



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

DENR MIMAROPA
RECORDS SECTION
RECEIVED
APR 28 2023
☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

April 17, 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

Forwarded is the memorandum of CENRO Taytay, Palawan with the investigation report categorical recommendation on the application for Survey Authority of Lot 351, Cad 841-D, situated at Brgy. Poblacion, Taytay, Palawan applied by Teodorico Santos and Samantha Nicole Yu Santos, represented by Sharon Wolfis..

After evaluation, this office found out the following:

- a. That Lot 351, Cad 841-D, falls within Alienable and Disposable Land per Land Classification Map No. 3263, Project No. 9-H, Block I duly certified on October 28, 1986.
- b. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Taytay.
- c. That the subject lot consist of ten (10) corners covering an area of 78, 255 sq. meters.
- d. Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

Reference No: 2023-3402
Surveys Docs
AAP

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: _____
Date: 19 APR 2023 23-1082



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

ANNEX "B"

CERTIFICATION

This is to certify that **Lot 351, Cad 841-D**, is within **Alienable and Disposable Land** per LC Map No. 3263, Project No. 9-H, Block No. I, duly certified on October 28, 1986.

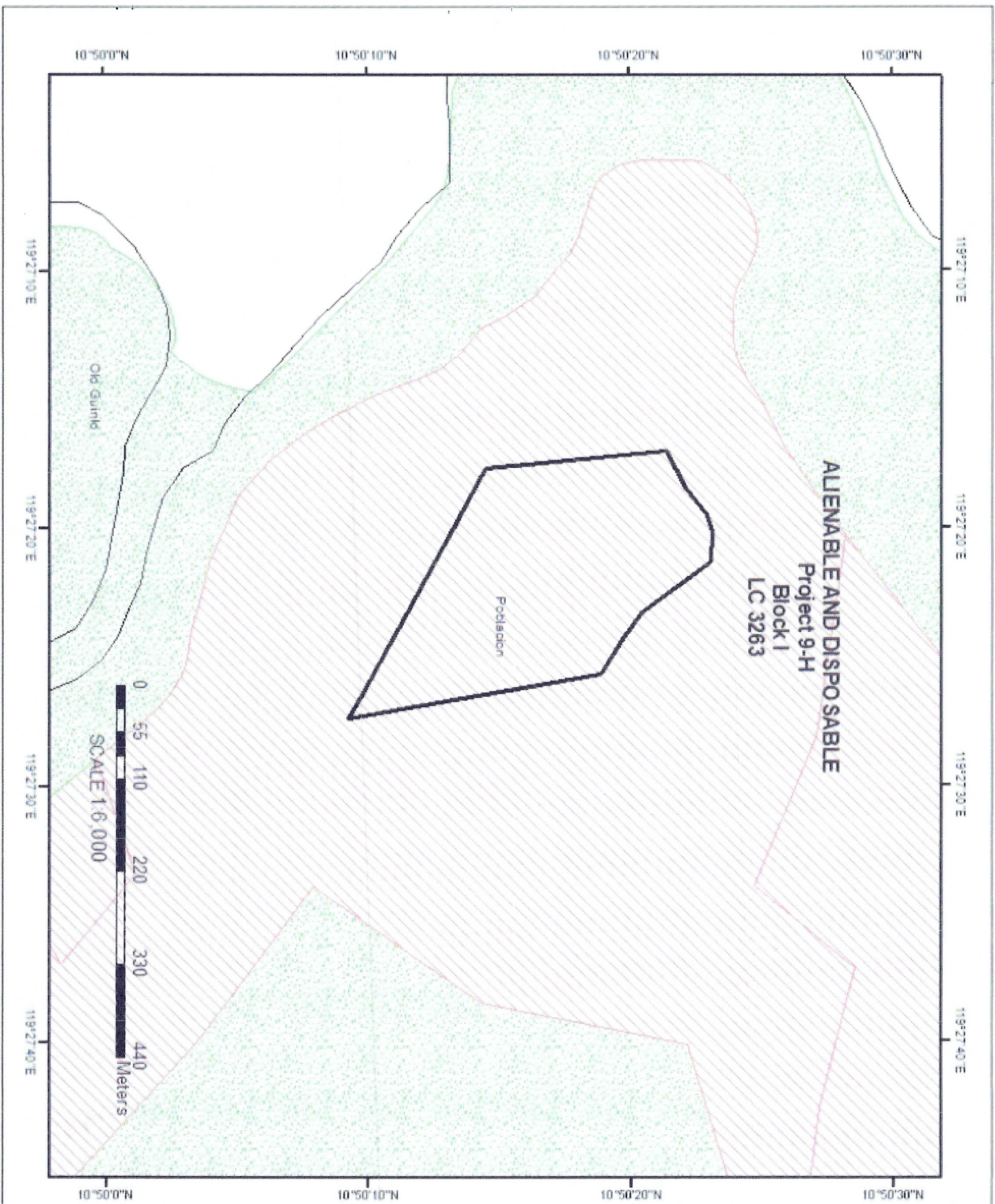
Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 17th day of April 2023 for confirmatory verification of the Regional office.


FELIZARDO B. CAYATOC
PENRO

Note:
Reference used was based on the rectified LC map
provided and projected by the Regional Office

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By _____
Date: 19 APR 2023 CN



MAP SHOWING
Lot 351, Cad 841-D
Applied by: Teodorico Santos and
Samantha Nicole Yu Santos rep. by
Sharon Wolfis

Situated at
 Barangay Poblacion
 Municipality of Taytay
 Province of Palawan

Projection UTM
 Area 78,255 sq.m.

