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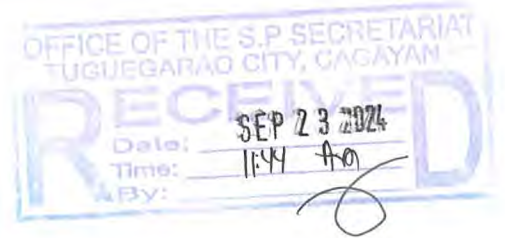
Republic of the Philippines
Province of Cagayan
Tuguegarao City

OFFICE OF THE CITY MAYOR



23 September 2024

THE PRESIDING OFFICER AND MEMBERS
Sangguniang Panglungsod
This City



Dear *Presiding Officer and Members of the Sanggunian*:

Greetings!

We are respectfully transmitting the following documents, for your review and appropriate action:

1. City Appraisal Committee Resolution No. 06-2024 and its attachment relative to the appraisal of parcel of land offered for sale to the City Government of Tuguegarao owned by Isidro R. Duran and James Chan Dee;

Thank you for your attention to this matter.

In the name of public service,

MAILA ROSARIO S. TING-QUE
City Mayor

1



Republic of the Philippines
 Province of Cagayan
 TUGUEGARAO CITY

OFFICE OF THE CITY MAYOR
RECEIVED
 Date: SEP 20 2024
 Time: 4:15 p.m.
 By: [Signature]

OFFICE OF THE CITY ASSESSOR

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

September 19, 2024

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

Dear Mayor Ting-Que:

In view of the Memorandum 297-2024 dated August 20, 2024, to the members of the Appraisal Committee, we are respectfully transmitting herewith our Committee Appraisal report, to wit:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Isidro R. Duran married to Delsa G. Duran and James Chan Dee married to Neldie Go Dee	Lot No. 9633 Lot No. 9638 Lot No. 9637 Lot No. 9653	TCT-032-2017004878 TCT-032-2017004879 TCT-032-2024003337 TCT-032-2024005362	30,235.00 17,583.00 20,530.00 358.00
TOTAL			68,706.00

Thank you.

Very truly yours,


ENGR. MARVIE QUILANG-ALVAREZ, REA
 City Assessor

#8134



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

OFFICE OF THE CITY ASSESSOR

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

CITY APPRAISAL COMMITTEE

MINUTES OF THE CITY APPRAISAL COMMITTEE MEETING HELD AT THE OFFICE
OF THE CITY ASSESSOR ON September 19, 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. 06-2024

RESOLUTION UNDERTAKING THE APPRAISAL OF PARCEL OF LAND OFFERED
FOR SALE TO THE CITY GOVERNMENT OF TUGUEGARAO CITY OWNED BY
ISIDRO R. DURAN AND JAMES CHAN DEE OF TUGUEGARAO CITY.

PRESENTED: A Memorandum Order 297-2024 dated August 20, 2024 from the Hon. City Mayor MAILA ROSARIO S. TING-QUE addressed to the City Appraisal Committee to undertake appraisal of the following lot offered for sale to the City Government, offer by the land owner owned by Isidro R. Duran and James Chan Dee of Tuguegarao City, to wit.:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Isidro R. Duran married to Delsa G. Duran and James Chan Dee married to Neldie Go Dee	Lot No. 9633	TCT-032-2017004878	30,235.00
	Lot No. 9638	TCT-032-2017004879	17,583.00
	Lot No. 9637	TCT-032-2024003337	20,530.00
	Lot No. 9653	TCT-032-2024005362	358.00
TOTAL			68,706.00

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*";

WHEREAS, upon ocular inspection conducted by Engr. Rommel B. Iquin and Engr. Gilbert Z. Quinan, and Enr. Renee C. Palacay, said lot is found vacant;

WHEREAS,

1. The subject lot are classified as Agricultural Zone except for Lot No. 9653-A-2-5-2 which is classified as Residential Zone under an Approved Comprehensive Land Use Planning and Zoning Ordinance of Tuguegarao City CY 2019-2028
2. There is an existing concrete barangay road on the northeastern portion of Lot No. 9653-A-2-5-2 making it accessible to any form of land transportation.
3. The subject lots has a flat topography with the presence of ponds on the portions of Lots No. 9637,9633 and 9638.

WHEREAS, as per records of the office, the subject lot is classified as agricultural;


WHEREAS, upon verification of the submitted ecopy of Titles, there are annotations at the back of the Title Nos. TCT-032-2017004878, TCT-032-2017004879 and TCT-032-2024003337;


WHEREAS, under DOF Order No. 028-2014 dated March 14, 2024, the approved BIR Zonal Valuation is Four Hundred Pesos (Php400.00) per sqm., (as the basis of computing the capital gains tax for transfer of ownership), while under the approved City Ordinance No. 67-08-19, dated January 13, 2020, the Unit Base Market Value is Nine Pesos and 97/100 (Php9.976) per sqm. However, in the year 2021 and 2022 to the current year subsequent sales were executed for parcels of land within Libag Sur and adjacent lots for an average amount of *One Hundred Ninety-One and 25/100 (Php191.25) per square meter (copy attached)*;


WHEREAS, after thorough deliberation and study; the City Appraisal Committee decide to adopt the average amount of the deed of sale of *One Hundred Ninety-One and 25/100 (Php191.25) per square meter*, be set as the price to negotiate for the purchase of the lot offered for sale to the Tuguegarao City Government;

WHEREFORE, premises considered, the City Appraisal Committee recommends that in the purchase of the subject lot, amounting to *One Hundred Ninety-One and 25/100 (Php191.25) per square meter*, which is fair, just and reasonable.

Approved unanimously.


