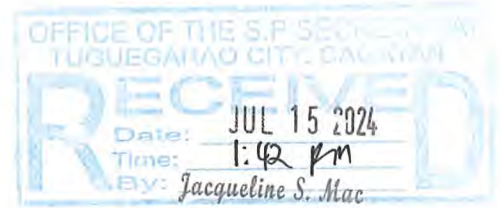




Republic of the Philippines  
Province of Cagayan  
Tuguegarao City



**OFFICE OF THE CITY MAYOR**

26 June 2024

**THE PRESIDING OFFICER AND MEMBERS**

Sangguniang Panlungsod  
This City

Dear **Presiding Officer and Members of the Sanggunian:**

We are respectfully forwarding to your level the copy of Committee Appraisal Report of Property of Ms. Benita B. Valle. For your information and appropriate action.

In the name of public service,

  
**MAILA ROSARIO S. TING-QUE**  
City Mayor



Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

**OFFICE OF THE CITY ASSESSOR**

1<sup>st</sup> Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500  
Email add: assessortuguegarao@city@yahoo.com

June 6, 2024

**HON. MAILA ROSARIO S. TING-QUE**  
City Mayor  
Tuguegarao City

**OFFICE OF THE CITY MAYOR  
RECEIVED**

Date: JUN 06 2024  
Time: 3:18 PM  
By: [Signature]

Dear Mayor Ting-Que:

In view of the Memorandum Order 167-2024 dated May 21, 2024, to the members of the Appraisal Committee, we are respectfully transmitting herewith our Committee Appraisal report, to wit:

	Offeror	Resolution No.	Property Location	Area
1.	Benita B. Valle married to Joven F. Valle	07-2024	San Gabriel	429 sqm.
2.	Benita B. Valle married to Joven F. Valle	07-2024	San Gabriel	430 sqm

Thank you.

Very truly yours,

  
**ENGR. MARVIE QUI LANG-ALVAREZ, REA**  
City Assessor



Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

## OFFICE OF THE CITY ASSESSOR

1<sup>st</sup> Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500  
Email add: assessortuguegaracity@yahoo.com

### CITY APPRAISAL COMMITTEE

#### MINUTES OF THE CITY APPRAISAL COMMITTEE MEETING HELD AT THE OFFICE OF THE CITY ASSESSOR ON June 6, 2024

**Present:** ENGR. MARVIE QUILANG-ALVAREZ- City Assessor- Chairman  
MR. BUENAVENTURA F. LAGUNDI- City Treasurer- Member  
ENGR. EMILIO L. MATANGUIHAN – City Engineer- Member

**Absent:** NONE

#### RESOLUTION NO. 07-2024

#### RESOLUTION UNDERTAKING THE APPRAISAL OF PARCEL OF LAND OFFERED FOR SALE TO THE CITY GOVERNMENT OF TUGUEGARAO CITY OWNED BY MS. BENITA VALLE OF TUGUEGARAO CITY.

**PRESENTED:** A Memorandum Order 167-2024 dated May 21, 2024, 2024 from the Hon. City Mayor MAILA ROSARIO S. TING-QUE addressed to the City Appraisal Committee to undertake appraisal of the proposed acquisition of lot by Barangay San Gabriel, Tuguegarao City as requested by Hon. Joseph Petricio P. Salagan, Punomg Barangay dated May 20, 2024 on the lot of Benita B. Valle, married to Joven F. Valle, to wit:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Ms. Benita B. Valle married to Joven F. Valle	Lot 6	(T-153138) 032-2022004692	429.00
Ms. Benita B. Valle married to Joven F. Valle	Lot 5	(T-153137) 032-2022004691	430.00

**WHEREAS,** the Manual on Real Property Appraisal and Assessments dated January 2006 under Chapter VIII, Miscellaneous Provisions of the Manual, Section 1, provides that *“Whenever a private property is subject to acquisition by the government for public use, that property is referred to the Provincial/City Appraisal Committee for it to determine the market value”*,



Republic of the Philippines  
Province of Cagayan  
Tuguegarao City

### OFFICE OF THE CITY ASSESSOR

1st Floor, Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Cang Sur, Tuguegarao City, Cagayan, 5500  
email add: [assessor@tuguegarao.city.gov.ph](mailto:assessor@tuguegarao.city.gov.ph)

---

### CITY APPRAISAL COMMITTEE MEETING

Date : June 6, 2024

NAME	OFFICE/DESIGNATION	SIGNATURE
1. BUENAVENTURA F. LAGUNDI	CTO- CITY TREASURER	
2. ENGR. EMILIO MATANGGILAN	CEO - CITY ENGINEER	
3. ENGR. MARVIE Q. ALVAREZ	CAO - CITY ASSESSOR	

**WHEREAS**, upon ocular inspection conducted by Engr. Rommel B. Iquin & Engr. Norma M. Lozada, said lot is found vacant and is along residential area.

**WHEREAS**,

1. The subject lot is vacant and flat in surface.
2. Adjacent to the Barangay hall and Gym in the northern portion of the said lot.
3. Below 50cm in elevation from the Banaue Street.

**WHEREAS**, as per records of the city assessor's office, the lot covered by the above-mentioned Tax Declaration is classified as residential;


**WHEREAS**, the proposed site shall be built with a fully equipped and Modern Training Center, Sports Center and Other Economic Development/Income Generating Projects;

**WHEREAS**, in the year 2021 to the current year subsequent sales were executed for parcels of land within Barangay San Gabriel and adjacent lots for an average amount of Two Thousand Five Hundred Thirty-Eight Pesos & 26/100 (Php2,538.26) per square meter.;

**WHEREAS**, after thorough deliberation the City Appraisal Committee decide to adopt the amount of the Two Thousand Five Hundred Thirty-Eight Pesos & 26/100 (Php2,538.26) per square meter, be set as the price to negotiate for the purchase of the lot offered for sale to the Barangay of San Gabriel;

**WHEREFORE**, premises considered, the City Appraisal Committee recommends that in the purchase of the subject lot of Two Thousand Five Hundred Thirty-Eight Pesos & 26/100 (Php2,538.26) per square which is fair, just and reasonable.

Approved unanimously.

  
**ENGR. EMILIO MATANGUIHAN**  
City Engineer (Member)

  
**BUENAVENTURA F. LAGUNDI**  
City Treasurer (Member)

  
**ENGR. MARVIE QUILANG-ALVAREZ, REA**  
City Assessor (Chairman)

# INSPECTION REPORT

June 5, 2024

SUBJECT: Lot 5 & lot 6 Pcs-2-01-000757

AREA=959 sq. m.

TITLES=T-1531387& T-153138

OWNER: VALLE, BENITA B. MTO VALLE, JOVEN F.

LOCATION: SAN GABRIEL, TUGUEGARAO CITY

## FINDINGS:

1. The subject is vacant and flat in surface.
2. Adjacent to Barangay Gym and Barangay hall in the northern portion of the said lot.
3. Below 50 cm in elevation from the Banaue Street.