- Legend**
- ELM_PRRS2
 - 351
 - Barangay Bndry_Cad_PRRS2
 - Land Classification Map_PRRS2
- LC STATUS**
- ▨ Alienable & Disposable
 - ▨ Communal Forest
 - ▨ Forest land
 - ▨ No Data
 - ▨ UPF



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

DENR CENRO
PALAWAN RECORDS
RECEIVED

BY: [Signature]
DATE: 04/14/2023 CN 23-3402

MEMORANDUM

For : The Provincial Environment and Natural Resources Officer
Brgy. Sta. Monica, Puerto Princesa City, Palawan

FROM : The Community Environment and Natural Resources Officer
Brgy. Poblacion, Taytay, Palawan

SUBJECT : TRANSMITTAL OF THE REPORT FOR CLEARANCE RE:
INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY TEODORICO C. SANTOS AND SAMANTHA
NICOLE YU SANTOS REP. BY SHARON WOLFFIS OF LOT
NO. 351, CAD 841-D SITUATED AT BRGY. POBLACION,
TAYTAY, PALAWAN

DATE : April 12, 2023

Respectfully submitted is the investigation report of Special Investigator Jones Manoel Y. Lafuente regarding the request for a Survey Authority on Lot 351, Cad 841-D, located in Brgy. Poblacion, Taytay, Palawan. The request was made by Teodorico C. Santos and Samantha Nicole Yu Santos, represented by Sharon Wolffis, in accordance with Section 4.2 item a of DENR Memorandum Circular (DMC) No. 2019-10.

In view hereof, respectfully informed of the following findings on the aforementioned lot being the subject of the request to wit:

1. Lot No. 351, Cad 841-D is categorized as Agricultural Land (Alienable & Disposable) based on Land Classification No. 3263, Block I, and Project 9-H certified on October 28, 1986. It measures 78,255 square meters and is registered under Jovina Recto with Tie Line: N 79-23 W, 6,833.80 m from BLLM # 1, Cad 841-D of Taytay Cadastre.
2. On October 23, 2019, Jovina Recto, with the conformity of Inocencio Recto, waived her rights to the property in favor of Sharon Wolffis. Then, Sharon Wolffis waived her rights to Teodorico and Aleth Yu Santos and Samantha Nicole Yu Santos on October 28, 2022.
3. The lot is situated outside the military reservation but falls within the Malampaya Sound Protected Landscape and Seascape (MSPLS) as per Presidential Proclamation No. 342 dated July 12, 2000. Additionally, there are no pending cases or adverse claims on the property according to the Regional Trial Court certification dated November 22, 2022.

That Special Investigator, Jones Manoel Y. Lafuente, has recommended the issuance of a survey authority to subdivide Lot No. 351, Cad 841-D into three resultant lots for the benefit of Teodorico C. Santos and Samantha Nicole Yu Santos, as the listed survey claimants thereof. The proposed survey also includes the expansion of the existing Provincial road. Hence, this office concurs with the said recommendation.

For information, consideration, and further instruction.

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY: [Signature]
DATE: APR 13 2023 144

CONRADO M. CORPUZ



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

FROM : Special Investigator I

SUBJECT : INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED TEODORICO C. SANTOS AND SAMANTHA NICOLE YU SANTOS REP. BY SHARON WOLFFIS OF LOT NO. 351, CAD 841-D SITUATED AT BRGY. POBLACION, TAYTAY, PALAWAN

DATE : March 30, 2023



Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct an investigation pertaining to the application for Survey Authority of Teodorico C. Santos and Samantha Nicole Yu Santos rep. by Sharon Wolffis by virtue of *Special Power of Attorney* (SPA).

SUBJECT LOT

The subject lot of this investigation is **Lot No. 351, Cad 841-D**, located in **Barangay Poblacion, Taytay, Palawan**, with an area of **Seventy-Eight Thousand Two Hundred Fifty-Five (78,255) square meters**.

CLAIMANT

The claimant of the subject lot is listed as **Jovina Recto** during the Cadastral Survey dated August 15-October 20, 1988 which was approved on November 4, 1988.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted an actual investigation on the subject lot. The following were undertaken:

1. On March 13, 2023, the undersigned had made coordination with Sharon Wolffis on the date of investigation and advised her to include the two witnesses in the conduct of the investigation that could justify the claimants' occupation and claims.
2. On March 21, 2023, the undersigned conducted an inspection and investigation of the area together with the applicant's representative and witness.
3. The undersigned reviewed the attached documents to the request, verify on how the area was acquired by the applicant, and documented the existing improvements introduced therein.

FINDINGS/RECOMMENDATION

After the conduct of the investigation, the undersigned found the following:

1. The subject lot was initially cultivated by Jovina Recto sometime in 1980 who eventually became the listed claimant during the cadastral survey. The occupation and cultivation of Jovina Recto are said to be **continuous, peaceful, exclusive, and unmolested**;
2. On October 23, 2019, Jovina M. Recto with marital conformity from Inocencio R. Recto executed a *Waiver of Rights* in favor of Sharon T. Wolffis duly notarized by Atty. Jethro M. Palayon under Doc. No. 428, Page No. 88, and Book No. XXIX series of 2019. Consequently, Sharon T. Wolffis executed a Waiver of Rights dated October 28, 2022, in favor of Teodorico C. Santos married to Aleth Yu Santos, and Samantha Nicole Yu Santos duly notarized by Atty. Susanne C. Lacson under Doc. No. 101, Page No. 22, Book No. 59, series of 2022.
3. The certification issued dated November 8, 2022, by the Punong Barangay of Poblacion signed by Hon. Maria Lucia R. Rodriguez affirms that Teodorico C. Santos married to Aleth Yu Santos, and Samantha Nicole Yu Santos are the actual occupant of a portion of the land. The same had been verified during the actual investigation that Teodorico C. Santos married to Aleth Yu Santos, and Samantha Nicole Yu Santos are the lawful claimant/occupant of a parcel of land;
4. The subject lot was generally hilly in slope, improvements found thereon are: paper tree, mango tree, and a portion of the area was maintained vegetative cover of varied specie which serves as soil protection meantime while the applicant is still studying the best crops suited to introduce in the area. It was bounded by the following: on North, by Provincial Road; on South, by Public Land; on West, by Nilo Regala; and on East, by Pablo Consenseno;
5. The purpose of the request is to subdivide the subject lot into three (3) resultant lots including the expansion of the existing Provincial road;
6. Based on records, **Lot No. 351, Cad 841-D falls within Agricultural Land (Alienable & Disposable)** as per Land Classification No. 3263, Block I, and Project 9-H certified on October 28, 1986. Seventy-Eight Thousand Two Hundred Fifty-Five (78,255) square meters; listed to Jovina Recto with Tie Line: N 79-23 W, 6,833.80 m from BLLM # 1, Cad 841-D of Taytay Cadastre;
7. In addition, the subject lot was outside the military reservation but within Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342 dated July 12, 2000; and
8. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated November 22, 2022 (copy attached).