ENGR. EMILIO MATANGUIHAN
City Engineer (Member)


BUENAVENTURA F. LAGUNDI
City Treasurer (Member)


ENGR. MARVIE Q. ALVAREZ, REA
City Assessor (Chairman)



BAGONG PILIPINAS

Republic of the Philippines
Province of Cagayan
Tuguegarao City

CITY APPRAISAL COMMITTEE MEETING

Date : September 19, 2024

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

JOINT INSPECTION AND EVALUATION REPORT

City Planning and Development Office, City Assessors Office and City Engineering Office

Proponent: **MR. ISIDRO DURAN M/TO DELSA GARCIA DURAN ET. AL.**

Location: Libag Sur, Tuguegarao City, Cagayan

Total Area: 68,706 square meters

REGISTERED OWNER	TITLE NO.	Lot No.	Area (sq.m.)
Isidro Ramos Duran M/To Delsa Garcia Duran ET.AL.	032-2017004879	Lot No. 9638	17,583
Isidro Ramos Duran M/To Delsa Garcia Duran ET.AL.	032-2017004878	Lot No. 9633	30,235
Isidro Ramos Duran M/To Delsa Garcia Duran ET.AL.	032-2024003337	Lot No. 9637	20,530
Isidro Ramos Duran M/To Delsa Garcia Duran ET.AL.	032-2024005362	Lot 9653-A-2-5-2	358
Total Area			68,706

Approved CLUP/ZO Zone Classification: **AGRICULTURAL ZONE/RESIDENTIAL ZONE**

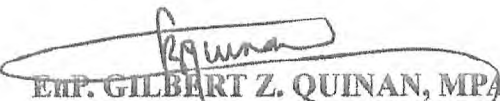
Date and Time of Inspection: **September 5, 2024 @ 11:09 AM**

Findings:


- 1.The subject lots are classified as Agricultural Zone except for Lot No. 9653-A-2-5-2 which is classified as Residential Zone under the Approved Comprehensive Land Use Plan and Zoning Ordinance of Tuguegarao City CY 2019-2028.
- 2.There is an existing concrete barangay road on the northeastern portion of Lot No. 9653-A-2-5-2 making it accessible to any form of land transportation.
- 3.The subject lots has a flat topography with the presence of ponds on the portions of Lots No. 9637, 9633 and 9638.

Recommendation:

1. An on-site survey and assessment on the overall topography of the subject lots should be conducted.


ENR. GILBERT Z. QUINAN, MPA
Project Development Officer III
OIC Assistant City Planning Dev't. Coordinator
CPDO Representative


ENGR. R. MEL B. IQUIN
Taxmapper
City Assessor's Office Representative


ENGR. RENEL C. PALACAY
Assistant City Engineer
City Engineer's Office Representative

DEED OF SALES EXECUTED FOR LOTS LOCATED WITHIN LIBAG SUR AND ADJACENT LOTS

Tax Declaration	Lot No.	Name of Declared Owner	Classification	Area	Deed of Sale	Deed of sale/ sq. m.	Year
22-114542	10531-D-6-W	REYNOSO, IMELDA	Agricultural	1,139	227,800.00	200.00	2021
22-114555	10531-D-6-S	CO-OWNERS: MABUNGA, DARVID, ET. AL	Agricultural	500	100,000	200.00	2022
23-125029	1-B-2	BALUBAL, JERRY	Agricultural	1,036	180,000	173.75	2022
Total				573.75			
Parcel				3			
Average/sq. m.				191.25			

Handwritten notes:
 200,000
 1,139
 180,000

Data Gathered and Computed by:


ENGR. NORMA M. LOZADA

**DEED OF ABSOLUTE SALE
(Portion of Registered Realty)**

2022003237
APR 27 2022

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale, made this NOV 22 2021 and entered into at Tuguegarao City, Cagayan, Philippines, by and between:

PANTALEON T. CUMIGAD, JR., of legal age, Filipino, married and with address at Barangay Bangan, Sanchez Mira, Cagayan; and

ROY T. CUMIGAD, of legal age, Filipino, married and with address at Barangay Bangan, Sanchez Mira, Cagayan; and **EDGAR DARYLL B. CUMIGAD**, likewise of legal age, Filipino, married and with address at Barangay Bangan, Sanchez Mira, Cagayan, hereinafter referred to as the **SELLERS**, represented herein by their Attorney-in-fact, Pantaleon T. Cumigad, Jr., of legal age, Filipino, married and with address at Barangay Bangan, Sanchez Mira, Cagayan.

-and-

IMELDA B. REYNOSO, of legal age, Filipino, widow, and with address at Barangay Callungan, Sanchez Mira, Cagayan, hereinafter referred to as the **BUYER**.

WITNESSETH:

WHEREAS, the **SELLERS** are the absolute and registered co-owners of a parcel of land situated at Barrio Libag, Tuguegarao City, Cagayan consisting of thirteen thousand three hundred seventy three (13,373) square meters, more or less, designated as Lot No. 10531-D-6, Psd-(af)-02-037446 covered by Transfer Certificate of Title No. 032-2015002649 of the Registry of Deeds Tuguegarao City, Cagayan, and with the boundaries, to wit :

LINE	DIRECTION	ADJOINING LOT/S
1-2	South	10531-E (LPC) Psd-139923
2-3-4-5-6	SW	10531-D-7, Psd-(af)-02-037746
6-7-8-9-10	North	Lot 10531-D-1, Psd-(af)-02-037746
10-1	East	Lot 10531-D-5, Psd (af)-037746

Containing an area of thirteen thousand three hundred seventy three (13,373) square meters more or less.