## Bounded by:

NORTHERN: Barangay hall & Barangay Gym

EASTERN: Road (Banaue Street)

SOUTHERN: Residential Area

WESTERN: Residential Area

  
ENGR. ROMMEL B. IQUIN  
TAXMAPPER II

  
ENGR. NORMA M. LOZADA  
LAOO II

**SALES EXECUTED FOR LOTS LOCATED WITHIN THE BARANGAY OF SAN GABRIEL AND ADJACE**

Tax Declaration	Classification	Lot No.	Name of Declared Owner	Deed of Sale	Year	Area	Sale per sq.m
23-118399	RESIDENTIAL	LOT 4132-S	SALVA, EVELYN	450,000.00	2022	198	2274.95
23-122428	RESIDENTIAL	LOT 4307-C-13	RAMOS, JOANA MAE	360,000.00	2023	200	1,800.00
23-122429	RESIDENTIAL	LOT 4307-C-12	RAMOS, JOANA MAE	360,000.00	2023	200	1,800.00
23-123480	RESIDENTIAL	LOT 17 PCS-2-01-0000092	PAAT, CAROLYN	1,760,000.00	2023	352	5,000.00
23-125267	RESIDENTIAL	LOT 4116-D-5	CORDOVA, VILMA	1,000,000.00	2023	400	2,500.00
22-112938	RESIDENTIAL	LOT 4307-I-5	BAGUANGA, ROBELINE	500,000.00	2021	270	1,854.60
<b>Total</b>							<b>15,229.55</b>
<b>Parcel</b>							<b>6</b>
<b>Average/sq. m.</b>							<b>2,538.26</b>

Data Gathered and Computed by:

  
**ENGR. NORMA M. LOZADA**  
 LAOO II

OFFICE OF THE PUNONG BARANGAY

May 20, 2024

**HON. MAILA ROSARIO S. TING-QUE**

City Mayor  
City of Tuguegarao  
City Hall  
Carig Sur, Tuguegarao City

OFFICE OF THE CITY MAYOR  
RE:  
Date: MAY 20 2024  
Time: 3:05 PM  
RV: *[Signature]*

Dear Mayor Maila:

Greetings of Good Governance!!!

This has reference to the proposed investment plan for 2024 of Barangay San Gabriel for the acquisition of two (2) lots covered under TCT No: (T-153137) 032-20220004691 and TCT No: (T-15313) 032-2022004692 attached xerox copies, situated at Barangay San Gabriel, Tuguegarao City, Cagayan, which are adjacent to the Barangay Hall Building of Barangay San Gabriel. The lots shall be purchased through a bank loan. Said lots will serve as the proposed site where we shall build a Fully Equipped and Modern Training Center, Sports Center and other Economic Development/ Income Generating Projects.

Relative hereto, may we respectfully requests the assistance of the Committee/Team of Appraisers of LGU Tuguegarao City to conduct an appraisal on the above-mentioned lots. This Appraisal Report is necessary to fulfill the requirement for the proposed loan of Barangay San Gabriel from the Development Bank of the Philippines.

Thank you for your favorable consideration and action on our request.

Respectfully yours,

*[Signature]*  
**HON. JOSEPH PETRICIO P. SALAGAN**  
Punong Barangay

3980

OFFICE OF THE PUNONG BARANGAY  
Banaue St., San Gabriel Village, Tuguegarao City, Cagayan  
Tel. #:844-1254 – Cp#: 09363791390

It is hereby certified that this is a true electronic copy of TCT 2022004691 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO





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

Registry of Deeds for Tuguegarao, Cagayan

**Transfer Certificate of Title**

**No. (T-153137) 032-2022004691**

IT IS HEREBY CERTIFIED that certain land situated in BO. OF SAN GABRIEL, MUN. OF TUGUEGARAO, PROV. OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND OF LOT 5 OF THE CONS-SUBD. PLAN PCS-2-01-000757, BEING A PORTION OF LOTS 4184-A TO 4184-E, PSD-2-01-011903, SITUATED IN THE BO. OF SAN GABRIEL, MUN. OF TUGUEGARAO, PROV. OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE SW. ALONG LINE 1-2 BY LOT 4250 AND LINE 2-3 (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

**Owner:** BENITA B. VALLE, OF LEGAL AGE, FILIPINO, MARRIED TO  
JOVEN F. VALLE

**Address:** 14 SIERRA MADRE ST. SAN GABRIEL, TUGUEGARAO CITY

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

<b>Case No.:</b>	<b>Record No.:</b> 324
<b>Orig. Reg. Date:</b> 02 05 1926	<b>Decree No.:</b> 202900
<b>Original RD:</b> TUGUEGARAO, CAGAYAN	<b>OCT No.:</b> OCT-1306
<b>Volume No.:</b>	<b>Page No.:</b>
<b>Original Owner:</b>	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-97825 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on  
the 15th day of DECEMBER 2005 at 03:40pm.

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTER OF DEEDS

Attested by:

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2022004691 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO

Ref. : 2024002942 OR No. : 1030822300  
Date : 02/01/2024 OR Date : Feb 1 2024  
Time : 10:36:46 AM Amt. Paid : 470.32



**MEMORANDUM OF ENCUMBRANCES**

. : ENTRY NO. 538635 INSTRUMENT S.P.A. EXECUTED BY: BENITA B. VALLE IN FAVOR OF: AUREA D. SORIANO CONDITIONS: ACT AS ATTY-IN-FACT

DATE OF INSTRUMENT: JULY - 26 - 05

DATE OF INSCRIPTION: DEC. - 21 - 05 AT \_\_\_\_\_

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTER OF DEEDS

. : P.E. NO. 538851-2/FILE NO. \_\_\_\_\_ MORTGAGE IN FAVOR OF H.D.M.F. TO SECURE THE SUM OF \_\_\_\_\_ PESOS P 996,000 RATIFIED BEFORE ATTY. JOSE MARIO M. MACARILAY, NOTARY PUBLIC FOR CAGAYAN AS PER DOC. NO. 5710, PAGE NO. 92, BOOK NO. XII, SERIES OF 2005.

DATE OF INSTRUMENT: 12-28-2005

DATE OF INSCRIPTION: 12-29-2005

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTER OF DEEDS

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

**Entry No.:** 2022006143 **Date:** July 19, 2022 02:53:05PM

CONVERSION TO CTITLE : CERTIFICATE OF TITLE NO. 2022004691 IS ISSUED BASED ON TRANSFER CERTIFICATE TITLE NO. T-153137, BY VIRTUE OF LRA CIRCULAR NO. 02-2016 WITH SUBJECT: "PROGRAM FOR THE UPGRADE OF ALL MANUALLY-ISSUED TITLES WITHIN A 3-YEAR PERIOD", PUBLISHED ON JANUARY 29, 2016, AS AMENDED BY LRA CIRCULAR NO. 02-2017 DATED JANUARY 6, 2017, PUBLISHED ON JANUARY 11, 2017.

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

**Entry No.:** 2022006143 **Date:** July 19, 2022 02:53:05PM

CANCELLATION : OF REAL ESTATE MORTGAGE ANNOTATED UNDER ENTRY NO. 538851-2, IN ACCORDANCE WITH DOC. NO. 360; PAGE NO. 73; BOOK NO. II; SERIES OF 2019; OF NOTARY PUBLIC OF TUGUEGARAO; ATTY. DRAZEN BORG M. PIANO; DATED JULY 25, 2019.

