : 546.70



Page _____ -C

OCT 1- 11028 July

(Continued from Page _____ -B)

(Continued on Additional Sheet _____ Page _____)

Register of Deeds

It is hereby certified that this is a true electronic copy of OCT P-11028 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: CORONA, MARIO HERRAM

Ref. No. : 2018007687 OR No. : 1017208741
Date : 12/11/2018 OR Date : Dec 10 2018
Time : 03:52:08 PM Amt. : 546.70

No. 2116561

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

PROVINCE OF PALAWAN
REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-18706

IT IS HEREBY CERTIFIED that certain land situated in the BEEY, ABORLAN, Municipality
of Aborlan, Province of Palawan, more particularly bounded and described as follows:

Lot No. 4875-A, CSD-04-016336-D

Beginning at a point marked "1" of Lot No. 4875-A, Csd-04-016336-D; being N. 51-02'E., 1766.54 m. from B.L.D.M. # 15, Csd-799-D, Aborlan, Cadastre.

thence N. 25-46'E., 354.33 m. to point 2; (see PAGE 4)
is registered in accordance with the provisions of section 103 of the Property Registration Decree in
the name of*

SRS. EDUARDO JB ROS and AUREA MARTIN ROS, of legal ages, Filipinos,
and residents of Puerto Princesa City.

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 3rd day
of August, in the year nineteen hundred and Ninety-eight,
in Registration Book No. 86 page 139 of the Office of the Register of Deeds
of PALAWAN as Original Certificate of Title No. 2-17211, pursuant to
a FREE patent, in the name of Ruperto Saluyot, granted by the President of the
Philippines, on the 10th day of November, in the year nineteen
hundred and Ninety-seven, under Act No. P.R. 1529.

This certificate is a transfer from ORIGINAL Certificate of Title No. 2-17211
which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at Puerto Princesa City,
Philippines, on the 1st day of September,
in the year two thousand and Five
at 2:50 a.m.

ATTY. ANDREW S. JESSE
(Register of Deeds)

Puerto Princesa 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.

It is hereby certified that this is a true electronic copy of TCT T-18706 on file in Registry of Deeds of Province of Palawan, which
consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry
of Deeds of Province of Palawan. Requested By: JESSICA ANNE TULALI

Ref. No. : 2018003276 OR No. : 1015296646
Date : 05/23/2018 OR Date : May 23 2018
Time : 02:28:16 PM Amt. Paid: 2383.77



LRA 1055395081

705 1-18706
p. 2/4

Entry No. (Continuation of the technical description)

thence N. 35-46'W., 168.86 m, to point 1;

This lot was surveyed by Engr. Noel C. Pronto, on July 4-5, 1997 and approved on September 30, 1997 in accordance with law and existing regulations promulgated thereunder.

N O T E: This lot is covered by F.D.A. No. 045501-0811 and is equiv. to 5623, Cad-799-D, port. of Lot No. 4895, Cad-799-D.

$$X - X = Y = Y = Z \Rightarrow Y = X = Y = Z = Y \Rightarrow Y = Y \wedge Y = X = X =$$

ATTY. GENERAL J. JUSTICE
Register of Deeds

Entry No. 2505 - NOTICE OF LIS PENDENS filed by Martin E. Ruelo, Counsel for the Plaintiffs, notifying that the properties covered by this title, TCT No. T-18706 has an amended complaint under Civil Case No. 4137. Date of Instrument: July 12, 2006. Date of Inscription: July 17, 2006 at 10:10 A.M. See details on file.