WHEREAS, the **SELLERS** namely **ROY CUMIGAD** and his wife **Herminia Cumigad** have executed a Special Power of Attorney dated July 13, 2021 entered in the notarial register as Doc. No. 4822; Page No. 157; Book No. 35; Series of 2021 before Ericka Anna T. Abad, Consul of the Rep. of the Philippines for Vancouver, Canada, and **EDGAR DARYLL B. CUMIGAD**, likewise has executed a Special Power of Attorney dated September 6, 2021 and entered in the notarial register as Doc. No.:43; Page No.:10; Book No.: 2; Series of 2021 before Atty. Jasmine M. Taguba, notary public for Sanchez Mira, Cagayan, and both have named, constituted and appointed Pantaleon T. Cumigad, Jr., to be their Attorney-in-fact in any and all Instruments and Deeds pertaining to the sale or conveyance of the above mentioned property in favor of the Buyers.

Copies of the Special Power of Attorney are hereto attached as Annexes "A" and "B".

WHEREAS the **BUYER** is willing to buy a **PORTION** only of one thousand one hundred thirty nine (1,139) square meters more or less of the above-mentioned property and the **SELLER** is willing to sell the same.

NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants hereinafter set forth, the Parties hereby agree as follows:

1. **Object of Sale.** The Object of this Deed of Sale is only a **PORTION** of the aforementioned property comprising an area of one thousand one hundred thirty nine (1,139) square meters more or less. The same shall be detailed later on in the Subdivision Plan of Land of Lot No. 10531-D-6-____; Psd-(af)-02-037446, to be prepared by the Geodetic Engineer.

2. **Consideration.** The Total Consideration for the purchase of a portion of the above-mentioned property shall be two hundred twenty seven thousand eight hundred (P 227,800.00) Pesos receipt of which is hereby acknowledged by the Attorney-in-fact of the Seller.

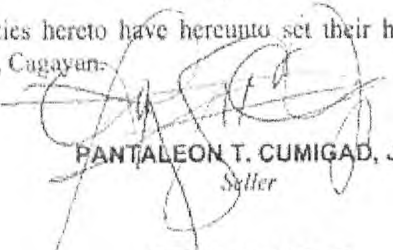
3. **Expenses.** The **BUYER** shall bear the cost of the transaction, including any and other Philippine taxes, including income, withholding, documentary stamp, gift or other taxes, and all fees except the Estate Tax of the deceased and such other relating to the Transactions contemplated by this Deed.

4. **Warranty of Title; Subdivision Plan.** The **SELLER** warrants full title and ownership over the property being sold and shall defend the title so transferred. The Parties shall cause the Subdivision of the whole lot at a later date and bind themselves to perform and execute such other documents as may be necessary for the full issuance of separate titles. The **SELLER** hereby warrants that the lot herein sold has access to the National Highway, Provincial or Barangay Road and that the requisite _____ (_____) meters road right of way shall be perfected.

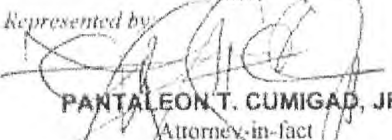
5. **Informed Consent and Free Will.** The Parties hereby affirm that they have executed the foregoing instrument of their own free and voluntary will, without force or intimidation or violence upon their person.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands on this
NOV 22 2021 at Tuguegarao City, Cagayan.


IMELDA B. REYNOSO
Seller

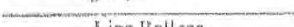

PANTALEON T. CUMIGAD, JR.
Seller

ROY T. CUMIGAD
EDGAR DANIEL B. CUMIGAD
Sellers

Represented by

PANTALEON T. CUMIGAD, JR.
Attorney-in-fact

INSTRUMENTAL WITNESSES:


Glenda M. Honorio


Lina Ralleca

ACKNOWLEDGMENT

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: ANALYN VELASCO

Ref. No. : 2022009522 OR No. : 1026155844
Date : 04/29/2022 OR Date : Apr 29 2022
Time : 01:27:20 PM Amt. Paid: 6431.72



22 114542

BEFORE ME, a NOTARY PUBLIC for and in the above jurisdiction this
NOV 28 2021 personally appeared:

Name	Valid Proof of Identification (ID)	Date/Place Issued
PANTALEON T. CUMIGAD, JR.	SC ID# 4568	Issued on 1/19/2015
IMELDA B. REYNOSO		

known to me and to me known to be the same persons who executed the foregoing Deed of Absolute Sale Portion Only consisting of three (3) pages, including this page wherein the acknowledgment is written, having been signed and affixed their signatures on each and every page hereof together with their instrumental witnesses and acknowledged to me that the same is their own free and voluntary act and deed.

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

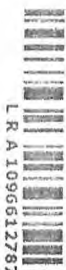
Doc. No. 40
 Page No. 9
 Book No. VII
 Series of 2021

ATTY. ALVARO S. SALES
 Notary Public
 For the Province of Cagayan
 Notarial Commission No. RTC-TUG-2020-03
 Notarial Commission Expires Dec. 31, 2021
 Roll of Attorney's No. 69575
 MCLE No. VI-0018487 - April 14, 2022
 IEP Membership O.R. No. 122589 - Jan. 5, 2021
 PTR No. CGYN 10891728 - Jan. 4, 2021



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Ref. No. : 2022009522 OR No. : 1026155844
 Date : 04/29/2022 OR Date : Apr 29 2022
 Time : 01:27:20 PM Amt Paid: 6431.72



no 114542

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS

We **PANTALEON CUMIGAD JR.**, **ROY T. CUMIGAD** and **EDGAR DARYLL B. CUMIGAD** (vendors, all married, of legal age, Filipino and with address at Barangay Bangan, Sanchez Area, Cagayan, hereinafter referred to as Vendors, represented herein by their Attorney-in-fact **Pantaleon Cumigad Jr.**, of legal age, Filipino, Married and with address at Barangay Bangan Sanchez, Cagayan

