



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
Tunay na Pagbabago sa Repormang Agraryo



March 13 2023

FOR DENR PLEASE...

MAXIMO C. LANDRITO

Assistant Regional Director for Technical Services
DENR-LMS, MIMAROPA Region
1515 Roxas Boulevard, Ermita, Manila

Attention: **Engr. ROMAN G. LEGASPI**
OIC, Regional Surveys & Mapping Division

Dear ARD Landrito,

Reference is made to the attached certified blueprint copy of approved survey plan Psd-04-096295(AR) with an area of 173,125 square meters, surveyed in the name of JOSEFINA A. MAZON located at San Vicente, Roxas, Oriental Mindoro. Per review/verification made by this office, the number of sublots of the above stated approved subdivision plan does not conform in the actual position/tillage of the farmer beneficiaries.


Relative to this, may we request form your good office for the cancellation of the same to pave the way for the approval of the new subdivision survey executed by Engr. Jovito T. Cadatal under SPLIT Project.

Also, attached are the following supporting documents.

1. Certified machine copy of TCT Title T-10666.
2. Photo copy of LRA Circular No. 33 Series of 2018.

Thank you for your usual prompt action.

Very truly yours,


ENGR. ROGELIO D. MADARCOS, CESE
Provincial Agrarian Reform Program Officer II

RDM/ccc/ddl/ltid/DOMZ



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASTWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City



LRA CIRCULAR NO.: 33-2018

SUBJECT: REQUESTS FOR CERTIFICATIONS ON THE EXISTENCE OF TITLES AND LAND RECORDS FILED IN THE LRA CENTRAL OFFICE AND THE VARIOUS REGISTRIES OF DEEDS

WHEREAS, the Land Registration Authority ("LRA") is a government agency under the Department of Justice ("DOJ") mandated by law to preserve the integrity of the land registration process, protect the sanctity of the Torrens System, and act as the central repository of records relative to original registration of lands titled under the Torrens System, including subdivision and consolidation plans of titled lands and, through its Registry of Deeds ("RD") Offices nationwide, be the repository of records of instruments affecting registered and unregistered lands and chattel mortgages in the province and the city wherein such office is situated;

WHEREAS, there are numerous requests by Clients for certifications as to the existence of titles and land records in the custody of the LRA and/or its various Registries of Deeds;

WHEREAS, there may be instances where the certifications may be incomplete and/or be misinterpreted by the Client and/or the other parties who may be furnished such certifications;

WHEREAS, the Authority adopted the policy that a better proof as to the existence of titles and documents is a Certified True Copy ("CTC") of the title or the document for the analysis, examination, and information of all parties concerned;

WHEREFORE, in consideration of the foregoing premises, all officers and personnel of the LRA Central Office and the various Registries of Deeds nationwide are instructed to refrain from issuing certifications as to the existence of titles and land records, and instead advise the Clients requesting for the same to request for certified true copies of the subject title and/or land record/document/instrument.

If any provision of this Circular, or any application thereof, is declared invalid or unconstitutional, the other provisions not affected thereby shall remain valid and subsisting. All orders, guidelines, circulars, rules and regulations inconsistent herewith are hereby repealed or amended accordingly.

This Circular shall take effect after fifteen (15) days from its publication in a newspaper of general circulation, the filing of three (3) copies hereof with the University of the Philippines Law Center.

Issued DEC 07 2018, 2018, Quezon City, Philippines.

CERTIFIED TRUE COPY:

[Signature] 12/10/18
NORILYN T. TOMAS
Chief, Central Records Section

[Signature]
RENATO D. BERMEJO
Administrator

Judicial Form No. 140-A
CLOA Form No. 2-A
(Revised July 1989)

Book T-50
Page 166

SN No. 00556053

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY
REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title
No. T-10666

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00556053

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto INUYA S. ABONG, NAWYAN A. ALILID, ALBADO S. ASYO, BATA S. ASYO, DELOY S. ASYO a parcel of agricultural land situated in Barangay San Vicente, Municipality of ROXAS, Province of Oriental Mindoro, Island of Mindoro, Philippines, containing an area of ONE HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE 173,125 square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said* INUYA S. ABONG, Filipino of legal age, single and a resident of San Vicente, Roxas, Oriental Mindoro

this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years, Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, JOSEPH E. ESTRADA President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this _____ day of _____, in the year of Our Lord nineteen hundred and _____.

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

MORACIO R. MORALES
Secretary of Agrarian Reform

Entered in the Registry of Deeds of Calapan City, Or. Mindoro pursuant to Section 24 of Republic Act No. 6657 on this 26th day of May, nineteen hundred and ninety-nine at 10:41 a. m.

REFERENCE:

This certificate is a transfer from Transfer Certificate of Title No. T-26048; T-132.

San Vicente, Roxas, Or. Mindoro
(Owner's postal address)

RICARDO S. LEGASPI, JR.
Register of Deeds

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee.