ATTY. ANTONIO B. JUSTO
Register of Deeds
rdm

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

Register of Deeds

It is hereby certified that this is a true electronic copy of **TCT T-18706** on file in **Registry of Deeds of Province of Palawan**, which consists of **4** page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at **Registry of Deeds of Province of Palawan**. Requested By: **JESSICA ANNE TULALI**

Ref. No. : 2018003276 OR No. : 1015296646
Date : 05/23/2018 OR Date : May 23 2018
Time : 02:28:16 PM Amt. Paid: 2383.77

LR A1055395082

Page -B

(Continuation of the Memorandum of Encumbrances from Page 101 - 1/27/16 -A) p. 3/4

(Continued on Page -C

Register of Deeds



L R A 1055395083

It is hereby certified that this is a true electronic copy of TCT T-18706 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: JESSICA ANNE TULALI

Ref. No. : 2018003276 OR No. : 1015296646
Date : 05/23/2018 OR Date : May 23 2018
Time : 02:28:16 PM Amt. Paid: 2383.77

(Continuation of the Memorandum of Encumbrances from Page-B) *TCT-18706*
p. 4/4

(Continued on Additional Sheet Page)
Register of Deeds



It is hereby certified that this is a true electronic copy of TCT T-18706 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: JESSICA ANNE TULALI

Ref. No. : 2018003276 OR No. : 1015296646
Date : 05/23/2018 OR Date : May 23 2018
Time : 02:28:16 PM Amt. Paid: 2383.77

WAIVER OF RIGHTS

ANNEX "E"

KNOW ALL MEN BY THESE PRESENTS:

I, **LIBRITO MATUAR**, 75 years of age, Filipino, widower and residing at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, for and in consideration of the LOVE and AFFECTION and other valuable considerations given by my daughter **ANDA MATUAR GORIAN**, of legal age, Filipino, married to **DIONISIO GORIAN** and residing at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, have **WAIVED, TRANSFERRED, SOLD, CEDED and CONVEYED** any and all rights and participations that I have or may have over a parcel of land, known as Lot 4894, Cad-799-D containing an area of NINE (9) HECTARES located at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, and covered by Tax Declaration No. _____, particularly a more or less 2.25 hectares portion thereof which is more particularly described as follows, to wit:


"A parcel of land, bounded on the NORTH by China Sea; on the SOUTH by Public Land; on the EAST by portion of the same Lot (Lot 4894, Cad. 799-D); and on the WEST by portion of the same Lot (Lot 4894, Cad. 799-D) and containing an area of 2.25 HECTARES."

unto the afore-named waivee, **ANDA MATUAR GORIAN**, her heirs, successors and assigns over the above-described portion of a parcel of land and all improvements thereon, free from all liens and encumbrances, whatsoever;

That if and when necessary to give full force and effect to my above-waiver, I further bind my self to execute such other documents and other legal papers as may be required by the existing laws and regulations for the purpose.

That I hereby warrant valid and peaceful possession and other rights over the afore-said LOT (portion) and all improvements thereon and will defend the same against any and all claims of third persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 7th day of January, 2010 at Puerto Princesa City.


LIBRITO MATUAR
Waiver

Anda Matuar Gorian
ANDA MATUAR GORIAN
Waivee

SIGNED IN THE PRESENCE OF:

Pauline Matuar

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
CITY OF PUERTO PRINCESA)

BEFORE ME, a Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this 7th day of January, 2010 personally appeared **LIBRITO MATUAR**, a Senior Citizen, known to me and to me known to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his own free and voluntary act and deed.

WITNESS MY HAND & SEAL on the Date & Place First Above Written

Doc. No. 141; Book No. XV
Page No. 30; Series of 2010.


ATTY. MARTIN E. RUELO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2011

WAIVER OF RIGHTS WITH SALE OF IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS:

We, ADELITO MATUAR and PERFECTO MATUAR, both of legal age, Filipinos, single and residing at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, for and in consideration of the sum of **TWO MILLION PESOS (Php. 2,000,000.00)**, Philippine Currency and other valuable considerations given by MA. THERESA D. JUGUAN, of legal age, Filipino, married to Herwig Gielen and residing at Bgy. San Jose, Puerto Princesa City, Palawan, have **WAIVED, TRANSFERRED, SOLD, CEDED and CONVEYED** any and all rights, interest and participation that I have or may have over a 2.2500 Hectares more or less portion of a parcel of land known as Lot 4894, Cad-799-D located at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, and is more particularly described as follows, to wit:

"A PARCEL OF LAND, bounded on the NORTH by South China Sea; on the SOUTH by Lot occupied by Ma. Theresa D. Juguan; on the EAST by Lot occupied by Ma. Theresa D. Juguan; and on the WEST by Public Land, and containing an area of 2.2500 HECTARES, more or less."

unto the afore-named waivee, MA. THERESA D. JUGUAN, her heirs, successors and assigns over all rights, interests and participation in the above-described parcel of land and all improvements thereon, free from all liens and encumbrances, whatsoever;

That if and when necessary to give full force and effect to my above-waiver, we further bind ourselves to execute such other documents and other legal papers as may be required by the existing laws and regulations for the purpose.