For and in consideration of the sum of ONE HUNDRED THOUSAND (P100,000.00) Pesos (One Hundred Thousand Pesos) in the Currency, A receipt of the entire amount is hereby acknowledged, do hereby **SELL**, **TRANSFER** and **CONVEY** to **Daryl D. Mabunga** married to Kamille Bianca L. Mabunga, **John Jeffrey D. Mabunga**, single, **Mark Andrew D. Mabunga** married to Chargmaine Ann C. Crisostomo, **Harold D. Mabunga** married to Ceiba Macale Ravana, all of legal ages, Filipinos, and all resident of Tuguegarao City, Cagayan, in the manner that is absolute and irrevocable parcel of land. Herein below described to wit:

Portion of Lot 10331-D-6 PSD-AF-02-037746, with an area of **FIVE HUNDRED (500) Sq. Meters**, covered by TCT No. 032-2015002649, located at Liban, Tuguegarao City, Cagayan

That herein **VENDORS** also hereby warrants ownership and peaceful possession of the above-described parcel of lands, free from all liens and encumbrances.

IN WITNESS WHEREOF, I have hereunto affixed my signature this _____ day of _____ at Tuguegarao, City, Cagayan, Philippines.

[Signature]
PANTALEON CUMIGAD JR.
Vendor

ROY T. CUMIGAD
EDGAR DARYLL B. CUMIGAD
Vendor

Represented by *[Signature]*
PANTALEON CUMIGAD, JR.
Attorney-in-fact

2017002649
APR

SIGNED IN THE PRESENCE OF
1 *[Signature]* **BEATRIZ CASAGUA** 2 *[Signature]* **PAULINA S. CALVO**



REPUBLIC OF THE PHILIPPINES)
PROVINCE OF CAGAYAN) S S
CITY OF TUGUEGARAO)
X) X

BEFORE ME, a Notary Public on this _____ day of _____ in Tuguegarao City, Cagayan, personally appeared the above-named persons, known to me to be the same persons who executed the foregoing instrument and acknowledged that the same is their free act and voluntary deed. **WITNESS MY HAND AND SEAL** on the date and place above first written.

[Signature]
FRIEDRICH ANDRES
ROLL NO. 27590

NOTARIAL COMMISSION NO. RTC-TUG-2020-20
ISS OR NO. 10753/CAGAYAN
EXP. NO. 10187087/01-07-2020/TUGUEGARAO
M.F. (COMP. (ANCE) NO. VI-0026608 (Valid Until April 24, 2022)
NOTARY PUBLIC, BAR DATA, ROLL NO. 27590, per B.M. No. 3155, CIVIL SERVICE

Doc No 116
Page No 23
Book No 281
Series of 20 21

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: **ANALYN VELASCO**

Ref. No. : 2022009522 OR No. : 1026155844
Date : 04/29/2022 OR Date : Apr 29 2022
Time : 01:23:28 PM Amt. Paid: 6431.72

22 114555

DEED OF ABSOLUTION OF A PORTION OF 2023003202
REGISTERED L.R. NO.

JUN 14 2023

REGISTERED L.R. NO. 2023003202

That I, JERRY BALUBAL, of the Province of Ilocos Norte, Philippines, married to YVES BALUBAL, the registered owner of a parcel of registered land with L.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns:

1. Lot No. 1-W, Psa-02-051886, with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns.

WHEREAS

1. That the portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns, is a portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns.

2. That the portion of Lot No. 1-W, with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns, is a portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns.

3. That the portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns, is a portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns.

4. That the portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns, is a portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns.

5. That the portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns, is a portion of the parcel of land described in the preceding paragraph (Lot No. 1-W, Psa-02-051886), with an area of 0.1100 hectares or 11,000 square meters (0.915) and more or less, and covered by T.R. No. 108702/12-28-21, Tuguegarao City, Cagayan, and hereto associates and assigns.

Jerry Balubal
JERRY BALUBAL
L.R. No. 108702/12-28-21
Tuguegarao City, Cagayan

Dionisio S. Talavera
DIONISIO S. TALAVERA
L.R. No. 108702/12-28-21
Tuguegarao City, Cagayan

Witness my hand and seal this 15th day of FEBRUARY 2023 at Tuguegarao City, Cagayan, Philippines.

ATTY. HERMILDO C. ...
Acting Registrar

29521167

REGISTRY OF DEEDS OF TUGUEGARAO, CAGAYAN
L.R. No. 108702/12-28-21

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 JERRY BALUBAL

Ref No. 2023021206 OR No. 1030177151
Date 08/14/2023 OR Date Aug 11 2023
Time 03:12:42 PM Amt Paid: 590.91

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BAGONG PILIPINAS

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

OFFICE OF THE CITY MAYOR

MEMORANDUM ORDER NO. 297-2024

TO: MEMBERS OF THE APPRAISAL COMITEE
Tuguegarao City Government

SUBJECT: OFFER TO SELL A PARCEL OF LAND

DATE: 20 August 2024

Herewith is a letter of Mr. Isidro R. Duran and Mr. James Chan Dee tendering their offer to sell parcels of land located at Libag Sur, Tuguegarao City, Cagayan, for your information and appropriate action.

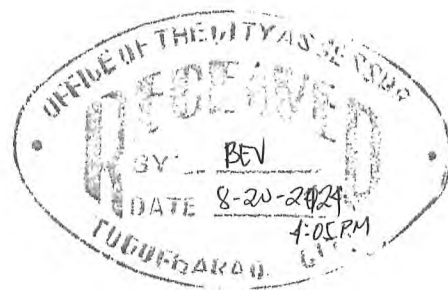
A special report should be submitted to this Office, attention City Legal Office, immediately upon termination of the appraisal proceedings.

For strict compliance.