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2022004691 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO

Ref. : 2024002942 OR No. : 1030822300  
Date : 02/01/2024 OR Date : Feb 1 2024  
Time : 10:36:46 AM Amt. Paid : 470.32



**TECHNICAL DESCRIPTION** (Continued from page 1)

BY LOT 4251 BOTH OF TUGUEGARAO CAD-151, ON THE NW. ALONG LINE 3-4 BY LOT 4, ON THE NE. ALONG LINE 4-5 BY LOT 7 (ROAD LOT); ON THE SE, ALONG LINE 5-1 BY LOT 6 ALL OF THE CONS-SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 0 DEG. 05'E., 382.50 M. FROM BBM NO. 11, CAD-151, THENCE N. 6 DEG. 38'W., 4.45 M. TO PT. 2; THENCE N. 5 DEG. 57'W., 9.39 M. TO PT. 3; THENCE N. 83 DEG. 15'E., 30.98 M. TO PT. 4; THENCE S. 5 DEG. 54'E., 13.92 M. TO PT. 5; THENCE S. 83 DEG. 24'W., 30.92 M. TO PT. 1; PT. OF BEGINNING, CONTAINING AN AREA OF FOUR HUNDRED THIRTY (430.00) SQ. M. MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: PT. 2 BY OLD BL AND THE REST BY PS CYL. CONC. MONS. 15 X 60 CMS. BEARINGS TRUE. DATE OF ORIGINAL SURVEY WAS EXECUTED BY GEODETIC ENGR. NAPOLEON M. LAGAR ON JULY 12, 1982 AND WAS APPROVED ON AUGUST 10, 1982. VERIFIED AND APPROVED: FOR THE REGIONAL DIRECTOR: LEONARDO A. PAAT, CHIEF, REGIONAL SURVEYS DIVISION BY: (SGD) JULIUS U. CALINA, CHIEF, REGIONAL SURVEYS SECTION. (SUPERVICING GEO. ENGR. I) PREPARED BY: NAPOLEON M. LAGAR, GEO. ENGR. VERIFIED BY: ILLEGIBLE SIGNATURES.

It is hereby certified that this is a true electronic copy of TCT 2022004691 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO



Ref. : 2024002942 OR No. : 1030822300  
Date : 02/01/2024 OR Date : Feb 1 2024  
Time : 10:36:46 AM Amt Paid : 470.32

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

Registry of Deeds for Tuguegarao, Cagayan

**Transfer Certificate of Title**

**No. (T-153138) 032-2022004692**

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF SAN GABRIEL, MUN. OF TUGUEGARAO, PROV. OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND LOT 6 OF THE SUBD. PLAN PCS-2-01-000757, BEING A PORTION OF LOTS 4184-A TO 4184-E, PSD-2-01-011903, SITUATED IN THE BARRIO OF SAN GABRIEL, MUN. OF TUGUEGARAO, PROV. OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE SE, ALONG LINE 3-4 BY LOT 4185, ON THE SW. ALONG (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

**Owner: BENITA B. VALLE, OF LEGAL AGE, FILIPINO, MARRIED TO JOVEN F. VALLE**

**Address: 14 SIERRA MADRE ST, SAN GABRIEL, TUGUEGARAO CITY**

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

<b>Case No.:</b>	<b>Record No.:</b> 423
<b>Orig. Reg. Date:</b> 02 05 1926	<b>Decree No.:</b> 202900
<b>Original RD:</b> TUGUEGARAO, CAGAYAN	<b>OCT No.:</b> OCT-1306
<b>Volume No.:</b>	<b>Page No.:</b>
<b>Original Owner:</b> SIMEON MAGGAY ET.AL.	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-98807 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 15th day of DECEMBER 2005 at 03:40pm.

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTRY OF DEEDS

Attested by:

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2022004692 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO

Ref. : 2024002942 OR No. : 1030822300

**MEMORANDUM OF ENCUMBRANCES**

. : ENTRY NO. 538635 INSTRUMENT S.P.A. EXECUTED BY: BENITA B. VALLE IN FAVOR OF: AUREA D. SORIANO CONDITIONS: ACT AS ATTY-IN-FACT

DATE OF INSTRUMENT JULY 26-05  
DATE OF INSCRIPTION DEC. 21-05

(SGD.) ATTY. ALEXANDER P. SIMEON JR.  
REGISTER OF DEEDS

. : ENTRY NO. 538851-2/FILE NO. \_\_\_\_\_ MORTGAGE IN FAVOR OF H.D.M.F. TO SECURE THE SUM OF \_\_\_\_\_ PESOS (P 996,000) RATIFIED BEFORE ATTY. JOSE MARIO M. MACASILAY NOTARY PUBLIC FOR CAGAYAN AS PER DOC. NO. 5710, PAGE NO. 42, BOOK NO. XII, SERIES OF 2005.

DATE OF INSTRUMENT: 12-28, 2005  
DATE OF INSCRIPTION: 12-29, 2005

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTER OF DEEDS

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

**Entry No.:** 2022006143 **Date:** July 19, 2022 02:53:05PM

CONVERSION TO CTITLE : CERTIFICATE OF TITLE NO. 2022004692 IS ISSUED BASED ON TRANSFER CERTIFICATE TITLE NO. T-153138, BY VIRTUE OF LRA CIRCULAR NO. 02-2016 WITH SUBJECT: "PROGRAM FOR THE UPGRADE OF ALL MANUALLY-ISSUED TITLES WITHIN A 3-YEAR PERIOD", PUBLISHED ON JANUARY 29, 2016, AS AMENDED BY LRA CIRCULAR NO. 02-2017 DATED JANUARY 6, 2017, PUBLISHED ON JANUARY 11, 2017.

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

**Entry No.:** 2022006143 **Date:** July 19, 2022 02:53:05PM

CANCELLATION : OF REAL ESTATE MORTGAGE ANNOTATED UNDER ENTRY NO. 538851-2, IN ACCORDANCE WITH DOC. NO. 360; PAGE NO. 73; BOOK NO. II; SERIES OF 2019; OF NOTARY PUBLIC OF TUGUEGARAO; ATTY. DRAZEN BORG M. PIANO; DATED JULY 25, 2019.

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2022004692 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO

301272002  
JAN 2017

IRENE SALVADOR DE POLONIA, of legal age, single, Filipino, residing at [address], in the City of [city], Province of [province], Republic of the Philippines, for and in behalf of her heirs, assigns and assigns-in-law, do hereby sell, convey and transfer to the undersigned, [name], the [description of property] covered by Transfer Certificate of Title No. T 177921, [description of property] in the City of [city], Province of [province], Republic of the Philippines.

For and in consideration of the sum of FIVE HUNDRED THOUSAND PESOS (P500,000.00) [description of payment]

ROBINE T BAGUANGA, of legal age, single, [description of person]

IN WITNESS WHEREOF, [signature]

IRENE SALVADOR DE POLONIA  
Vendor  
Proposed T.C. No. 00-025478450 R

01148742

With my marital conformity,

AFFELIC CANAPI DE POLONIA

SIGNED IN THE PRESENCE OF [signature]

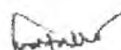
BEFORE ME, I, [notary name], a Notary Public for the Philippines, do hereby certify that the foregoing is a true and correct copy of the original instrument as presented to me, and that the same has been duly recorded in the Office of the Register of Deeds of the City of [city], Province of [province], Republic of the Philippines.

[Handwritten notes and signatures]



REVENUE DISTRICT OFFICE 013  
TUGUEGARAO CITY

TRANSACTION NO. : T-2021-013-043796-M  
CAR NO. : 202000234868  
DATE OF eCAR : 11/19/2021  
TITLE NO. : T-177921  
TAX DECLARATION : 11-50361  
CLASSIFICATION : RES  
LOCATION : SAN GABRIEL, TUGUEGARAO CITY, CAGAYAN  
AREA : 269.60



MA. ELISA F. BATALLA  
ASST. REVENUE DISTRICT OFFICER



It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MINERVA GALAPON

CERTIFICATE AUTHORIZING REGISTRATION (CAR)  
(For Transaction Involving Transfer of Real Property)



CR202000234868

CAR No. C-2021-014-0147206-M

ORIGINAL

Registry of Deeds/Assessor's Office

If this document is based on records and other documents submitted to this Office, the transfer of the property (as described herein) is subject to Capital Gains Tax and Documentary Stamp Tax.