In view of the above-mentioned circumstances, **the undersigned recommends the issuance of survey authority subdividing Lot No. 351, Cad 841-D into three (3) resultant lots** in favor of Teodorico C. Santos, Samantha Nicole Yu Santos of herein listed claimant and the expansion of the existing Provincial road. Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated March 21, 2023.


JONES MANOEL Y. LAFUENTE

**Geo-tagged photos showing the conducted investigation/inspection on the area
subject for issuance of Survey Authority at Barangay Poblacion, Taytay, Palawan.**



I hereby certify that the above photos were true and taken during the conduct of ground investigation for Survey Authority on March 21, 2023 in Barangay Poblacion, Taytay, Palawan.


JONES MANOEL Y. LAFUENTE
Special Investigator I

Name of Requesting Party: TEDDORICO C. SANTOS + SAMANTHA NICOLE YU SANTOS

Present Address: 1908 Parc Chateau Condo, Onyx Road Ortigas Center, Pasig City

Date: _____

The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**

DATE: 1-31-20 CN 0628

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to

☒ Subdivide

☐ Segregate our occupation and improvements over which we have

interest on:

Lot No. 351

Survey No. CAD. 891-D

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. _____

Survey No. _____

Area: 78,255 sq. m.

Location of the land: So. Igang, Poblacion, Taytay, Palawan

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer NONITO T. LACHICA to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: Samantha Wolffis

Contact No: 0917 892 9903

GEODETIC ENGINEER'S COMMITMENT

I, NONITO T. LACHICA, a registered and licensed Geodetic Engineer, hereby commit to abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land and to personally follow-up the issuance thereof.

Geodetic Engineer

Licensed No. 6580

Contact No. 09998767085

Requirements:

- ☒ 1. Accomplished and signed letter request for Survey Authority
- ☒ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- ☒ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- ☒ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- ☒ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- ☒ 6. Barangay Certification (actual occupant of the area);
- ☒ 7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- ☒ 8. Photo copy of any government-issued Identification Card.
- ☒ 9. Community Tax Certificate (CEDULA).
- ☒ 10. Special Power of Attorney (if applicable) and

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That I, **SHARON T. WOLFFIS**, of legal age, Filipino, single and a resident of Barangay Santa Monica, City of Puerto Princesa, hereinafter referred to as the **WAIVOR**; for and in consideration of the amount of PESOS: SEVEN HUNDRED THOUSAND (P700,000.00) Philippine Currency which was received from **TEODORICO C. SANTOS**, married to Aleth Yu Santos and **SAMANTHA NICOLE YU SANTOS**, single; both of legal age, Filipinos, and residents of 1908 Parc Chateau Condo, Onyx Road, Ortigas Center, Pasig City, and hereinafter referred to as the "**WAIVEES**"; do hereby WAIVE, CEDE, TRANSFER and CONVEY, in a manner that is absolute and irrevocable unto the said WAIVEES, their heirs, successors and/or assigns, all of my RIGHTS, INTERESTS, TITLE TO and PARTICIPATIONS over a parcel of land which is more particularly identified as follows:

Lot 351, Cad. 841-D, with an area of Seventy Eight Thousand Two Hundred Fifty Five (78,255) square meters, situated in Sitio Igang, Barangay Poblacion, Taytay, Palawan, which is declared under Tax Declaration No. 18-23-001-3475, with Property Identification No. 066-23-001-14-003, in the name of Sharon T. Wolffis ;

That my rights, titles to and participation over the said land is further evidenced by a CERTIFICATION, dated March 15, 2022, signed by Maria Alicia R. Rodriguez, Punong Barangay of Poblacion Taytay, Palawan; Certification from the CENRO Taytay, Palawan, dated March 17, 2022, signed by Elvie G. Base and CERTIFICATION from CENRO Taytay, Palawan, dated March 16, 2022, signed by Allan I. Valle, Cenro;

That the said land is transferred to the WAIVEES, as follows:

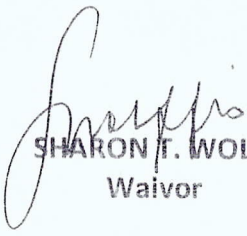
Teodorico C. Santos	38,000 square meters
Samantha Nicole Yu Santos	40,255 square meters

That I am the lawful claimant, owner and possessor of the above-described parcel of land and improvements and all of my RIGHTS, INTERESTS, TITLES TO and PARTICIPATION, including full rights of possession, occupancy, administration, control and disposition shall henceforth belong to the WAIVEES, their heirs, successors and assigns;

This transfer includes all the improvements and accretions found on the land and the waiver of the right to apply for ownership and any tenurial instrument to improve adjacent lands, including foreshore/seashore/littoral area, if any;

That I hereby warrant that the property is free from all liens and encumbrances whatsoever and I shall defend the same against any adverse claim by any party whomsoever;

IN WITNESS WHEREOF, we have hereunto set our hands, this 28th day of October 2022 in the City of Puerto Princesa, Philippines.


SHARON T. WOLFFIS
Waivor

Yolanda Camo
YOLANDA CAMO

SIGNED IN THE PRESENCE OF:

Rhea D. Garados
RHEA D. GARADOS

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for and in the City of Puerto Princesa, Aborlan, Narra, Cuyo, Agutaya, Magsaysay, Province of Palawan, this 28th day of October 2022 personally came and appeared, who exhibited to me their respective evidence of identification: Sharon T. Wolffis with LTO Lic ID No. D11-08-000166 known to me and to me known to be the same person who executed the foregoing instrument which she acknowledged before me as her own free and voluntary act and deed.

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

Doc No. 101;
Page No. 22;
Book No. 59;
Series of 2022.