MAILA ROSARIO S. TING-QUE
City Mayor

Copy furnished:

- City Legal Office
- CPDO



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

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2017004879

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF TUGUEGARAO, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 9638 OF THE CADASTRAL SURVEY OF TUGUEGARAO), SITUATED IN THE MUNICIPALITY OF TUGUEGARAO. BOUNDED ON THE NE. BY LOT NO. 9353; ON THE SE. BY LOT NO. 9637; ON THE SW. BY LOTS NOS. 9639 AND 9640; ON THE W. BY LOT NO. 9641; AND ON THE NW. BY THE LIBAC (Continued on next page)

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

Owner: ISIDRO RAMOS DURAN, MARRIED TO DELSA GARCIA DURAN, OF LEGAL AGE, FILIPINO

Address: UGAC SUR, TUGUEGARAO CITY, CAGAYAN

(Continued on next page)

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:

Case No.: 10	Record No.: 441
Orig. Reg. Date: 12 21 1926	Decree No.: 231904
Original RD: TUGUEGARAO, CAGAYAN	OCT No.: OCT-6550
Volume No.: A-29	Page No.:
Original Owner: DOMINGO BERTAN AND TOMASA BERAN	

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 6550 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 10th day of NOVEMBER 2017 at 12:04pm.

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2017004879 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: NILA PAGALILAUAN

Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:43:48 PM Amt Paid : 705.48

OWNER INFORMATION (Continued from page 1)

Owner: JAMES CHAN DEE, MARRIED TO NELDIE GO DEE, OF LEGAL AGE,
FILIPINO

Address: LUNA HIGHWAY, UGAC SUR, TUGUEGARAO CITY, CAGAYAN

TECHNICAL DESCRIPTION (Continued from page 1)

CREEK. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 23 DEG. 12' E., 356.18 M. FROM B. L. L. M. NO. 4; THENCE N. 17 DEG. 44' W., 43.09 M. TO POINT "2"; THENCE N. 5 DEG. 10' E., 53.82 M. TO POINT "3"; THENCE N. 49 DEG. 11' E., 69.75 M. TO POINT "4"; THENCE S. 39 DEG. 28' E., 182.42 M. TO POINT "5"; THENCE S. 74 DEG. 03' W., 142.49 M. TO POINT "6"; THENCE N. 30 DEG. 32' W., 46.16 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF SEVENTEEN THOUSAND FIVE HUNDRED AND EIGHTY-THREE SQUARE METERS (17,583), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN; BEARINGS TRUE; DECLINATION 0 DEG. 05' E.; DATE OF SURVEY, MARCH 1919 - MARCH 1922.

It is hereby certified that this is a true electronic copy of TCT 2017004879 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: NILA PAGALILAUAN

Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:43:48 PM Amt Paid : 705.48

L R A 1123836805

MEMORANDUM OF ENCUMBRANCES

X : A FIRST LIEN IN FAVOR OF THE INSULAR GOVERNMENT TO GUARANTEE THE PAYMENT OF THE SPECIAL TAXES ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 18 OF ACT 2259, BY ACT 3081.

X shd cancelled

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

Entry No.: 2017008757 Date: November 10, 2017 12:04:16PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED DOMINGO BERAN AND TOMASA BERAN, FELIX B. TURARAY, VICENTE B. TURARAY, AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: MAY 8, 2017.

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2017004879 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: NILA PAGALILAUAN

L R A 1125836806

Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:43:48 PM Amt Paid : 705.48

July 29, 2024

HON. MAILA ROSARIO S. TING-QUE
City Mayor
Tuguegarao City, Cagayan

OFFICE OF THE CITY MAYOR

RECEIVED

Date: AUG 19 2024
Time: 4:20 p.m.
By: [Signature]

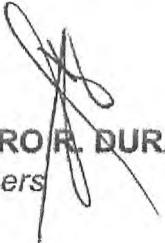

Dear Mayor:

We are writing to express our intention to offer for sale our parcels of land to the City Government of Tuguegarao, which consist of **68,706 square meters** covered by TCT No. 032-2017004878, 032-2017004879, 032-2024003337. In addition, the subject lot also provides a road right of way which is covered by TCT No. 032-2024005362.

In consideration of selling the said parcels of land, we are offering Five Hundred Fifty Pesos (Php 550.00) per square meter as purchase price. Please note that this offer is subject to negotiation.

This subject land is well-suited for development into a park. Its expansive open space, diverse natural features, and accessibility make it an ideal location for recreational use for the enhancement of community well-being.

Anticipating your response on this offer. Thank you and more power to the City Government of Tuguegarao.



ISIDRO R. DURAN & JAMES CHAN DEE
Owners

SKETCH

OF LOT 9653-A-2-S-2,
PSD-af-02-095063, LOTS 9633, 9637
& 9638 ALL FROM CAD-151

AS PREPARED FOR

**JAMES C. DEE &
ISIDRO R. DURAN**

SITUATED IN THE

LIBAG

BARANGAY OF :

TUGUEGARAO

CITY OF :

CAGAYAN

PROVINCE OF :

LUZON

ISLAND OF :

CONTAINING AN AREA OF 68,706 Sq.m.

BEARINGS : TRUE

SCALE : 1 : 2,500



CERTIFICATION

I hereby certify that this is the true and correct plan of the lots based from the technical description inscribed on Transfer Certificate of Titles, issued by the Registry of Deeds.