NAME OF SELLER(S)		TIN	ADDRESS
PERSONAL QUALIFICATION	PERSONAL QUALIFICATION	PERSONAL QUALIFICATION	PERSONAL QUALIFICATION
ADDRESS	ADDRESS	ADDRESS	ADDRESS

NAME OF BUYER(S)		TIN	ADDRESS
PERSONAL QUALIFICATION	PERSONAL QUALIFICATION	PERSONAL QUALIFICATION	PERSONAL QUALIFICATION
ADDRESS	ADDRESS	ADDRESS	ADDRESS

Description of Property(ies):

Particulars	Area (sq. m.)	Class	Location	ACT (TCT) No.	Tag. OR No.	Market Value (per Tax Declaration)	Zoning Ord. Value	Netting Price (Estimated Value)
LAND	244.50	RR	SAN CARLOS, TUGUEGARAO CITY, TUGUEGARAO DISTRICT	1-11921	11-30301	P 27,400.00	P 504,000.00	P 504,000.00

Date of Transaction: October 08, 2021

Details of Payment:

Kind of Tax	Date of Payment	RCS-ROR-CR No.	Bank/CC Code	Validation No.	Bank Tax	Refund	Net
CAPITAL GAINS TAX	10/12/2021	ACC1728	33-177	7	40,000.00	0.00	40,000.00
DOCUMENTARY STAMP TAX	10/12/2021	ACC1727	33-177	4	11,000.00	0.00	11,000.00
TAXES	10/08/21	ACC1725	ACC1725	11-30301	40,000.00	0.00	40,000.00

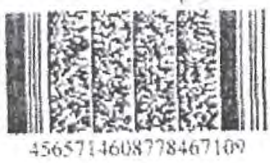
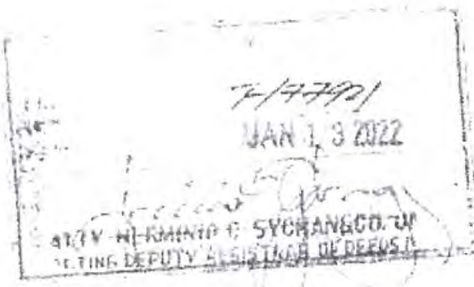
This transaction was processed by Revenue Officer RIZMUND LUBALAN under Group Supervisor CAROLYN T. DIZON and the taxes due thereon have been paid as indicated above. Accordingly, the concerned Offices may effect transfer of the subject property (s).

This Certificate, which is under Transaction No. C-2021-014-0147206-M is issued for registration purposes only, pursuant to the requirements of the NIRC, as amended. The Bureau, however, is not precluded from assessing and collecting any deficiency internal revenue taxes that may be found due from the taxpayer after review investigation.

Issued at Tuguegarao City, Pangasinan, this 19th day of November, 2021.

THIS CERTIFICATE IS VALID FOR FIVE (5) YEARS FROM THE DATE OF ISSUANCE.

Manner of Issuance: ORIGINALLY ISSUED  
Certification fee: P.100.00 ROR/OR No. 02426  
Date of Payment: November 08, 2021  
Reason: Not Applicable



CAESAR R. DULAY  
Commissioner of Internal Revenue  
By: MA ELISAF BATALLA  
AUTHORIZED REVENUE OFFICIAL  
(Signature that should be used)  
RDO No. 013 - Tuguegarao City  
RR No. 5 - Tuguegarao City

NOTICE TO THE REGISTRY OF DEEDS/ASSESSOR'S OFFICE  
This certificate should be presented in original form and is void if without barcode and seal, with erasures, alterations or not signed by the authorized signatory.  
D. O. P. 09/17/2020

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 1 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds



DEED OF ABSOLUTE SALE OF A PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This deed made and executed by and among:

ELMER M. GABONA into Gladys L. Gonzales, a resident of Las Pintas City, herein after called the Vendor

In favor of

VILMA GABONA-CORDOVA in her Angles B. Cordova, a resident of 2055 Norwalk Avenue, Las Pintas City, CAGAYAN herein after called the VENUEE.

WITNESSETH

That the Vendor is an owner by virtue of an Extrajudicial Settlement with Div. No. ... Book No. ... Page No. ... Series of 2023 duly notarized by Atty. Lea Makina-Buaman known as

Lot 4116-D-5 Psd-af-02-019467, Containing an area of FOUR HUNDRED (400) sq.m more or less and still covered by TCT No. 125276 situated at Bagay, Tuguegarao City.

That for and in consideration of ONE MILLION PESOS (Php 1,000,000.00) Pesos Philippine currency which the vendor hereby acknowledges in full and to her entire satisfaction and which amount has been paid by the Vendor by these presents, SELL, CEDE, TRANSFER AND CONVEY by way of absolute the above described lot to the vendee.

I, the WITNESS WHEREOF, I hereon set my hand and seal, this 13th day of year 2023 at Tuguegarao City, CAGAYAN.

ELMER M. GABONA Vendor TIN No. 218-172-046-000 Issued at Tuguegarao City

VILMA M. GABONA-CORDOVA Vendee TIN No. 281-074-168-000 Issued at Tuguegarao City

SIGNED IN THE PRESENCE OF

WITNESSES: MARIA MARALE AL... ELISABETH... 20230913

AT KNOWN TO ME

Republic of the Philippines Province of Cagayan City, Tuguegarao

ATTY. HERNANDO C. SYMANGGI Notary Public

Before me a notary public for and in the Province of Cagayan this day of September 13, 2023 personally appeared the above named persons known to me and to me known to be the same person who executed the foregoing instrument and acknowledge the same to be their free and voluntary act and deed.

Witness my hand and seal

Div. No. 75 Book No. 107 Page No. 479 Series of 2023



Notary Public TIN No. 280-000-01-17-0000 PIR O.R. No. 3782-Pal-01-08-2024 MGLE Comp. No. VII-0012950



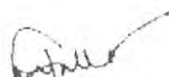
It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CHARMAGNE ANN TUMANGUIL

Ref. No. : 2023023747 OR No. : 1030180691 Date : 09/13/2023 OR Date : Sep 13 2023 Time : 03:26:53 PM Amt. Paid: 393.94

23 125267

BUREAU OF INTERNAL REVENUE  
REVENUE DISTRICT OFFICE 013  
TUGUEGARAO CITY

TRANSACTION NO. : T-2023-013-069014-M  
CAR NO. : 202200657854  
DATE OF eCAR : 09/04/2023  
TITLE NO. : 2023006380  
TAX DECLARATION : 23-123121-R  
CLASSIFICATION : RR  
LOCATION : SAN GABRIEL, TUG. CITY, CAGAYAN  
AREA : 400



MA. ELISA F. BATALLA  
ASST. REVENUE DISTRICT OFFICER



It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CHARMAGNE ANN TUMANGUIL

• ORIGINAL

# CERTIFICATE AUTHORIZING REGISTRATION (CAR)

(For Transaction Involving Transfer of Real Properties)

50RZU7700001034

Taxpayer: For Presentation to  
Registry of Deeds Assessor's Office

CAR No. C-2023-01369145M

For the records that based on all records and other documents submitted to this Office, the transfer of the property(ies) described herein, by subject to Capital Gains Tax and Documentary Stamp Tax

NAME OF SELLER(S)	TIN	ADDRESS
1. JUAN MARCOS S. SANTIAGO	218 112 080 0000	112 ST. GREEN ST. TUGUEGARAO, CAGAYAN
2. ANITA S. SANTIAGO	XXXXXXXXXX	XXXXXXXXXX