Susanne C. Lacson
SUSANNE C. LACSON
NOTARY PUBLIC
NPL No. 2020-024; Extended Until December 31, 2022
City of Puerto Princesa, Aborlan, Narra, Cuyo
Agutaya, Magsaysay, Province of Palawan
3 Centro de Benito y Alva Complex, Rizal Avenue, PPC
Roll No. 48951; PTR No. 0091092; 01-03-2022; Palawan
MCLE Compliance No. VI-0005430, April 22, 2025
IBP No. 195369; 01-03-2022; Palawan

Sharon T. Wolffis



TAX DECLARATION OF REAL PROPERTY

TD No. : **18-23-001-4142** Property Identification No. : **066-23-001-14-003**

Owner: **SANTOS, TEODORICO C. AND SANTOS, SAMANTHA NICOLE YU** TIN: _____

Address: **1908 PARC, CHATEAU CONDO, ONYX ROAD, ORTIGAS CENTER, PASIG CITY, METRO** Telephone No. : _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. : _____

Location of Property: **SITIO IGANG** **POBLACION** **TAYTAY, PALAWAN**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : _____ Survey No. : **CAD 841-D**

CCT : _____ Lot No. : **351**

Date : _____ Blk. No. : _____

Boundaries: North: **ALN 015**

East: **ALN 002**

South: **SECTION 15 AND LOT NO. 001**

West: **ALN 004**

KIND OF PROPERTY ASSESSED :

☒ LAND ☐ MACHINERY Brief Description : _____

☐ BUILDING No. of Storeys : _____ ☐ OTHERS Brief Description : _____

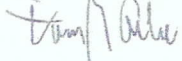
Brief Description : _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL (L)	7.825500 HA	653,776.05	AGRICULTURAL	16 %	104,604.17
AGRICULTURAL (P/T)	0.000000 HA	17,019.00	AGRICULTURAL	16 %	2,723.04
Subtotal :	7.825500 HA	670,795.05			107,327.21

Total Market Value : **P 670,795.05** Total Assessed Value : **P 107,330.00**

Total Assessed Value **ONE HUNDRED SEVEN THOUSAND THREE HUNDRED THIRTY AND 00/100**

Taxable ☒ Exempt ☐ Effectivity of Assessment : **2024 - 1Q**

Approved By: 
EUVICA M. COLBE, REA **01/17/2023**
PROVINCIAL ASSESSOR Date

This declaration cancels TD No. : **18-23-001-3475**

Previous PIN : **066-23-001-14-003**

Previous Owner : **SHARON T. WOLFFIS**

Previous Administrator : _____

Previous Area (sqm) : **78,255.00** Previous M.V. Php : **670,795.05** Previous A.V. Php : **107,330.00**

MEMORANDA: TRANSFERRED PER DULY REGISTERED WAIVER OF RIGHTS EXECUTED ON OCTOBER 28, 2022 AND CENRO CERTIFICATION (A&D) ISSUED ON MARCH 17, 2022. TAXES PAID UNTIL 1ST QUARTER OF 2023. SWORN STATEMENT FILED.

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 2018-03-26. It does not and cannot by itself alone confer any ownership or legal title to the property.

Republic of the Philippines
REGIONAL TRIAL COURT

Fourth Judicial Region

Puerto Princesa City

Email Address: rto1prpccc@judiciary.gov.ph
Hotline Number: 09289352669

OFFICE OF THE CLERK OF COURT

Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

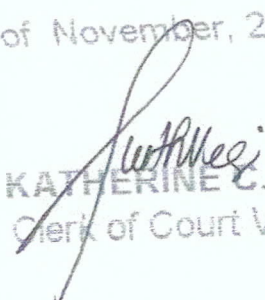
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Sharon T. Wolffis covering Lot No. 351, Cad 841-D located at Barangay Poblacion, Taytay, Palawan.

This Certification is being issued upon the request of Mariano P. Lilang, Jr. for Survey Authority.

At Puerto Princesa City, this 22nd day of November, 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. NO. 89/8946/8983013/3/116/4
Dated: November 21, 2022
Bexxy/



Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay Poblacion

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the best of my knowledge, TEODORICO C. SANTOS, married to ALETH YU SANTOS, and SAMANTHA NICOLE YU SANTOS, single, both Filipino and residents of of 1908 Parc Chateau Condo, Onyx Road, Ortigas Center, Pasig City is the actual occupant of a portion of land Lot No. 351, Cad 841-D, TD No. 18-23-001-3475, with Property Identification Number 066-23-001-14-003 with an area of Seventy- Eight Thousand Two Hundred Fifty-Five (78,255) square meters, more or less, situated at Sitio Igang, Poblacion Taytay, Palawan.

Boundaries as follows:

North:  BHSIE MONTOYA

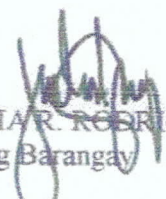
South: JOANA REGALA

East:  PABLO CONSENSENO

West:

This Certification is being issued based on the certification issued by the Purok/ Sitio Leader of Sitio Igang, Mrs. Gloria Rotoni and upon request of Ms. Sharon T. Wolffis for whatever legal purpose it may serve best.

Issued this 8th day of November 2022


MARIA LUCIA R. RODRIGUEZ
Punong Barangay

Paid under O.R No. 2458514
Issued at: Poblacion, Taytay, Palawan
Issued on: November 8, 2022

SWORN AFFIDAVIT OF TWO DISINTERESTED PERONS

Kami, **BESIE GAN MONTOYA** at **PABLO GOTIS CONSENCINO**, nasa legal na edad, mga Pilipino, at nakatira sa So. Igang, Brgy. Poblacion, Taytay Palawan, pagkatapos na manumpa alinsunod sa batas ay nagsalaysay na:

1. Personal namin na kilala ang pagkatao nina **TEODORICO C. SANTOS** at **SAMANTHA NICOLE YU SANTOS**, mga nasa legal na edad, mga Pilipino at mga naninirahan sa Brgy. Calawag, Taytay, Palawan;
2. Personal namin na nalalaman na sina **TEODORICO C. SANTOS** at **SAMANTHA NICOLE YU SANTOS** ay may lupain na may sukat na **SEVENTY EIGHT THOUSAND TWO HUNDRED FIFTY FIVE (78,255) square meters**, makikita bilang **Lot No. 351, CAD. 841-D**, sakop ng Tax Declaration No. 18-23-001-3475, Property Index No. 066-23-001-14-003, na matatagpuan sa So. Igang, Brgy. Poblacion, Taytay Palawan;
3. Personal namin na nalalaman na siya ang may-ari, aktwal na nag-ookupa at nasa posesyon ng nabanggit na lupa dito simula pa noong taong 2022 at kami ay magkakaibigan at magkakakilala ng matagal na panahon na;
4. Hindi namin kamag-anak sina **TEODORICO C. SANTOS** at **SAMANTHA NICOLE YU SANTOS** sa dugo man o sa kasal;
5. Ang salaysay naming ito ay malaya at kusang-loob naming ginawa at hindi kami tinakot, binayaran o pinilit ninuman para gawin ito.