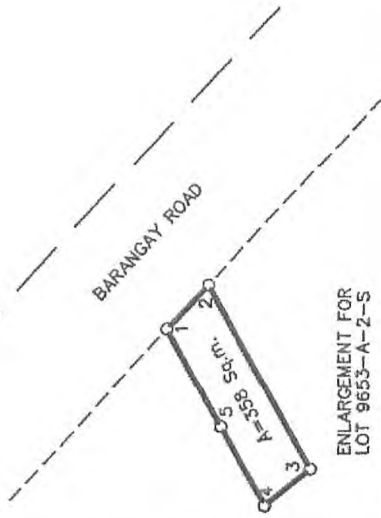
Michael A. Quequegan

MICHAEL A. QUEQUEGAN

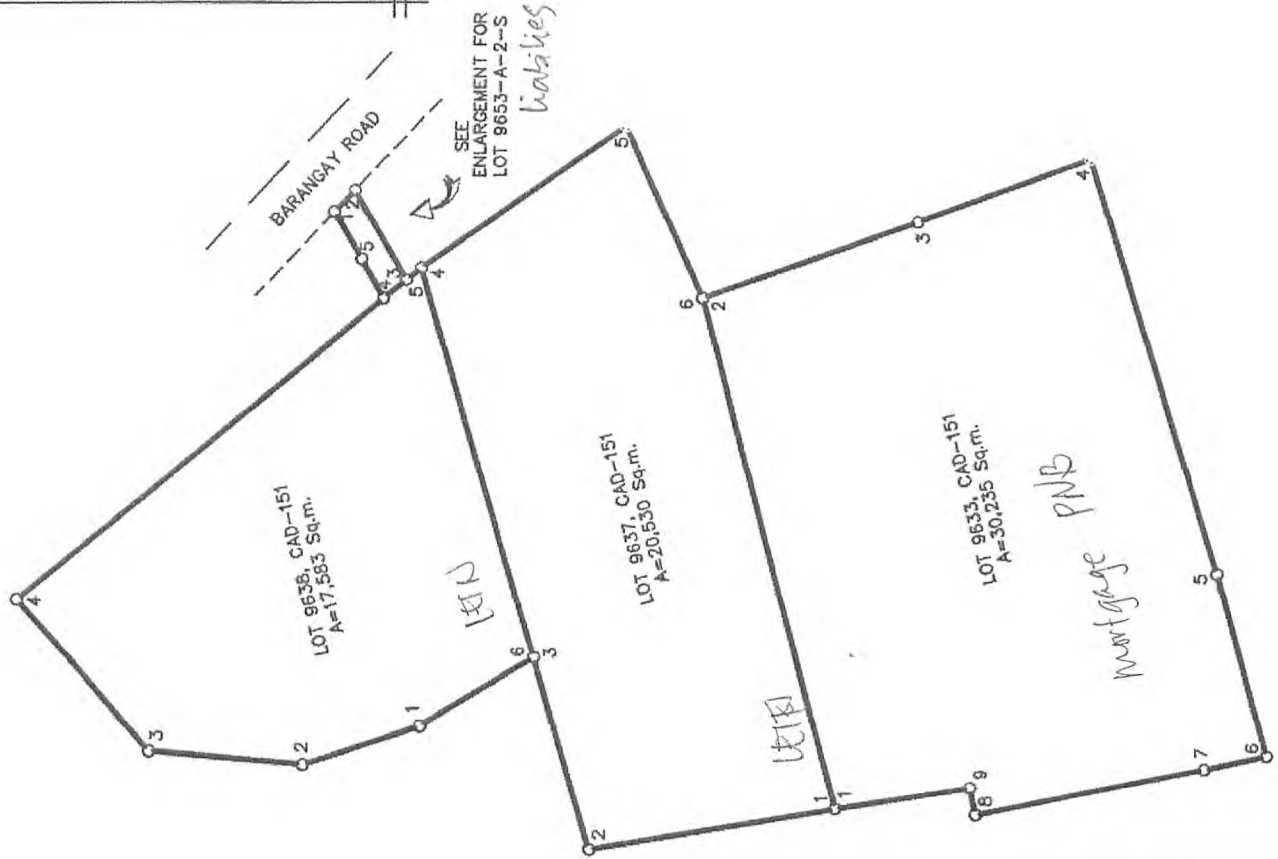
Geodetic Engineer

License No. 8189

Date: 10-26-07



TECHNICAL DESCRIPTIONS		
LINES	BEARINGS	DISTANCES
LOT 9633, CAD-151		
1	N 75°41' E	185.04 m.
2	S 19°37' E	79.50 m.
3	S 20°13' E	64.56 m.
4	S 73°08' W	152.71 m.
5	S 75°16' W	66.19 m.
6	N 11°56' W	22.31 m.
7	N 11°14' W	81.47 m.
8	N 78°22' E	9.72 m.
9	N 08°40' W	47.69 m.
LOT 9637, CAD-151		
1	N 08°56' W	87.18 m.
2	N 74°22' E	69.30 m.
3	N 74°03' E	142.49 m.
4	S 35°04' E	87.00 m.
5	S 66°06' W	66.58 m.
6	S 75°41' W	185.04 m.
LOT 9638, CAD-151		
1	N 17°44' W	43.08 m.
2	N 05°10' E	53.82 m.
3	N 49°11' E	69.75 m.
4	S 39°28' E	182.42 m.
5	S 74°03' W	142.49 m.
6	N 30°32' W	46.16 m.
LOT 9653-A-2-S, PSD-af-02-095063		
1	S 46°05' E	10.42 m.
2	S 60°35' W	36.44 m.
3	N 39°28' W	10.16 m.
4	N 60°35' E	15.91 m.
5	N 60°35' E	19.30 m.