2023060809  
SEP 1 2023

NAME OF BUYER(S)	TIN	ADDRESS
1. CHARMAGNE ANN TIMANGHIII	294 214 163 0000	2A, DAY TUGUEGARAO CITY (CANTON), CAGAYAN
2. JUAN MARCOS S. SANTIAGO	XXXXXXXXXX	XXXXXXXXXX

### Description of Property(ies):

Lot No.	Area (sq. m.)	Legal Description	Lot No.	Tax Dec. No.	Market Value per Tax Dec.	Assessed Value	Assessed Value
1	1,000.00	Lot 1, Block 1, Subdivision No. 1, Tuguegarao City, Cagayan	1	21 112 11 1	100,000.00	100,000.00	100,000.00
2	1,000.00	Lot 2, Block 1, Subdivision No. 1, Tuguegarao City, Cagayan	2	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX

Page 1 of 2

Page 1 of 2

### Details of Payment:

Kind of Tax	Date of Payment	BUIS RLR (TR No.)	Bank/RCO Code	Voucher No.	Amount Paid	Receipt No.	Amount
Documentary Stamp Tax	08/21/2023	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	100,000.00	XXXXXXXXXX	100,000.00
Capital Gains Tax	08/21/2023	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	15,000.00	XXXXXXXXXX	15,000.00
TOTAL	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX

This transaction was processed by Revenue Officer BRIAN V. HERNANDEZ under Group Supervisor BEVERLY L. DELA CRUZ and the taxes shown above have been paid as indicated above. Accordingly, the concerned Offices may effect transfer of the subject property(ies).

This certificate, which is under Transaction No. 2023-01369145M, is issued for registration purposes only, pursuant to the requirements of the Bureau of Internal Revenue, however, is not precluded from assessing and collecting any deficiency internal revenue taxes that may be found due from the taxpayer after review/investigation.

Issued at Tuguegarao City, Philippines, this 21st day of September, 2023.

VALID FOR FIVE (5) YEARS FROM THE DATE OF ISSUE.

MADE POSSIBLE BY ORIGINAL REGISTERED

Signature of Registrar ROR OR No. 010291

Signature of Assessor 010291

Signature Not Applicable

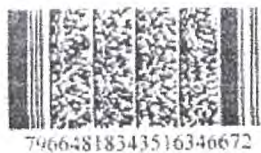
2023060809

2023

*[Signature]*

ATTN: OFFICE OF THE REGISTRAR, JR.

Acting Registrar of Deeds IV



ROMEO D. LUMAGUI JR.  
Commissioner of Internal Revenue

*[Signature]*  
MA. ELISAF BATALLA  
AUTHORIZED REPRESENTATIVE

REG. No. 001 - Tuguegarao City  
R.R. No. 3 - Tuguegarao, Cagayan

### NOTICE TO THE REGISTRY OF DEEDS, ASSESSOR'S OFFICE:

This certificate should be presented in original form and is void if without barcode and seal, with erasures, alterations or not signed by the authorized signatory.

D. O. P. 10/03/2022

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 1 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CHARMAGNE ANN TIMANGHIII

DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

1. Registered  
 2. 2023  
 3. 123480

This Deed of Sale is made and executed by and between:

1. **ANGEL ANJIE HUENDA** of legal age, Filipino, married to **JOSE LUIS HUENDA**, and with residence and postal address at **37 Passig St. Ugal Norte, Tuguegarao City, Pangasinan**, hereinafter referred to as the **"VENDOR"**;

-AND-

2. **FABRIZIA BEVENO POAT** of legal age, Filipino, widowed and with residence and postal address at **29 Suriga Kudarat St. San Gabriel, Tuguegarao City, Pangasinan**, hereinafter referred to as the **"VENDEE"**;

WITNESSETH:

That the **SELLER/VENDOR** is the absolute and registered owner of a certain piece of land situated in **San Gabriel, Tuguegarao City, Cagayan Province, Philippines**, the parcel of land is covered by Transfer Certificate of Title No. **T-169402** issued by the Registry of Deeds of **Tuguegarao City, Cagayan**, and particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. T-169402

A parcel of land of Lot No. 17 of the subdivision plan Nos. 2-03, 330292, 400044 (lots 4110 & 4113), Tuguegarao City, Cagayan, situated in the **Barangay of San Gabriel**, Municipality of Tuguegarao, Province of Cagayan, is and is now divided into lots, more or less, by Lot 18 on the N. along line 2-3 by Range lot 40 on the E. along line 1-4 (by) lot 41 on the S. along line 5-6 by Lot 22 and 6-1 by Lot 33, all of the subdivision plan registered at a certain parcel of land in the plan being N. 8 degrees 02' 27" 411.38 meters from point 1 to point 2, bearing N. 8 degrees 23' 17" 76 meters to point 2, N. 85 degrees 1' 11" 10 meters to point 3, S 51 degrees 33' 1" 2.91 meters to point 4, S 8 degrees 24' 1" 15.6 meters to point 5, S 62 degrees 13' 18" 66 to point 6, bearing S. 85 degrees 13' 18" 66 to point 7, containing an area of **THREE HUNDRED (300) (300) square meters**, more or less.

That the **VENDOR**, for and in consideration of the sum of **ONE HUNDRED SIXTY (160,000.00) (Php 1,600,000.00)** in Philippine currency, receipt of which is hereby acknowledged by the **VENDOR**, does hereby **SELL, TRANSFER** and **CONVEY** unto the **VENDEE**, the Subject Property, together with all rights, title and interests arising from it appurtenant thereto, free from all liens and encumbrances whatsoever.



It is hereby certified that this is a true electronic copy of on file in **Registry of Deeds of Tuguegarao, Cagayan**, 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 Tuguegarao, Cagayan**. Requested By: **FELISA LIBAN**

Ref. No. : 2023020489 OR No. : 1029361703  
 Date : 08/04/2023 OR Date : Aug 4 2023  
 Time : 08:32:22 AM Amt. Paid : 470.32

080000-23 123480

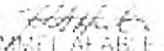
Stamp Duty, Tax shall be borne by the VENDOR. All Documentary Stamp Taxes, Transfer Registration Fees, and all other expenses incidental to the transfer of the Title to the name of the BUYER shall be for the VENDOR'S account. Notarization fees and the Transfer Fee for ownership for this Deed of Sale shall be for the VENDOR'S account.

The Parties agree to do all things necessary and to execute all further documents necessary and appropriate to carry out and effectuate the terms and purposes of this Deed.

If any provision of this Deed is unenforceable or declared invalid, the remaining provisions not declared unenforceable or invalid remain in full force and effect.

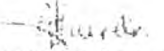
This Deed represents the entire agreement between the parties and supersedes all previous oral and written communications, representations, or agreements between the parties with respect to the subject property.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013, at Tuguegarao City, Cagayan


  
RICHARD ABLE HERNANDEZ  
VENDOR

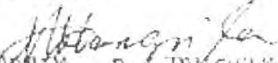
  
CAROLYN ROYNE DAW  
VENUE

ZHELENE TA LUNSEN

  
FELISA LIBAN  
BUYER'S SPOUSE

SIGNED IN THE PRESENCE OF:

  
ALLEN L. CRIVELLO

  
MARTHA B. TINGULAN



DEED OF ABSOLUTE SALE

1023014221  
5/25/2023

KNOW ALL MEN BY THESE PRESENTS

This CONTRACT, made and executed this \_\_\_\_\_ day of \_\_\_\_\_ 2023 by and between...