That we hereby warrant valid and peaceful possession and other rights over the afore-said LOT and all improvements thereon and will defend the same against any and all claims of third persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto affixed our respective signatures this _____th day of February, 2011 at Puerto Princesa City.

ADELITO MATUAR

CTC No. 2960603-4/15/2011
Issued at Puerto Princesa City

PERFECTO MATUAR

Waiver
CTC No. 2960603-4/15/2011
Issued at Puerto Princesa City

MA. THERESA D. JUGUAN
Waivee

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
CITY OF PUERTO PRINCESA)

BEFORE ME, a Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this _____th day of February, 2011 personally appeared ADELITO MATUAR and PERFECTO MATUAR with their respective Community Tax Certificates indicated above, known to me and to me known to be the same person who executed the foregoing instrument and they acknowledged to me that the same is their own free and voluntary act and deed.

WITNESS MY HAND & SEAL, on the Date & Place First Above Written.

Doc. No. 28 : Book No. XX
Page No. 7 : Series of 2011.

ATTY. MARTIN E. RUELO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2011
PTR NO. 5261100 T-01/05/2011 - PPC
IBP NO. 818281 - 12/16/2010 - PPC
FERNANDEZ ST., PTO. PRINCESA CITY,

WAIVER OF RIGHTS WITH SALE OF IMPROVEMENTS**KNOW ALL MEN BY THESE PRESENTS:**

I, **DANTE MATUAR**, of legal age, Filipino, married to **TERCILA MATUAR** and residing at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, for and in consideration of the sum of **ONE MILLION FIVE HUNDRED THOUSAND PESOS (Php. 1,500,000.00)**, Philippine Currency and other valuable considerations given by **MA. THERESA D. JUGUAN**, of legal age, Filipino, married to Herwig Gielen and residing at Bgy. San Jose, Puerto Princesa City, Palawan, have **WAIVED, TRANSFERRED, SOLD, CEDED and CONVEYED** any and all rights, interest and participation that I have or may have over a 2.2500 Hectares more or less portion of a parcel of land known as Lot 4894, Cad-799-D located at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, and is more particularly described as follows, to wit:

"A PARCEL OF LAND, bounded on the NORTH by South China Sea and Public Land; on the SOUTH by Lot occupied by Ma. Theresa D. Juguan; on the EAST by Lot occupied by Ma. Theresa D. Juguan; and on the WEST by Lot occupied by Ma. Theresa D. Juguan, and containing an area of **2.2500 HECTARES**, more or less."

unto the afore-named waivee, **MA. THERESA D. JUGUAN**, her heirs, successors and assigns over all rights, interests and participation in the above-described parcel of land and all improvements thereon, free from all liens and encumbrances, whatsoever;

That if and when necessary to give full force and effect to my above-waiver, I further bind my self to execute such other documents and other legal papers as may be required by the existing laws and regulations for the purpose.

That I hereby warrant valid and peaceful possession and other rights over the afore-said LOT and all improvements thereon and will defend the same against any and all claims of third persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto affixed signature this 10th day of January, 2011 at Puerto Princesa City.

Dante Matuar

DANTE MATUAR
Waivor

Theresa D. Juguan
MA. THERESA D. JUGUAN
Waivee

With My Marital Consent:

Tercila Matuar
TERCILA MATUAR
Wife

SINGED IN THE PRESENCE OF:

Anda m. Garian

Adrian

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
CITY OF PUERTO PRINCESA)

BEFORE ME, a Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this 10th day of January, 2011 personally appeared **DANTE MATUAR** with his Community Tax Certificate No. 12869456 issued on January 10, 2011 at Puerto Princesa City, known to me and to me known to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his own free and voluntary act and deed.