Transfer Certificate of Title

No. **032-2024005362** ✓

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows:

LOT NO: 9653-A-2-S-2, PLAN NO: PSD-(AF)-02-095063

PORTION OF: LOT 9653-A-2-S, PSD-AF-02-053765

LOCATION: LIBAG, TUGUEGARAO CITY, CAGAYAN (Continued on next page)

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

Owner: ISIDRO RAMOS DURAN, OF LEGAL AGE, FILIPINO, MARRIED TO
DELSA GARCIA DURAN

Address: UGAC SUR, TUGUEGARAO CITY, CAGAYAN

(Continued on next page)

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:

Case No.:

Record No.: 441

Orig. Reg. Date: 12 21 1926

Decree No.: 231915

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT-6133

Volume No.:

Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-13755 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on
the 31st day of JULY 2024 at 02:15pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005362 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: ESLEEN NOBLEZA

Ref. : 2024021520 OR No. : 1033826566

Date : 08/05/2024 OR Date : Aug 5 2024

Time : 09:22:14 AM Amt. Paid : 235.16

OWNER INFORMATION (Continued from page 1)

Owner: JAMES CHAN DEE, OF LEGAL AGE, FILIPINO, MARRIED TO
NELDIE GO DEE

Address: UGAC SUR, TUGUEGARAO CITY, CAGAYAN

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 9638, CAD-151
2-3	NW	LOT 9653-A-2-S-1, PSD-(AF)
-02		-095063 W/ PERPETUAL ROAD
RIGH		T OF WAY (3.00 M. WIDE
3-4	NW	LOT 9653-A-2-R, PSD-(AF)
-02-0		53765
4-5	NE	LOT 9653-A-2-U,
PSD-AF-02-053		765 (ROAD)
5-1	SE	LOT 9653-A-2-S-3,
PSD-AF-02-0		95063

TIE POINT: BLLM NO. 4, CAD 151, TUGUEGARAO CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 41 ° 46` E	445.10 M.
1-2	N. 39 ° 28` W	10.17 M.
2-3	N. 60 ° 46` E	15.93 M.
3-4	N. 60 ° 35` E	19.30 M.
4-5	S. 46 ° 05` E	10.42 M.
5-1	S. 60 ° 35` W	36.43 M.

AREA: THREE HUNDRED FIFTY EIGHT (358) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15 X 40 CMS.

BEARINGS: TRUE.

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: AUGUST 11, 2018

DATE APPROVED: APRIL 17, 2019

GEODETIC ENGINEER: MICHAEL QUEQUEGAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005362 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: ESLEEN NOBLEZA

Ref. : 2024021520 OR No. : 1033826566

Date : 08/05/2024 OR Date : Aug 5 2024

Time : 09:22:14 AM Amt Paid : 235.16



MEMORANDUM OF ENCUMBRANCES

. : THE LIABILITIES IMPOSED BY SECTION 4 RULE 74 OF THE RULES OF COURT.

Entry No.: 2024007267

Date: July 31, 2024 02:09:16PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED MARIA DARISANG AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: JUNE 10, 2024.

(SGD.) ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

COPIED FROM TCT T-13755

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

Entry No.: 2024007269

Date: July 31, 2024 02:15:35PM

- : WITH PERPETUAL ROAD RIGHT OF WAY.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005362 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: ESLEEN NOBLEZA

Ref. : 2024021520 OR No. : 1033826566

Date : 08/05/2024 OR Date : Aug 5 2024

Time : 09:22:14 AM Amt Paid : 235.16



Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2017004878

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF TUGUEGARAO, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 9633 OF THE CADASTRAL SURVEY OF TUGUEGARAO), SITUATED IN THE MUNICIPALITY OF TUGUEGARAO. BOUNDED ON THE NE. BY LOTS NOS. 9632 AND 9631; ON THE SE. BY LOTS NOS. 9629 AND 9628; ON THE SW. BY LOTS NOS. 9627, 9634 AND 9636; AND ON THE NW. BY LOTS NOS. (Continued on next page)

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

Owner: ISIDRO RAMOS DURAN, MARRIED TO DELSA GARCIA DURAN, OF LEGAL AGE, FILIPINO

Address: UGAC SUR, TUGUEGARAO CITY, CAGAYAN

(Continued on next page)

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:

Case No.: 10

Record No.:

Orig. Reg. Date: 12 21 1926

Decree No.: 231900

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT-6122

Volume No.: A-28

Page No.:

Original Owner: DOMINGO BERAN, ET. AL.

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 6122 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 10th day of NOVEMBER 2017 at 12:04pm.

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2017004878 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: NILA PAGALILAUAN

Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:43:10 PM Amt. Paid : 705.48

OWNER INFORMATION (Continued from page 1)

Owner: JAMES CHAN DEE, MARRIED TO NELDIE GO DEE, OF LEGAL AGE, FILIPINO

Address: LUNA HIGHWAY, UGAC SUR, TUGUEGARAO CITY, CAGAYAN

TECHNICAL DESCRIPTION (Continued from page 1)

9636 AND 9637. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 31 DEG. 10'E., 213.68 M. FROM B. L. L. M. NO. 4; THENCE N. 75 DEG. 41' E., 185.04 M. TO POINT "2"; THENCE S. 19 DEG. 37' E., 79.50 M. TO POINT "3"; THENCE S. 20 DEG. 13' E., 64.56 M. TO POINT "4"; THENCE S. 73 DEG. 08' W., 152.71 M. TO POINT "5"; THENCE S. 75 DEG. 16' W., 66.19 M. TO POINT "6"; THENCE N. 11 DEG. 56' W., 22.31 M. TO POINT "7"; THENCE N. 11 DEG. 14' W., 81.47 M. TO POINT "8"; THENCE N. 78 DEG. 22' E., 9.72 M. TO POINT "9"; THENCE N. 8 DEG. 40' W., 47.69 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF THIRTY THOUSAND TWO HUNDRED AND THIRTY-FIVE SQUARE METERS (30,235), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN; BEARINGS TRUE; DECLINATION 0 DEG. 05' E.; DATE OF SURVEY, MARCH 1919 - MARCH 1922.