**MARIA SOLEDAD KANAPI SANTOS** (of legal age, New Zealand citizen, married, resident of Auckland, New Zealand), **ARIEL STA. INES KANAPI** (of legal age, New Zealand citizen, married, resident of Auckland, New Zealand), **JOAN THERISE KANAPI LOPEZ** (of legal age, New Zealand citizen, married, resident of Auckland, New Zealand), **BONIFACIO KANAPI DE JESUS** (of legal age, Filipino, married, resident of USA, Republic of Manila, Manila, Philippines) and **BIENVENIDO STA. INES KANAPI, JR.** (of legal age, Filipino, resident of USA, Republic of Manila, Manila, Philippines), hereinafter referred to as **SELLERS**;

-AND-

**JOYNA MAE GABATIN RAMOS** single of legal age, Filipino and with residence at Rambutan Street, San Gabriel, Tuguegarao City, Cagayan, Philippines, hereinafter referred to as the **"BUYER"**.

WITNESSETH:

WHO BY As one of the seller, who is **BIENVENIDO STA. INES KANAPI, JR.** represents the seller in this sale transaction by virtue of two (2) special power of attorneys dated August 15, 2020 and August 26, 2020.

WHEREAS the **SELLERS** are the absolute owners of a parcel of lot designated as follows:

- Lot No. **4307-C-12**, Plan No. PSD-ATF-02-099346, portion of Lot 4307-C, PSD-ATF-02-099346, located in San Gabriel, Tuguegarao City, Cagayan with an area of 3333.00 (THREE THOUSAND THREE HUNDRED AND THIRTY-THREE) square meters, more or less, covered by Transfer Certificate of Title No. OF-02-099346-55. AND
- Lot No. **4307-C-13**, Plan No. PSD-ATF-02-099346, portion of Lot 4307-C, PSD-ATF-02-099346, located in San Gabriel, Tuguegarao City, Cagayan with an area of 1300.00 (ONE THOUSAND THREE HUNDRED) square meters, more or less, covered by Transfer Certificate of Title No. OF-02-099346-56.

WHEREAS the **BUYER** offered to buy and the **SELLERS** agreed to sell the above-mentioned properties under the terms and conditions herein below set forth:

NOW KNOW ALL MEN for and in consideration of the total sum of **SEVEN HUNDRED TWENTY THOUSAND PUSOS (P720,000.00)**, Philippine Currency, the **SELLERS** agree to sell and the **BUYER** agree to buy the aforesaid property, amount receipt thereof is acknowledged by **BIENVENIDO STA. INES KANAPI, JR.** (attorney-in-fact of the sellers and as seller himself), and hence by these presents, **SELLERS** hereby **SELL** (CIDE TRANSFER AND CONVEY) unto said **BUYER**, their assigns and successors-in-interest the above-described lot that is free from any encumbrances, liens and it was never given to third persons in payment or security for loans.

**IN WITNESS WHEREOF**, the **SELLERS** through the attorney-in-fact Bienvenido Sta Ines Kanapi Jr. who is also one of the sellers has hereunto affixed his signature this \_\_\_\_\_ day of \_\_\_\_\_ 2023 at Tuguegarao City, Cagayan, Philippines.


L R A 11077511

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: RUBY ROSE ARSITIO

Ref. No.: 2023014221 OR No. : 1029353592  
Date : 05/25/2023 OR Date : May 25 2023  
Time : 03:10:36 PM Amt. Paid: 432.13

00000023 120000

BIENVENIDO STA. INES KANAPI, JR.  
AN ATTORNEY-IN-FACT AND AS  
SECRETARY  
Driver's License B01-98-031334


  
JOANA MAE GABATIN RAMOS  
ATY-ATL  
Philippine Passport No: P05642208

SIGNED IN THE PRESENCE OF: (witnesses /signature over printed name)

  
ADORA P. KANAPI

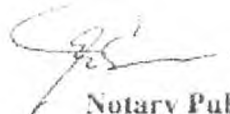
ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF CAGAYAN ) SS  
CITY OF TUGUEGARAO )

  
HERMINIO C. SYCHANGCO,  
DEPUTY REGISTRAR OF DEEDS

BEFORE ME, this 05 of MAY 2023, 2023 personally appeared the above named persons with their identification card, the particular of which appears below their name, known to me and to me known to be the same person who executed the forgoing documents and acknowledged that the same is free and voluntary act and deed.

WITNESS MY HAND AND SEAL.

  
Notary Public

Doc No. 242  
Page No. 1  
Book No. 2  
Series of 2023



REVENUE DISTRICT OFFICE 013  
TUGUEGARAO CITY

TRANSACTION NO. : T-2023-013-063363-M  
CAR NO. : 202200376423/376424  
DATE OF eCAR : 05/15/2023  
TITLE NO. : 2020005655/2020005656  
TAX DECLARATION : 21-108039/21-108038  
CLASSIFICATION : RR  
LOCATION : SAN GABRIEL, TUG. CITY, CAGAYAN  
AREA : 200/200

  
MA. ELISA F. BATALLA  
ASST. REVENUE DISTRICT OFFICER





ORIGINAL

CAR No. C-2021-013-2021-4-M

Subject: Transfer of Real Property  
Registry ID: 2021-013-2021-4-M

The documents and other documents submitted to this Office, the transfer of the properties described herein, is subject to capital gains tax and Documentary Stamp Tax.

NAME OF SELLER(S)	TIN	ADDRESS
THE SELLER(S)		

NAME OF BUYER(S)	TIN	ADDRESS
THE BUYER(S)		

Description of Property(ies):

Particulars	Area (sq. m.)	City	Lot/Block	ACT, DCT, OCT No.	Tax Dec. No.	Market Value per sq. m.	Zoning Code	Acquired	Substantive Title

CAR Title Issue: May 09, 2021

Transaction Fee: 1,000.00  
Documentary Stamp Tax: 1,000.00

Details of Payment:

Kind of Tax	Date of Payment	BCSI ROR No. For No.	Bank ROR Code	Validation No.	Basic Tax	Particulars	Check
Documentary Stamp Tax	05/09/2021	7900	25628		1,000.00	1,000.00	1,000.00
Transaction Fee	05/09/2021	2900	25634		1,000.00	1,000.00	1,000.00

This transaction was processed by Revenue Officer JANICA NOVA B. CUI, GMNA under Group Supervisor KATH APRIL C. MALI, II, ITR and the taxes due thereon have been paid as indicated above. Accordingly, the concerned Offices may effect transfer of the subject properties.

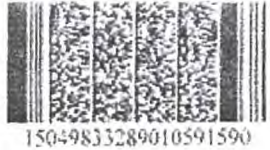
This Certificate, which is not a certificate(s) under Transaction No. 1-2021-013-2021-4-M, is issued for registration purposes only pursuant to the requirements of the NIRC, as amended. The Bureau, however, is not precluded from assessing and collecting any deficiencies internal revenue tax that may be found due from the taxpayer after review investigation.

Issued at Tuguegarao City, Philippines, this 15th day of May, 2021.

THIS CERTIFICATE IS VALID FOR FIVE (5) YEARS FROM THE DATE OF ISSUE.