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

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-10666 on file at Registry of Deeds of Calapan, Mindoro Oriental. 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 Calapan, Mindoro Oriental. Requested By: Marianne L. Pagcaliwagan.

Ref. No. : 2022006470 OR No. : 2022006470001

Date : 07/08/2022 OR Date : Jul 7 2022

Time : 10:46:41 AM Amt Paid: 1802.80

VL 10PS
(T-10626)



LRA 1099290105

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

P2 (T-10666)

DESCRIPTION OF THE LAND

ATOY LAGINI, CITA LAGINI, SENDONG S. LAGINI, SALAGON I. LAPAY, PALLYOS SALAGON, YATO T. SALAGON, HANDA S. WANG, HATAY S. WANG, ORMA S. WANG and YABONG S. WANG.

Psu-192191
INUYA ABONG, ET. AL.

A tract of agricultural public land situated in the Barrio of San Vicente, Municipality of Mansalay, Province of Oriental Mindoro, Island of Mindoro. Bounded on the N., along line 1-2 by Fidel Wenesa; (Psu-192189); on the E., along lines 2-3-4 by Pedro Reyes; on the NW., along lines 4-5-6 by Fortunato Manahan; on the W., along line 6-7 by Leopoldo Mejares; and on the NE., E., & SE., along lines 7-8-9-10-11-12-1 by Tinilsan Creek. Beginning at a point marked "1" on plan being S. 28 deg. 45'W., 3375.54 m. from BLM No. 9, Mun. of Roxas.

thence N. 66 deg. 15'W., 361.00 m. to point 2;
thence N. 61deg. 08'W., 67.67 m. to point 3;
thence N. 03 deg. 50'E., 158.85 m. to point 4;
thence N. 30 deg. 27'E., 233.73 m. to point 5;
thence N. 13 deg. 00'W., 71.34 m. to point 6;
thence N. 57 deg. 30'E., 261.23 m. to point 7;
thence S. 09 deg. 00'W., 164.65 m. to point 8;
thence S. 00 deg. 18'W., 173.24 m. to point 9;
thence S. 10 deg. 51'E., 25.81 m. to point 10;
thence S. 03 deg. 18'W., 62.61 m. to point 11;
thence S. 42 deg. 12'E., 101.47 m. to point 12;
thence S. 09 deg. 16'W., 299.70 m. to the point of

beginning; containing an area of ONE HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE (173,125) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: P.S. cyl. conc. mons. Bearings true: This survey was executed in accordance with the law and existing regulations promulgated thereunder by M. Vilafranca, Private Land Surveyor, on August 12-14 to December 4, 1961 and approved on September 1, 1962.

NOTE: This lot was covered by F.PA No. 9-4039.

CERTIFIED CORRECT:

ABET N. ARELLANO
Jr. Geodetic Engineer

(Continued on Page B, _____)

Register of Deeds

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LR A 1099290106

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Ref. No.: 2022006470 OR No.: 2022006470001

Date: 07/08/2022 OR Date: Jul 7 2022

Time: 10:46:41 AM Amt Paid: 1802.80

Page

P3 (#10666)

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

**Name of Co-owners:

1. NAWYAN A. ALILID, Filipino of legal age, married to Para Lagini and a resident of San Vicente, Roxas, Oriental Mindoro;
2. ALBADO S. ASYO, Filipino of legal age, married to Bidong Yam-on and a resident of San Vicente, Roxas, Or. Mindoro;
3. BABA S. ASYO, Filipino of legal age, married to Badan Ayo and a resident of San Vicente, Roxas, Oriental Mindoro;
4. BELOY S. ASYO, Filipino of legal age, married to Win-ay and a resident of San Vicente, Roxas, Oriental Mindoro;
5. ANOY LAGINI, Filipino of legal age, single and a resident of San Vicente, Roxas, Oriental Mindoro;
6. CITA LAGINI, Filipino of legal age, single and a resident of San Vicente, Roxas, Oriental Mindoro;
7. SENDONG S. LAGINI, Filipino of legal age, and a resident of San Vicente, Roxas, Oriental Mindoro;
8. SALACON LAPAY, Filipino of legal age, and a resident of San Vicente, Roxas, Oriental Mindoro;
9. PALLYOS SALACON, Filipino of legal age, married to Nybes Oding and a resident of San Vicente, Roxas, Oriental Mindoro;
10. YANC T. SALACON, Filipino of legal age, married to Liwoy Didong and a resident of San Vicente, Roxas, Oriental Mindoro;
11. HANDA S. WAHIG, Filipino of legal age, married to Banda Lagini and a resident of San Vicente, Roxas, Oriental Mindoro;
12. HATAY S. WAHIG, Filipino of legal age, married to Munday Sule and a resident of San Vicente, Roxas, Oriental Mindoro;
13. ORMA S. WAHIG, Filipino of legal age, married to An-Nay Solagon and a resident of San Vicente, Roxas, Oriental Mindoro;
14. YABONG S. WAHIG, Filipino of legal age, married to Yano Abong and a resident of San Vicente, Roxas, Oriental Mindoro.