WITNESS MY HAND & SEAL, on the Date & Place First Above Written.

Doc. No. 12; Book No. XIX;
Page No. 4; Series of 2011.

Martin E. Ruelo
ATTY. MARTIN E. RUELO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2011
PTR NO. 5281100 T-01/05/2011 - PPC
IBP NO. 818281 - 12/18/2010 - PPC
FERNANDEZ ST., PTO. PRINCESA CITY

REPUBLIC OF THE PHILIPPINES}
 PROVINCE OF PALAWAN } S.S.
 CITY OF PUERTO PRINCESA }

AFFIDAVIT OF SALE OF RIGHTS AND IMPROVEMENTS WITH WAIVER

I, **ANDA MATUAR GORIAN**, of legal age, Filipino, married to **DIONISIO GORIAN** and residing at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, after having been duly sworn to in accordance with law, hereby depose and say:

1. That I am the owner, occupant, claimant and possessor of certain plants/trees and all other improvements on a parcel of land containing an area of 2.25-hectares which is a portion of Lot 4894. Cad. 799-D, situated at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, which is parcel of land is adjacent to the lot sold by my brother Bandura Matuar to Ma. Theresa D. Juguan;

2. For and in consideration of the sum of **TWO MILLION PESOS (Php. 2,000,000.00)**, Philippine currency, the receipt whereof is hereby acknowledged and confessed from the **WAVEE/TRANSFEREE MA. THERESA D. JUGUAN**, likewise of legal age, Filipino, married to Herwig Gielen and resident of Brgy. San Jose, Puerto Princesa City, I do by these presents hereby **WAIVE, TRANSFER, CEDE and CONVEY**, all my rights, interests and participation in the parcel of the land and the plants/trees and all improvements thereon, unto the **VENDEE/WAVEE**, her heirs and assigns;

3. I do hereby covenant and agree with the said **VENDEE/WAVEE**, her heirs and assigns, and hereby declare that I am lawfully seized of said premises and will forever defend the same from all claims of any third person whomsoever.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 19th day of October, 2010 at Puerto Princesa City.

Anda Matuar Gorian

ANDA MATUAR GORIAN
Vendor/Waivor

Theresa D. Juguan
MA. THERESA D. JUGUAN
Vendee/Wavee

With My Marital Consent:

Dionisio Gorian

DIONISIO GORIAN
Husband

SIGNED IN THE PRESENCE OF:

Rosino Bunan
ROSINO BUNAN
Masicampo

Arnold Gorian
ARNOLD GORIAN

Sardin Gorian
SARDIN GORIAN
Maradya

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES}
 PROVINCE OF PALAWAN } S.S.
 CITY OF PUERTO PRINCESA }

BEFORE ME, a Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this 19th day of October, 2010 personally appeared **ANDA MATUAR GORIAN** with her CTC No. 02935821 issued on October 19, 2010 at Puerto Princesa City, known to me and to me known to be the same person who executed the foregoing instrument and she acknowledged to me that the same is her own free and voluntary act and deed.

WITNESS MY HAND & SEAL, on the Date & Place First Above Written.

Doc. No. 149; Book No. XVIII
 Page No. 31; Series of 2010.

Martin E. Nuelo
ATTY. MARTIN E. NUEL
NOTARY PUBLIC
UNTIL DECEMBER 31, 2011
PTR NO. 06531523-0004/2010-P.P.C.
IBP NO. 777272-11/19/2009-P.P.C.
FERNANDEZ ST. PTO. PRINCESA CITY

E4

WAIVER OF RIGHTS OF POSSESSION AND SALE OF IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS:

This deed, made and executed by:

I, **BANDURA MATUAR**, of legal age, Filipino, widower and presently residing at Sitio Bobusawen, Bgy. Aapurawan, Aborlan, Palawan, hereinafter called **WAIVOR/TRANSFERROR**;

- and -

MA. THERESA D. JUGUAN, likewise of legal age, Filipino, married to Herwig Gielen and resident of Brgy. San Jose, Puerto Princesa City, hereinafter called the **WAIVEE/TRANSFEE**;