SA KATUNAYAN NG LAHAT NG ITO, kami ay lumagda sa ibaba nito ngayong DEC 13 2022, sa Taytay, Palawan.

May salaysay:

BESIE GAN MONTOYA

Affiant

BRGY ID No. 20225724/Taytay, Pal

Pablo Consencino
PABLO GOTIS CONSENCINO

Affiant

DL No. D11-08-000739/Taytay, Pal


Republic of the Philippines)
Taytay, Palawan) ss.

SUBSCRIBED AND SWORN to before me this DEC 13 2022, Palawan, affiant having exhibited to me their competent evidence of identity. I have personally examined them and they has freely executed and has read their affidavit and has understood the contents thereof.


Doc. No. 199
Page No. 41
Book No. 73
Series of 2022





ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, IA, EnP
CROX NO. 2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL **31 DEC 2022**
ROLL OF ATTORNEYS NO. 54960
PTR NO. 0891089/01-03-22/PAL
IRP NO. 185508/01-04-22/PAL



REPUBLIC OF THE PHILIPPINES
 PROVINCE OF PALAWAN
 MUNICIPALITY OF TAYTAY
 BARANGAY POBLACION
 BARANGAY RESIDENT IDENTIFICATION CARD





NAME: **Besie Gan Montoya**
 Purok / Sitio: **Purok - 7**
 SEX: **Male** BIRTHDAY: **01/19 62**
 Identification Number: **20225724**
 SIGNATURE/THUMBMARK: 

This is to certify that the person whose name and signature appearing herein is a bonafide RESIDENT of Barangay POBLACION, Municipality of Taytay, Province of Palawan.


Issuance of this ID is Pursuant to Ordinance No. 01 Series of 2020.

Civil Status:	Blood Type:	Height:	Weight:
Married	AB	5'4	70

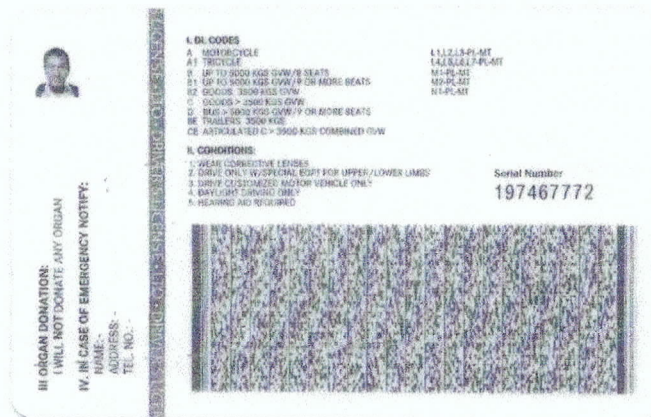
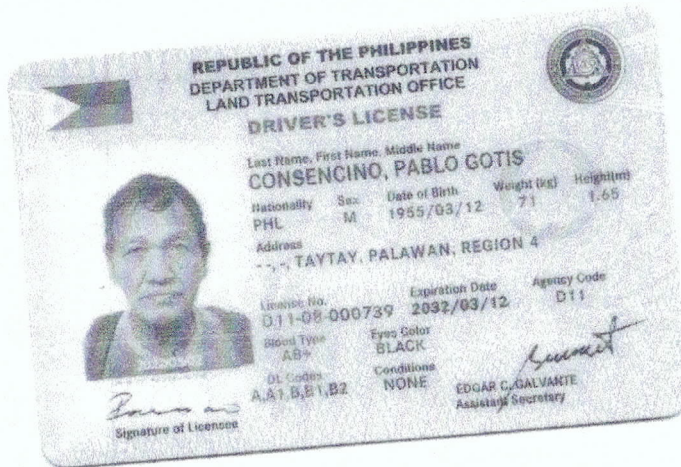
ADDRESS AND CONTACT NO.: **09165320687**

In case of Emergency, please notify:
 NAME: **Rowena Montoya**

MARIA LUCIA R. RODRIGUEZ
 PUNONG BARANGAY



~~BESIE G MONTAYA~~
~~BESIE G MONTAYA~~
~~BESIE G MONTAYA~~



Pablo Consencino
Pablo Consencino
Pablo Consencino



01-051410931-7

PhilHealth Number

SANTOS, TEODORICO CELIS

Name

Teodoro C. Santos

Signature



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION & COMMUNICATIONS
LAND TRANSPORTATION OFFICE
NON-PROFESSIONAL DRIVER'S LICENSE

LAST NAME FIRST NAME MIDDLE NAME
SANTOS, TEODORICO CELIS

ADDRESS (NO. STREET, CITY MUN. PROVINCE)
1908 PARC CHATEAU CONDO RT. PASIG CITY, NCR
SECOND DISTRICT
BIRTH DATE SEX HEIGHT (CM) WEIGHT (KG) NATIONALITY
1952-11-12 M 160 54
RESTRICTIONS CONDITIONS AGENCY EXPIRATION
N/A
2016-11-12

LICENSE NO.
D16-91-054787
ATTY. ALONSO Y. TAN, JR.
ASST. SECRETARY



Teodoro C. Santos

IMPORTANT

1. The number on this card is your permanent PhilHealth Number
2. Use the name and PhilHealth Number as indicated in this card in all your transactions with PhilHealth.
3. In case of loss of this card, please notify PhilHealth and apply for a replacement. Do not apply for a new number.