Number of Issuance: ORIGINAL ISSUED  
Application Fee: P. 100.00 ROR/OR No. 29-02164  
Date of Payment: May 09, 2021  
Receiver: Not Applicable

*Arminio C. Sychingco*  
ATTY. ARMINIO C. SYCHINGCO, JR.  
DEPUTY REGISTRAR OF DEEDS IV



ROMEO D. LUMAGUI, JR.  
Commissioner of Internal Revenue  
*R. Lumagui*  
MA. ELISA F. BATALLA  
AUTHORIZED REVENUE OFFICIAL  
Regional Office - Tuguegarao City  
RR No. 1 - Tuguegarao, Cagayan

NOTICE TO THE REGISTRY OF DEEDS/ASSESSOR'S OFFICE  
This certificate should be presented in original form and is void if without barcode and seal, with erasures, alterations or not signed by the authorized signatory.  
D. O. P. 10/03/2022

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: RUBY ROSE ARSITIO

EXTRAJUDICIAL SETTLEMENT WITH SALE OF REGISTERED LAND

2022011035

KNOW ALL MEN BY THESE PRESENTS

DEC 02 2022

That this EXTRAJUDICIAL SETTLEMENT WITH SALE made and entered into by among Heirs of the late FLORENCIA DE LEON, namely: MA. LUCILA DE LEON GALVEZ, ROMEO V. DE LEON, RICHARD V. DE LEON, RAISERIO V. DE LEON, all represented by VIENA DE LEON REDONDO, of legal ages, Filipinos with residence addresses at San Jose, Aurora, Isabel, and Ambonao, Calasiao, Pangasinana, respectively, herein known as the "HEIRS-VENDORS"

WITNESSETH

That we are the sole surviving heirs of the late FLORENCIA DE LEON, who died under a last will and testament.

That FLORENCIA DE LEON at the time of her death is the registered owner of a parcel of land which is her exclusive paraphernal property located at (previously San Gabriel, Tuguegarao City, Cagayan, covered by Transfer Certificate of Title No. T-161111 of the Register of Deeds of Tuguegarao described as Lot No. 4132-S of the subdivision plan 5427-1-1-1-17, being a portion of Lot 4132, Cad-151, bounded on the N., along line 1-2 by Lot 4132-D, along line 2-3 by Lot 4132-C, both of the subdivision plan, on the E., along line 3-4 by Lot 4132-A of the subdivision plan, on the S., along line 4-5 by Lot 4138, Cad-151, containing an area of ONE HUNDRED NINETY EIGHT (198) SQUARE METERS, more or less,

That to the best knowledge and information of herein Heirs-Vendors, the said parcel of land is free from any parties and that no personal properties are involved in this extrajudicial settlement.

That pursuant to the provisions of Sec. 4, Rule 74 of the Rules of Court of the Philippines, herein surviving Heirs-Vendors hereby extrajudicially settle, pro-matriso said parcel of land and by this same instrument subject to the provision of Section 4, Rule 74 of the Rules of Court of the Philippines, for and in consideration of the amount of FOUR HUNDRED FIFTY THOUSAND PESOS (Php 450,000.00), do hereby SELL, CONVEY, TRANSFER and the said Vendor EVELYN GO SALVA, said parcel of land, free from liens and encumbrances.

IN WITNESS WHEREOF, we hereunto affix our signatures this 07<sup>th</sup> Nov 2022 at Tuguegarao City, Cagayan.

*Vienna De Leon Redondo*  
VIENA DE LEON REDONDO  
Vendors' Representative

*Evelyn Go Salva*  
EVELYN GO SALVA  
Vendee

WITNESSETH

*[Signature]*

LR A 1103610802

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: EVELYN SALVA

Ref. No. : 2022028302 OR No. : 1027243873

Date : 12/06/2022 OR Date : Dec 6 2022

Time : 01:57:38 PM Amt. Paid: 629.10

23 118399

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the Province of Cagayan, this 29<sup>th</sup> Dec 2022 Tuguegarao City, personally appeared the above named persons who exhibited to me their identification documents bearing their photographs and signatures, known to me to and to me known to be the same persons who executed the foregoing instrument denominated as **EXTRAJUDICIAL SETTLEMENT WITH SALE OF REGISTERED LAND**, and they acknowledged to me that the same is their free and lawful deed.

This instrument, consisting of 3 pages, including the page on which this acknowledgment is written, has been signed on the right left margin of each and every page thereof by the above-named persons and their witnesses.

IN WITNESS WHEREOF, I have hereunto set my hand and sealed with my notarial seal on the day, date, and place above written.

Doc. No. 272  
Book No. 27  
Page No. 26  
Series of 27

*ila*

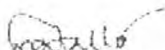
07773983

DEC 29 2022  
DEPUTY REGISTRAR OF DEEDS



BUREAU OF INTERNAL REVENUE  
REVENUE DISTRICT OFFICE 013  
TUGUEGARAO CITY

TRANSACTION NO. : T-2021-013-058570/S8571-M  
CAR NO. : 202200138091/138092  
DATE OF eCAR : 11/29/2022  
TITLE NO. : T-16111  
TAX DECLARATION : 11-51479  
CLASSIFICATION : RES  
LOCATION : SAN GABRIEL, TUG. CITY, CAGAYAN  
AREA : 198

  
MA. ELISA F. BATALLA  
ASST. REVENUE DISTRICT OFFICER

NAME OF OCCIDENTAL STATE	IN	ADDRESS

NAME OF THE DEEDS	IN	ADDRESS

70874100  
DEC 02 2022

Description of Property and			

Details of Payment						

NOTICE TO THE REGISTRY OF DEEDS/ASSESSOR'S OFFICE  
 This certificate should be preserved in original form and it void if without signature and date. It may also be altered or not signed by the authorized signatory.  
 D O P 04/22/2022

DEC 02 2022  
 REGISTRY OF DEEDS  
 TUGUEGARAO, CAGAYAN

07773973



SOMBOL LUMAGUI JR  
 MA LUISA L. BAYAL A

NOTICE TO THE REGISTRY OF DEEDS/ASSESSOR'S OFFICE  
 This certificate should be preserved in original form and it void if without signature and date. It may also be altered or not signed by the authorized signatory.  
 D O P 04/22/2022



It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 1 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: EVELYN SALVA



# TAX DECLARATION OF REAL PROPERTY

TD No. 04-0045-03124 Property Identification No. 182-04-0045-029-47

Owner: VALLE, BENITA B. M/TO: JOVEN F. VALLE TIN: \_\_\_\_\_

Address: #14 Sierra Madre St. San Gabriel Village, Tug. City Telephone No. \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_

Location of Property : \_\_\_\_\_ **San Gabriel/04** **Tuguegarao City**  
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. T-153138 Survey No. Lot 6,Pcs-2-01-000757(portion of lot 4184-A to E)

CCT \_\_\_\_\_ Lot No. \_\_\_\_\_

Dated \_\_\_\_\_ Blk No. \_\_\_\_\_

Boundaries:  
**North: lot 7 (Road Lot)** **South: 4250**  
**East: 4185** **West: 5**

**KIND OF PROPERTY ASSESSED:**

- LAND**  **MACHINERY**  
 Brief Description: \_\_\_\_\_
- BUILDING**  **Others:**  
 No. of Storeys: \_\_\_\_\_ Specify: \_\_\_\_\_  
 Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	429 <small>Php</small>	900,900.00	Res.Lot	5% <small>%</small>	45,050.00 <small>Php</small>
				%	
				%	
				%	
Total	429 <small>Php</small>	900,900.00			45,050.00 <small>Php</small>

Total Assessed Value **FORTY-FIVE THOUSAND FIFTY PESOS AND XX / 100**  
(Amount in Words)

Taxable  Exempt  Effectivity of Assessment/Reassessment: \_\_\_\_\_ **2024**  
Qtr. Yr.