1. The **WAIVOR/TRANSFERROR** is the claimant and possessor of plants/trees and all improvements over a parcel of land containing an area of 2.25-hectares portion of Lot 4894, Cad. 799-D, situated at Sitio Bobusawen, Bgy. Apurawan, Aborlan, Palawan, which is more particularly described and bounded as follows, to wit:

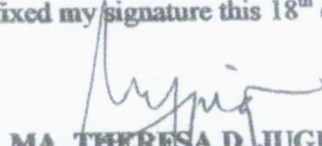
Bounded on the NORTH by Lot 4894-B, Csd-04; on the SOUTH by Lot 4894-D, Csd-04; on the WEST by Chine Sea; and on the EAST by Lot 4893, Cad. 799-D Aborlan Cadastre and containing an area of **TWENTY TWO THOUSAND EIGHT HUNDRED AND SIXTY FOUR (22,560) SQUARE METERS**, more or less. x x x x

2. For and in consideration of the sum of **FIFTY THOUSAND PESOS (Php. 50,000.00)**, Philippine currency, the receipt whereof is hereby acknowledged from the **WAIVEE/TRANSFEE** the said **WAIVOR/TRANSFEROR** does by these presents hereby **WAIVE, TRANSFER, CEDE and CONVEY**, all his rights, interests and participation in the plants/trees and all improvements, in the above-described land, unto the **WAIVEE/TRANSFEE**, her heirs and assigns;

3. The herein **WAIVOR/TRANSFEROR** does hereby covenants and agrees with the said **WAIVEE/TRANSFEE**, her heirs and assigns, that herein **WAIVOR/TRANSFEROR** lawfully seized of said premises and will forever defend the same from lawful claims of the third persons whomsoever.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 18th day of March, 2010 at Puerto Princesa City.


BANDURA MATUAR
Waivor/Transferor


MA. THERESA D. JUGUAN
Waivee/Transferee


RONALDO B. MATUAR

SIGNED IN THE PRESENCE OF:


ALMA F. DE PAZ

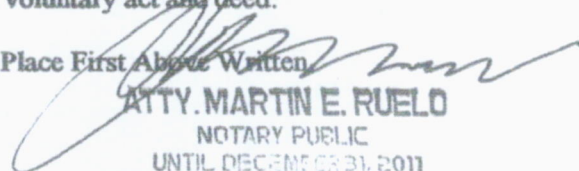
ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
CITY OF PUERTO PRINCESA)

BEFORE ME, a Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this 18th day of March, 2010 personally appeared **BANDURA MATUAR** with his CTC No. 19093935 issued on March 16, 2010 at Bgy. San Jose, Puerto Princesa City, known to me and to me known to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his own free and voluntary act and deed.

WITNESS MY HAND & SEAL, on the Date & Place First Above Written.

Doc. No. 12; Book No. XVI;
Page No. 4; Series of 2010.


ATTY. MARTIN E. RUELO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2011
PTR NO. 85531900 6/04/2010-P.P.C.
IBP NO. 777272-11/18/2009-P.P.C.
FERNANDEZ ST. PTD. PRINCESA CITY

REPUBLIC OF THE PHILIPPINES
Province of Palawan
Municipality of Aborlan
Barangay Apurawan

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

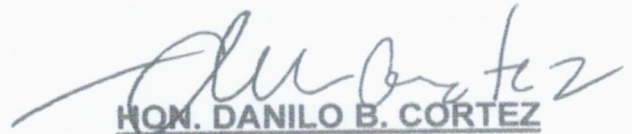
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT, MS. MA. THERESA D. JUGUAN, of legal age, Filipino, single and bonafide resident of Barangay Apurawan, Aborlan, Palawan.

Further certify that the owner of Lot 4893 CAD-799-D with an area of 91,715 square meters and Lot 4894 CAD-799-D with an area of 107,719 square meters, located at Sitio Bubusawen, Barangay Apurawan, Aborlan, Palawan.

This certification is issued upon request of the abovenamed person for whatever legal purposes it may serve.

Issued this 4th day of July 2013 at Barangay Apurawan, Aborlan, Palawan.