Eduardo P. Banzon
DR. EDUARDO P. BANZON
President and CEO



Republic of the Philippines
Office of the Senior Citizens Affairs
Pasig City
www.pasigcity.gov.ph

ID No. **54640**

Name: **TEODORICO C. SANTOS**

Address: **# 1908 PARC CHATEAU CONDO
ONYX ST. SAN ANTONIO, PASIG CITY**

11-12-52 / 60 / 09-20-12
Date of Birth/Age Date of Issue

THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY





REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE
STUDENT-DRIVER'S PERMIT



Last Name, First Name, Middle Name
SANTOS, SAMANTHA NICOLE YU

Nationality	Sex	Date of Birth	Weight	Height
PHL	F	1997/10/13	60	1.51

Address
Unit 1908, ONYX ROAD, ORTIGAS CENTER, SAN
ANTONIO, PASIG CITY, NCR, SECOND DISTRICT, 1600

Permit No.	Expiration Date	Agency Code
N34-22-S39057	2023/04/05	N34

Blood Type	Eyes Color	Organ Donations
A+	BROWN	I WILL NOT DONATE ANY ORGAN

In case of emergency, please notify

Name: TEODORICO SANTOS

Address: UNIT 1908, PARC CHATEAU CONDO, ONYX ROAD, ORTIGAS CENTER,

Tel. No.: 09185929236

Conditions
NONE

Notes

A. THIS PERMIT IS NOT VALID FOR DRIVING IN A VEHICLE WITHOUT A VALID DRIVER'S LICENSE.

Signature of Licensee
Signature of Licensee

VALID AS



BIR FORM 0016 (DECEMBER, 2014)		COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2018 19424966	
YEAR	PLACE OF ISSUE (City, Municipality, Province)	DATE ISSUED		TAXPAYER'S COPY		
2022	SAN VICENTE POBLACION	12/13/22		TIN (If Any)		
NAME (SURNAME)		NAME (FIRST)		NAME (MIDDLE)		
SANTOS		TEODORICO		C.		
ADDRESS		CITIZENSHIP		SEX		
SAN VICENTE P.A.C.		FILIPINO		MALE <input checked="" type="checkbox"/> FEMALE <input type="checkbox"/>		
CIVIL STATUS		PLACE OF BIRTH		DATE OF BIRTH		
Single <input type="checkbox"/> Married <input type="checkbox"/> Widowed <input type="checkbox"/> Legally Separated <input type="checkbox"/> Divorced <input type="checkbox"/>		HAGILA		NOV 12, 1952		
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT		COMMUNITY TAX DUE		
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)				P 5.00		
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)						
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)						
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)						
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)						
Right Thumb Print	TAXPAYER'S SIGNATURE		TOTAL		P 5.00	
	TEODORICO C. SANTOS		INTEREST			
	RAMON R. MOLO		TOTAL AMOUNT PAID		P 5.00	
MUNICIPAL / CITY TREASURER				(In words): FIVE PESOS ONLY		
04.10.2018						

BIR FORM 0018 (DECEMBER 2014)

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2018 19424967	
YEAR	PLACE OF ISSUE (City / Mun / Prov.)	DATE ISSUED	TAXPAYER'S COPY	
2022	SAN VICENTE POBLACION	12, 13, 22		
NAME (SURNAME)	(FIRST)	(MIDDLE)	TIN (If Any):	
SANTOS	SAMANTHA NICOLE	Y.		
ADDRESS		CITIZENSHIP	SEX	HEIGHT
SAN VICENTE PAL.		FILIPINO	<input type="checkbox"/> 1 MALE <input checked="" type="checkbox"/> 2 FEMALE	
CIVIL STATUS		ICR NO. (If an Alien)	PLACE OF BIRTH	WEIGHT
<input type="checkbox"/> 1 Single <input checked="" type="checkbox"/> 2 Married <input type="checkbox"/> 3 Widow/ Widower/ Legally Separated <input type="checkbox"/> 4 Divorced			MANILA	
PROFESSION / OCCUPATION / BUSINESS		DATE OF BIRTH	TAXABLE AMOUNT	COMMUNITY TAX DUE
		OCT 13, 1997		
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)				P 5.00
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)				30.00
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)				
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000.00)				
Right Thumb Print	TAXPAYER'S SIGNATURE		TOTAL	P 35.00
	SAMANTHA NICOLE Y. SANTOS		INTEREST	
	RAMON R. MOLO		TOTAL AMOUNT PAID	P 35.00
MUNICIPAL / CITY TREASURER		(In words):	THIRTY FIVE PESOS ONLY	

OP: 04.10.2018

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That we, **TEODORICO C. SANTOS**, married to Aleth Yu Santos and **SAMANTHA NICOLE YU SANTOS**, single; all of legal age, Filipinos, and residents of 1908 Parc Chateau Condo, Onyx Road, Ortigas Center, Pasig City, **DO HEREBY NAME, APPOINT, and CONSTITUTE, SHARON T. WOLFFIS**, of legal age, Filipino, single and a resident of Barangay Santa Monica, City of Puerto Princesa, to be our true and lawful attorney-in-fact, for us and in our names, places and stead and to do any or all of the following acts and deeds, to wit:

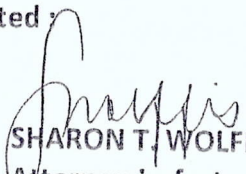
1. To file and process before the concerned government agencies, including but not limited to the Department of Environment and Natural Resources, Department of Agrarian Reform, Bureau of Internal Revenue, Register of Deeds, Assessor's Office, Local Government Unit, all necessary and requisite papers for the due issuance of Certificate of Title and Tax Declaration in our names of **Lot 351, Cad. 841-D**, with an area of Seventy Eight Thousand Two Hundred Fifty Five (78,255) square meters, situated in Sitio Igang, Barangay Poblacion, Taytay, Palawan, which is declared under Tax Declaration No. 18-23-001-3475, with Property Identification No. 066-23-001-14-003, in the name of Sharon T. Wolffis;
2. To make, sign, execute any and all papers, documents and instruments therefor; including but not limited to the Application forms, DAR Affidavits, survey and other requirements for the application/transfer;
3. To transact, transfer, process and pay taxes, charges and fees at the Bureau of Internal Revenue, Assessor's Office, Register of Deeds and other government agencies concerned involving said parcel of land;
4. To secure, claim and receive papers, documents, instruments of whatever nature or kind in connection therewith; including the certificate of title and tax declaration in our names; and
5. To perform such other acts as may be necessary or proper to render this instrument effective.