Pursuant to Section 7 of Republic Act No. 26, this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest in the property was duly noted on the original hereof at the time it was lost or destroyed.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this Certificate of Title, consisting of 2 pages, on this date Oct. 18, 1978 has been reconstituted from its owner's duplicate the reconstitution having been affected administratively under the provisions of Republic Act No. 26.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation was copied from TCT No. T-26048; T-132.
(Memorandum of Encumbrances continued on Page _____)

RICARDO S. LEGASPI, JR.

Register of Deeds

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

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L R A 1099290107

This is a Certified True Copy of TCT T-10666 on file at Registry of Deeds of Calapan, Mindoro Oriental. 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 Calapan, Mindoro Oriental. Requested By: Marianne L. Pagcaliwagan.

Ref. No. : 2022006470 OR No. : 2022006470001

Date : 07/08/2022 OR Date : Jul 7 2022

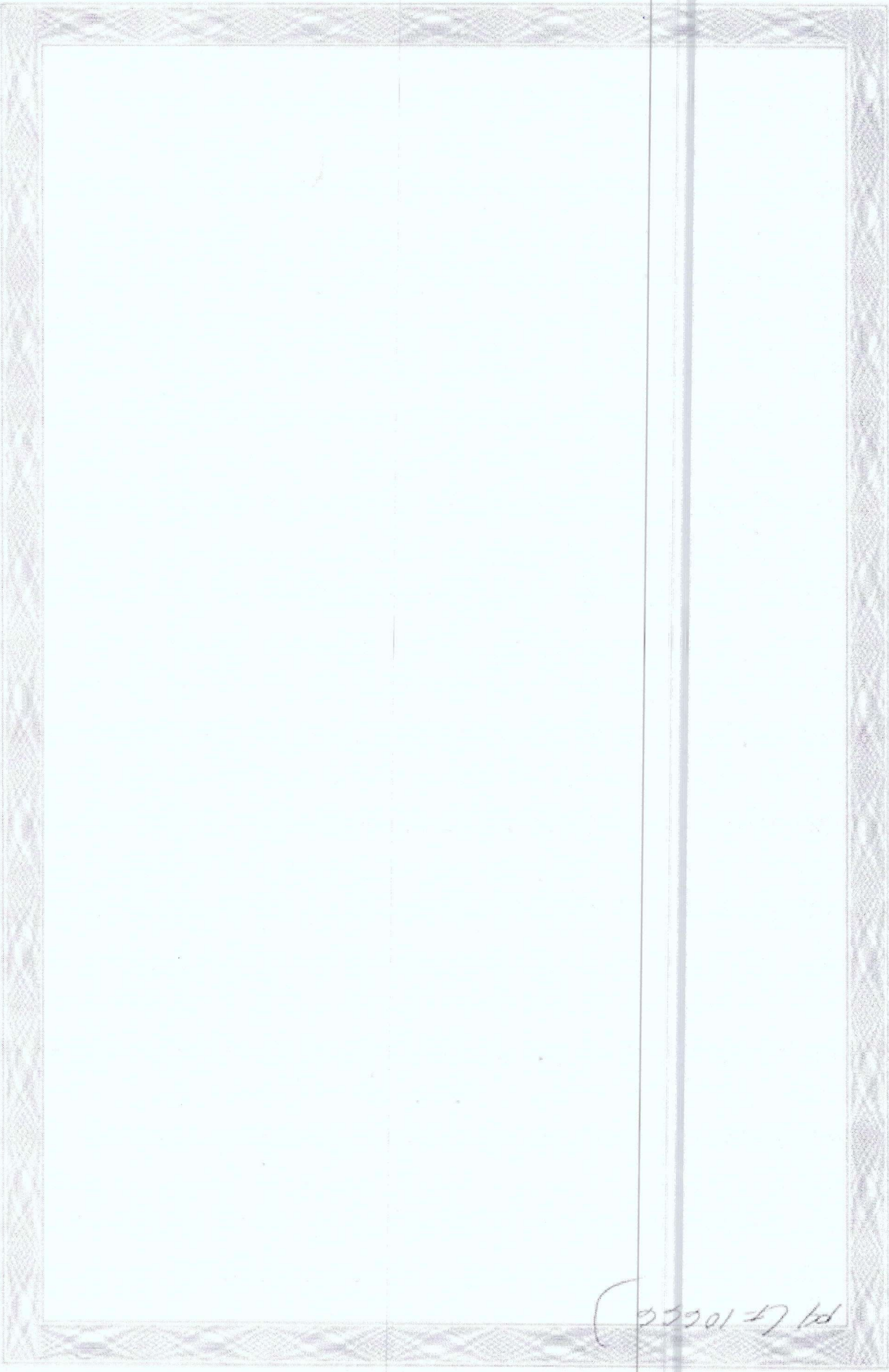
Time : 10:46:41 AM Amt Paid: 1802.80



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