HON. DANILO B. CORTEZ
Punong Barangay

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

I, REX DELA CRUZ, of legal age, Filipino, married to JONA B. DELA CRUZ and resident of Bgy. San Manuel, Puerto Princesa City, Palawan having a preferential rights over the two (2) parcels of land located at Bubusawen, Bgy. Apurawan, Aborlan, Palawan particularly identified as Lot 4893, Cad. 799- D containing an area of 91,715 square meters covered and embraced by TD No. 01-004-0076 with PIN 066-01-004-03-002 of the Office of Provincial Assessor of Palawan by virtue of Waiver and Transfer of Rights over a Parcel of Land executed on September 28, 2010 at Puerto Princesa City before Atty. Enrique F. Javier Jr., of Puerto Princesa City and Province of Palawan under Doc. 224; Page No. 46; Book No. CXV; Series of 2010

WITNESSETH THAT:

For value received, we hereby WAIVE, CEDE, TRANSFER, ASSIGN and CONVEY in a matter absolute and irrevocable, all our RIGHTS, INTEREST and PARTICIPATION in favor of **MA. THERESA D. JUGUAN**, of legal age, Filipino, single, and a resident of Lomboy St., Bgy. San Jose, Puerto Princesa City and of her heirs, assigns and successors-in-interest over the parcel of land particularly identified as Lot 4893, Cad. 799- D containing an area of 91,715 square meters covered and embraced by TD No. 01-004-0076 with PIN 066-01-004-03-002 of the Office of Provincial Assessor of Palawan

I warrant peaceful possession and title to the land and undertake to defend the same from claims of any other persons whomsoever, if and when necessary to give full force and effect to the above Waiver of Rights. I further bind myself to execute such other documents and legal papers as may be required by the existing laws and regulations for that purpose.

Furthermore, I will not interpose nor object now or in the future if the WAIVEE legally perfect her rights leading to the issuance of title in their favor over the above-described land with all its improvements.

Bmr

EA

IN WITNESS WHEREOF, I have hereunto set our hands this ____ day of June 2019 at Puerto Princesa City.

Rex Dela Cruz

REX DELA CRUZ

Waivor and in behalf of his wife
Jona Dela Cruz as her Attorney in fact
LTO No. D11-92-0192629

Ma. Theresa D. Juguan

Waivee

TIN No. 164-370-521

SIGNED IN THE PRESENCE OF:

Rosino Bunan
1. ROSINO BUNAN

Sardin Bunan
2. SARDIN BUNAN

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for the Province of Palawan and in Puerto Princesa City, this _____ day of _____, personally came and appeared the above named persons known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free act and deed.

This instrument consisting of Two (2) pages including the page wherein this acknowledgment had been signed by the parties and their instrumental witness on each and every page hereof and sealed by my notarial seal.

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

ATTY. JOSEPH LAURENTE PARDIAN, JR.

Notary Public Commission No. 2019-30
February 22, 2019 Until December 31, 2020
Roll No. 56089

PTR No. 1259567 / PPCity / 01-04-19
IBP No. 066959 / Palawan / 01-11-19

Doc No. 215:
Page No. 44
Book No. 58
Series of 2019.

KNOW ALL MEN BY THESE PRESENTS:

I, ROSELLITO MATIAR, of legal age, married, Filipino citizen and resident of Bubuasin, Aporonan, Aborlan, Palawan, for valuable consideration and other services, receipt of which is hereby acknowledged to my complete satisfaction, do hereby WAIVE, CEDE, TRANSFER and CONVEY unto REX DELA CRUZ, of legal age, single Filipino citizen and resident of San Manuel, Puerto Princessa City, a certain parcel of land situated in Bubuasin, Bubuasin, Aporonan, Aborlan, Palawan, identified as Lot 4893-A, Cad-04, containing an area of 90,000 (Ninety Thousand) SQUARE METERS, more or less, and more particularly bounded as follows:

North - - - - - Road;
Northwest - - - - Road;
South - - - - - By Lot 4930, Cad-799-D;
Southeast - - - - by Lot 4930-Cad-799-D;
West - - - - - Creek

of which I am the claimant, possessor and occupant of the same for more than thirty (30) years, including my predecessors-in-interest.