HEREBY GIVING AND GRANTING unto our above-named Attorney-in-fact FULL POWER and AUTHORITY to do and perform every act and thing necessary and proper to be done to render the above-specified powers and authority effective, as though we, ourselves have so performed it if personally present; and HEREBY RATIFYING AND CONFIRMING all that she may do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we have hereunto set our hands this 8th day of November 2022, in the City of Puerto Princesa, Philippines.


TEODORICO C. SANTOS
Principal


SAMANTHA NICOLE YU SANTOS
Principal

Accepted

SHARON T. WOLFFIS
Attorney-in-fact

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

428
(29)

WAIVER OF RIGHTS

ALAMIN NG LAHAT:

Ang Waiver na ito ay ginawa sa pagitan nina:

JOVINA M. RECTO, nasa wastong edad, Filipino, kasal kay **INOCENCIO R. RECTO**, at nakatira sa Barangay Iraan, Aborlan, Palawan at Barangay Poblacion, Taytay, Palawan (kikilalanin bilang WAIVOR);

-at-

SHARON T. WOLFFIS, nasa wastong edad, Filipino, walang asawa, at nakatira sa Barangay Sta. Monica, Puerto Princesa City (kikilalanin bilang WAIVEE);

-SAKSIHAN-

NA, ang WAIVOR ay may legal na karapatan, interes, at pag mamay-ari sa isang parsela ng lupa na kilala bilang **LOT NO. 351, CAD 841-D**, nakapaloob sa Tax Declaration of Real Property 18-23-001-0367, may Property Identification No. 066-23-001-14-003, may sukat na **78,255 SQUARE METERS**, at matatagpuan **Sitio Igang, Barangay Poblacion, Taytay, Palawan**;

NA, ang WAIVOR ay nais na ibenta at ilipat ang kanyang karapatan at interes sa nabanggit na lupa sa taong may kakayanan at ang WAIVEE ay interesadong bilhin ang nasabing karapatan at interes;

NGAYON, alinsunod sa mga nabanggit sa itaas at para sa halagang natanggap, ang WAIVOR ay IBINEBENTA at INILILIPAT ang lahat ng kanyang karapatan at interes sa nabanggit na **LOT NO. 351, CAD 841-D**, nakapaloob sa Tax Declaration of Real Property 18-23-001-0367, may Property Identification No. 066-23-001-14-003, may sukat na **78,255 SQUARE METERS**, at matatagpuan **Sitio Igang, Barangay Poblacion, Taytay, Palawan**, kasama ang lahat ng kanyang mga *improvements* at tanim na matatagpuan dito, patungo sa WAIVEE, sa kanyang mga *heirs* at tagapagmana.

NA, ang WAIVOR ay nangangako na ang kanyang karapatan at interes nasabing lupa ay malaya sa lahat ng *adverse claims*, na ito ay hindi nakasangla at walang sinasagot na obligasyon at nangangako rin na ipapagtanggol ang WAIVEE

CERTIFIED TRUE COPY

ATTY. JETHRO N. PALANOS

sa lahat ng *adverse claims* na maaring *i-file* sa mga ahensya ng gobyerno na makakaapekto sa karapatan ng WAIVEE sa nabanggit na lupa sa itaas.

NA, ang WAIVOR ay nangangako na ibibigay sa WAIVEE ang lahat ng dokumento na kailangan para mailipat sa WAIVEE ang kanyang karapatan at interes sa nasabing lupa pagkatapos mapirmahan ang Waiver na ito. Ang lahat ng bayarin na kakailanganin para malipat sa WAIVEE ang karapatan at interes sa nabanggit na lupa sa itaas ay sasagutin ng WAIVEE.

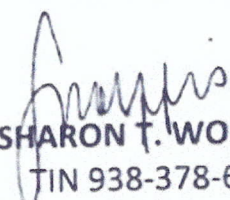
Ang nilalaman ng Waiver na ito ay hindi lamang magiging epektibo sa mga partidos na nakapirma dito kung hindi pati na rin sa kanilang mga tagapagmana at *successors-in-interest*.

BILANG PAGSASAKSI,
OCT 23 2019

pinipirmahan ito ng mga partidos ngayong
sa Lungsod ng Puerto Princesa.


JOVINA M. RECTO

Barangay ID No.: 23-10-344
Iraan, Aborlan, Palawan
Waivor


SHARON T. WOLFFIS

TIN 938-378-617
Waivee

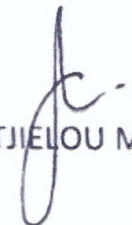
Sumasang-ayon:


INOCENCIO R. RECTO

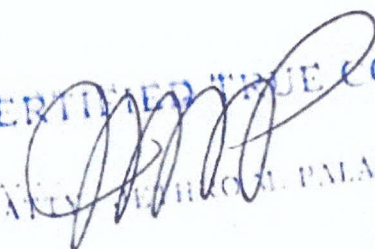
OSCA ID NO.: 6809
OSCA Aborlan, Palawan

Pinirmahan sa presensya nina:


PHILLIS YVON MARSH D. BAGUIO


HEINTJIELOU M. MATEO

CERTIFIED TRUE COPY


NOTARY PUBLIC, PALAWAN

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

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Puerto Princesa, personally appeared the abovementioned parties whom I identified through competent proof of identity indicate under their names and who all represented to me that their signature on the foregoing instrument were voluntarily affixed by them for the purposes stated therein and who declared that they had executed the same as their free and voluntary act and deed. This Instrument consists of only three (3) pages, including this page in which this acknowledgment is written, duly signed by the parties and their instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND SEAL this OCT 23 2019 in the
City of Puerto Princesa.

Doc. No. 428;
Page No. 88;
Book No. XXIX;
Series of 2019.