APPROVED BY: ENGR. MARVIE QUILANG-ALVAREZ, REA \_\_\_\_\_  
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 11-52487 R Owner: SAME Previous A.V. 19,310.00

Memoranda: Revised under City Ordinance Nos. 67-08-2019 and 01-08-2020  
[Entry #538635 Instrument S.P.A. executed by Benita B. Valle in favor of Aurea D. Soriano. (Sgd.) Atty. Alexander P. Simeon Jr. Register of Deeds.]

Notes: \* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

# TAX DECLARATION OF REAL PROPERTY

TD No. 04-0045-03122

Property Identification No.

182-04-0045-029-45

Owner: VALLE, BENITA B. M/TO: JOVEN F. VALLE

TIN: \_\_\_\_\_

Address: #14 Siera Madre St. San Gabriel Village, Tug. City

Telephone No. \_\_\_\_\_

Administrator/Beneficial Heir:

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Location of Property :

San Gabriel/04

Tuguegarao City

*(Number and Street)*

*(Barangay/District)*

*(Municipality & Province/City)*

OCT/TCT/CLOA No. T-153137

Survey No. 5, Pcs-2-01-000757 (Portion of lot 4184-A to E)

CCT \_\_\_\_\_

Lot No. \_\_\_\_\_

Dated \_\_\_\_\_

Blk No. \_\_\_\_\_

Boundaries:

North: 7 (Road lot)

South: 4250, 4251

East: 6

West: 4

KIND OF PROPERTY ASSESSED:

LAND

MACHINERY

Brief Description: \_\_\_\_\_

BUILDING

Others:

No. of Storeys: \_\_\_\_\_

Specify: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	430 Php	903,000.00	Res.Lot	5%	45,150.00
<b>Total</b>	<b>430</b> Php	<b>903,000.00</b>			<b>45,150.00</b>

Total Assessed Value

**FORTY-FIVE THOUSAND ONE HUNDRED FIFTY PESOS AND XX / 100**

*(Amount in Words)*

Taxable  Exempt

Effectivity of Assessment/Reassessment:

**2024**

Qtr.

Yr.

APPROVED BY:

**ENGR. MARVIE QUILANG-ALVAREZ, REA**

*Provincial/City/Municipal Assessor*

Date

This declaration cancels TD No. 11-52485 R

Owner: SAME

Previous A.V. Php 19,350.00

Memoranda: Revised under City Ordinance Nos. 67-08-2019 and 01-08-2020

[Entry # 538635 Instrument SPA executed by Benita B. Valle in favor of Aurea D. Soriano. (sqd.) Atty. Alexander D. Simeon Jr. Register of Deeds.]

Notes:

\*

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.





Republic of the Philippines  
Province of Cagayan  
Tuguegarao City  
**OFFICE OF THE CITY MAYOR**



**MEMORANDUM ORDER NO. 167 -2024**

**TO: APPRAISAL COMMITTEE**

CITY ASSESSOR  
CITY ENGINEER  
CITY TREASURER

**SUBJECT: CONDUCT APPRAISAL REPORT OF TCT NO. (T-153138) 032-2022004692 LOT NO. 4184-A TO 4184-E (CAD 151)**

**DATE: May 21, 2024**

We are forwarding to your level the attached documents *re.* Conduct of Appraisal Report of a lot situated at Barangay San Gabriel, Tuguegarao City.

For your information and appropriate action. Thank you and best regards.

In the name of public service.

  
**MAILA ROSARIO S. TING-QUE**

*City Mayor*

05-23-24-043

LINE 4-1 BY LOT 4250, BOTH OF CAD-151, ON THE NW. ALONG LINE 1-2 BY LOT 5 AND ON THE NE. ALONG LINE 2-3 BY LOT 7 (ROAD LOT) OF THE CONS-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 0 DEG. 05'E., 382.50 M. FROM BRM NO. 11, CAD-151, THENCE N. 83 DEG. 24'E., 30.92 M. TO PT. 2; THENCE S. 5 DEG. 56'E. 13.71 M. TO PT. 3; THENCE S. 82 DEG. 34'W., 30.76 M. TO PT., 4; THENCE N. 6 DEG. 38 M. 14.17 M. TO PT. 1; THE PT. OF BEGINNING, CONTAINING AN AN AREA OF FOUR HUNDRED TWENTY NINE (429.00) SQ. M. MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: PTS. 4 BY OLD BL AND THE REST BY PS CYL. CONC. MONS. 15 X 60 CMS. BEARINGS TRUE. DATE OF ORIGINAL SURVEY ON MARCH 1919-MARCH 1922 AND THAT OF THE JUDD. SURVEY WAS EXECUTED BY GEODETIC ENGR. NAPOLEON M. LAGAR, ON JULY 12, 1982 AND WAS APPROVED ON AUGUST 10, 1982. VERIFIED AND APPROVED: FOR THE REGIONAL DIR. LEONARDO A. PAAT, CHIEF, REGIONAL SURVEYS DIVISION; BY: (SGD) JULIUS U. CALINA, CHIEF, ORIGINAL SURVEYS SECTION (SUPERVISING GEODETIC ENGR 1). PREPARED BY: NAPOLEON M. LAGAR, GEODETIC ENGR. VERIFIED BY: (SGD) ILLEGIBLE SIGNATURES.

It is hereby certified that this is a true electronic copy of TCT 2022004592 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO

Ref. : 2024002942 OR No. : 1030822300  
Date : 02/01/2024 OR Date : Feb 1 2024  
Time : 10:37:17 AM Amt. Paid : 470.32



BY LOT 4251 BOTH OF TUGUEGARAO CAD-151, ON THE NW. ALONG LINE 3-4 BY LOT 4, ON THE NE. ALONG LINE 4-5 BY LOT 7 (ROAD LOT); ON THE SE, ALONG LINE 5-1 BY LOT 6 ALL OF THE CONS-SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 0 DEG. 05'E., 382.50 M. FROM BBM NO. 11, CAD-151, THENCE N. 6 DEG. 38'W., 4.45 M. TO PT. 2; THENCE N. 5 DEG. 57'W., 9.39 M. TO PT. 3; THENCE N. 83 DEG. 15'E., 30.98 M. TO PT. 4; THENCE S. 5 DEG. 54'E., 13.92 M. TO PT. 5; THENCE S. 83 DEG. 24'W., 30.92 M. TO PT. 1; PT. OF BEGINNING, CONTAINING AN AREA OF FOUR HUNDRED THIRTY (430.00) SQ. M. MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: PT. 2 BY OLD BL AND THE REST BY PS CYL. CONC. MONS. 15 X 60 CMS. BEARINGS TRUE. DATE OF ORIGINAL SURVEY WAS EXECUTED BY GEODETIC ENGR. NAPOLEON M. LAGAR ON JULY 12, 1982 AND WAS APPROVED ON AUGUST 10, 1982. VERIFIED AND APPROVED: FOR THE REGIONAL DIRECTOR: LEONARDO A. PAAT, CHIEF, REGIONAL SURVEYS DIVISION BY: (SGD) JULIUS U. CALINA, CHIEF, REGIONAL SURVEYS SECTION. (SUPERVICING GEO. ENGR. I) PREPARED BY: NAPOLEON M. LAGAR, GEO. ENGR. VERIFIED BY: ILLEGIBLE SIGNATURES.

It is hereby certified that this is a true electronic copy of TCT 2022004691 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: ROBERTO CABAÑERO

Ref. : 2024002942 OR No. : 1030822300  
Date : 02/01/2024 OR Date : Feb 1 2024  
Time : 10:36:46 AM Amt Paid : 470.32