That I hereby warrant peaceful possession of the above-mentioned parcel of land by herein transferee and will protect his rights against the claims of any person whatsoever, and further state that I will not object to whatever the transferee may file before any government agency in order to perfect his rights over the said area.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of September, 2010 in Puerto Princessa City.

WITH MY MARITAL CONSENT:

ROSELLITO MATIAR
ROSELLITO MATIAR
WALVOR

Dilita MATIAR

SIGNED IN THE PRESENCE OF:

1. [Signature] 2. [Signature]

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESSA) S.S.
X - - - - -X

BEFORE ME this 28th day of September, 2010 in Puerto Princessa City, personally appeared ROSELLITO MATIAR with CTC No. 19097400 issued on March 30, 2010 in Puerto Princessa City, who represented himself to be the walvor, known to me to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his free and voluntary act and deed.

This instrument has been read and explained to the walvor in a language known to him and he understood the same prior to his signature affixed to this document.

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

Doc. No. 224;
Page No. 46;
Book No. CIV;
Series of 2010.

CERTIFIED XEROX/TRUE COPY

[Signature]
JUL C. CAMAROTOS
CLERK OF COURT

[Signature]
NOTARY PUBLIC
Until December 31, 2010
PTR 9466852-2010
ISS 70715-2009
ROLL NO. 26210

REPUBLIC OF THE PHILIPPINES

Province of Palawan
Municipality of Aborlan
Barangay Apurawan

OFFICE OF THE PUNONG BARANGAY

C E R T I F I C A T I O N


TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT, **MS. MA. THERESA D. JUGUAN**, of legal age, Filipino, single and bonafide resident of Barangay Apurawan, Aborlan, Palawan.

Further certify that the owner of Lot 4893 CAD-799-D with an area of 91,715 square meters and Lot 4894 CAD-799-D with an area of 107,719 square meters, located at Sitio Bubusawen, Barangay Apurawan, Aborlan, Palawan.

This certification is issued upon request of the abovenamed person for whatever legal purposes it may serve.

Issued this 4th day of July 2013 at Barangay Apurawan, Aborlan, Palawan.


HON. DANILO B. CORTEZ
Punong Barangay



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
OFFICE**

May 28, 2019

MR. MARIO HERRAM E. CORONA

Zone 5, Bgy. Irawan
Puerto Princesa City

GREETINGS!

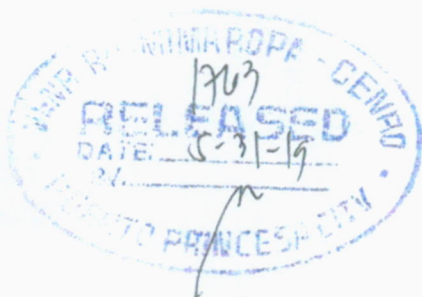
We acknowledge receipt of your request letter dated May 23, 2019 received by this office on even date requesting for a Land Classification of Lot Nos. 4899 to 4904, CAD-799-D located in Bgy. Aporawan, Aborlan, Palawan.

Please be informed that it is observed that the Land Classification Map No. 2267, approved on February 20, 1959 does not conform to the Cadastral Map of Barangay Aporawan, Aborlan approved on November 22, 1985, hence, a letter was issued by the DENR MIMAROPA Regional Executive Director dated March 15, 2019 to the National Mapping and Resource Information Authority (NAMRIA) requesting for an updated Land Classification Map and Cadastral Map which will be used as reference on issuing certification of land classification status covering parcels of land in Bgy. Aporawan, Aborlan, Palawan.

In this regard, we regret to inform you that we could not act on your request as of the moment since we are still waiting for the action to be taken by the NAMRIA on the said matter.

We trust that you are properly informed.

Very truly yours,



FELIZARDO B. CAYATOC
OIC-CENRO

South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Email Address: cenropphuc@yahoo.com
Tel Fax No.: (048) 433-0660

RPS-DRN-2019-2535

Name of Requester: _____

Request: _____

DATE: _____