[Signature]
ATTY. JETHRO M. PALAYON
Notary Public
Puerto Princesa City and Palawan
until December 31, 2020
Roll of Attorneys No. 59735
PTR No. 1129742, 01-31-2019, Pal
IBP No. 000520, 01-31-2019, Pal
MCLC Compliance No. VI-0006983, April 14, 2019
NPL No. 2019-32
4th Floor, G/Fan Square, Rizal Ave, PPC

CERTIFIED TRUE COPY

[Signature]
ATTY. JETHRO M. PALAYON

[Handwritten signature]



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan


CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our Office, the tract of land in Barangay Poblacion, Municipality of Taytay, Province of Palawan, containing an area of Seventy-eight Thousand Two Hundred Fifty-five (78,255) square meters identified as Lot 351, Cad 841-D as applied by **TEODORICO C. SANTOS AND SAMANTHA NICOLE YU SANTOS** was verified to be within **Agricultural Land (Alienable and Disposable)** per Block I, Project No. 9-H, LC Map No. 3263 certified on October 28, 1986.

Issued this March 30, 2023 at CENR Office.

Projected by:


TIMOTEO B. MAGNAYE JR.
Forest Technician I

Checked and Verified by:


DAVID F. DALINO
LMO II/OIC-Chief, RPS

Attested by:


CONRADO M. CORPUZ
CENRO



Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

Application No. _____

Applicant _____

Surveyed for JOVINA RECTO

Surveyed by CEASAR Q. DEL MORO

Date of Survey AUGUST 20-SEPTEMBER 15, 1987

Survey No. CAD 841-D

Lot No. 351

Area: 78,255 SQUARE METERS

Location BRGY. POBLACION, TAYTAY, PALAWAN

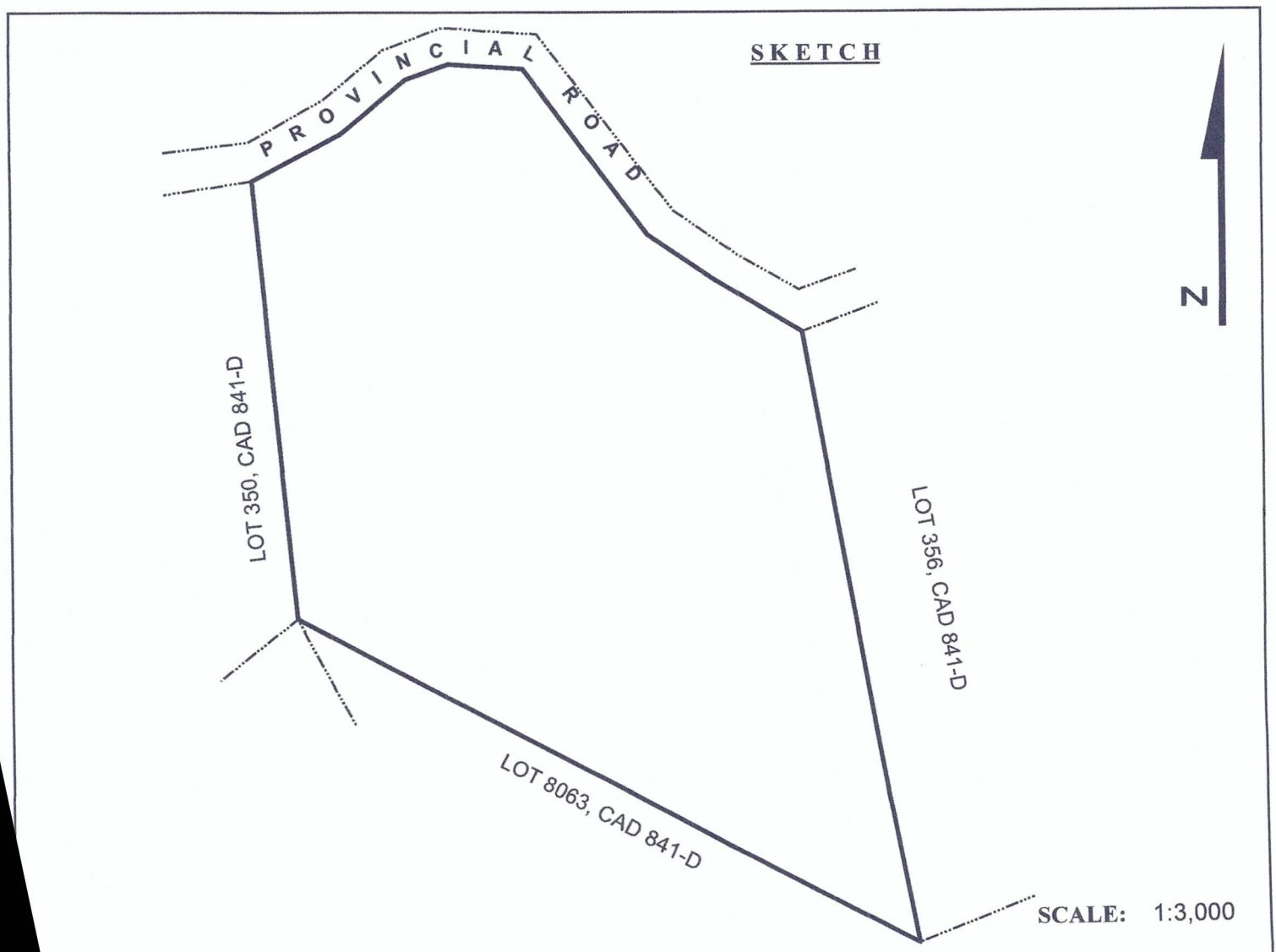
Cad Map No. 10-50 N, 119-27 E

Date Approved NOVEMBER 4, 1988

TECHNICAL DESCRIPTION

TIE LINE : N 79-23 W, 6,833.80 M FROM BLLM NO.1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 05-36 W	214.04	8-9	S 58-47 E	48.94
2-3	N 62-26 E	48.46	9-10	S 10-06 E	300.28
3-4	N 50-40 E	40.48	10-11	N 61-56 W	335.11
4-5	N 71-02 E	21.73			
5-6	S 86-04 E	35.9			
6-7	S 36-25 E	100.09			
7-8	S 55-39 E	38.77			



D. Researched by: _____

Date: _____

D. Checked by: _____

Date: _____

D. Sketched by: _____

Date: _____