It is hereby certified that this is a true electronic copy of TCT 2017004878 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: NILA PAGALILAUAN



Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:43:10 PM Amt. Paid : 705.48

MEMORANDUM OF ENCUMBRANCES

. : A FIRST LIEN IN FAVOR OF THE INSULAR GOVERNMENT TO GUARANTEE THE PAYMENT OF THE SPECIAL TAXES ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 18 OF ACT 2259, BY ACT 3081.

x shld be cancelled

. : ENTRY NO. 2 MORTGAGE IN FAVOR OF PHILIPPINE NATIONAL BANK, COVERING THE PARCEL OF LAND WITH THE IMPROVEMENTS THEREON DESCRIBED IN THIS TITLE OF THE SUM OF PHP90.00, SUBJECT TO ALL CONDITIONS STIPULATED IN THE DEED OF MORTGAGE ON FILE IN THIS OFFICE. DATE OF INSTRUMENT: 7/26/1939 DATE OF INSCRIPTION: 7/26/1939 AT 11:30 A.M. (SGD.) ATTY. R. VILLACETE, REGISTER OF DEEDS.

x shld be cancelled

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

Entry No.: 2017008757 Date: November 10, 2017 12:04:16PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED DOMINGO BERAN AND TOMASA BERAN, FELIX B. TURARAY, VICENTE B. TURARAY, AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: MAY 8, 2017.

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2017004878 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: NILA PAGALILAUAN



Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:43:10 PM Amt. Paid : 705.48

0450141
03/20/2024

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024003337

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 9637 OF THE CADASTRAL SURVEY OF TUGUEGARAO), BOUNDED ON THE NE. BY LOT NO. 9653; ON THE SE. BY LOTS NOS 9632 AND 9633; ON THE SW. BY LOT NO. 9636; AND ON THE NW. BY LOTS NOS. 9639 AND 9638. BEGINNING AT A POINT MAKRED "1" ON PLAN, BEING N. 31 DEG. (Continued on next page)

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

Owner: ISIDRO RAMOS DURAN, OF LEGAL AGE, FILIPINO, MARRIED TO DELSA GARCIA DURAN

Address: UGAC NORTE, TUGUEGARAO CITY, CAGAYAN

(Continued on next page)

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:

Case No.:	10	Record No.:	441
Orig. Reg. Date:	12 21 1926	Decree No.:	231903
Original RD:	TUGUEGARAO, CAGAYAN	OCT No.:	OCT-6366
Volume No.:		Page No.:	
Original Owner:	PASCUAL BERAN		

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 6366 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 14th day of MAY 2024 at 02:33pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024003337 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: NILA PAGALILAUAN



Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:42:47 PM Amt Paid : 705.48

TCT No.: 032-2024003337

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: JAMES CHAN DEE, OF LEGAL AGE, FILIPINO, MARRIED TO
NELDIE CHAN DEE

Address: LUNA HIGHWAY, UGAC SUR, TUGUEGARAO CITY, CAGAYAN

TECHNICAL DESCRIPTION (Continued from page 1)

10' E., 213.68 M. FROM B.L.L.M. NO. 4; THENCE N. 8 DEG. 56' W.,
87.18 M. TO POINT "2"; THENCE N. 74 DEG. 22' E., 69.30 M. TO POINT
"3"; THENCE N. 74 DEG. 03' E., 142.49 M. TO POINT "4"; THENCE S. 35
DEG. 04' E., 96.99 M. TO POINT "5"; THENCE S. 66 DEG. 06' W., 66.58
M. TO POINT "6"; THENCE S. 75 DEG. 41' W., 185.04 M. TO THE POINT
OF BEGINNING CONTAINING AN AREA OF TWENTY THOUSAND FIVE HUNDRED AND
THIRTY SQUARE METERS (20,530), MORE OR LESS. ALL POINTS REFERRED TO
ARE INDICATED ON THE PLAN; BEARINGS TRUE; DECLINATION 0 DEG. 05'
E.; DATE OF SURVEY, MARCH 1919 - MARCH 1922.

It is hereby certified that this is a true electronic copy of TCT 2024003337 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: NILA PAGALILAUAN

Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:42:47 PM Amt. Paid : 705.48

LR A 1123836799

MEMORANDUM OF ENCUMBRANCES

. : A FIRST LIEN IN FAVOR OF THE INSULAR GOVERNMENT TO GUARANTEE THE PAYMENT OF THE SPECIAL TAXES ASSESSED PURSUANT TO THE PROVISION OF SECTION 18 OF ACT 2259, AS AMENDED BY ACT 3081.

could be corrected

Entry No.: 2024004288

Date: May 14, 2024 02:24:16PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED PASCUAL BERAN AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: MARCH 21, 2024.

(SGD.) ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

COPIED FROM OCT 6366

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024003337 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: NILA PAGALILAUAN



Ref. : 2024021204 OR No. : 1033826111
Date : 07/30/2024 OR Date : Jul 30 2024
Time : 02:42:47 PM Amt Paid : 705.48



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY
3500
OFFICE OF THE CITY TREASURER

CERTIFICATE OF TAX CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that taxes due under Tax Declaration Number/s, to wit:

<u>Declared Owner</u>	<u>Tax Declaration No.</u>	<u>Location</u>	<u>Assessed Value</u>
DURAN, ISIDRO RAMOS M/TO: DURAN, DELSA GARCIA	03-0035-01225	Libag Sur	Php 19,030.00
DURAN, ISIDRO RAMOS M/TO: DURAN, DELSA GARCIA	03-0035-00950	Libag Sur	Php 45,920.00
DURAN, ISIDRO RAMOS M/TO: DURAN, DELSA GARCIA	03-0035-00908	Libag Sur	Php 16,300.00

in the name of DURAN, ISIDRO RAMOS M/TO: DURAN, DELSA GARCIA has been paid up to year 2025-4th Qtr, 2024-4th Qtr, 2024-4th Qtr as per Official Receipt Number/s 0458954, 0435115, 0435115, dated 08/19/2024, 01/22/2024, 01/22/2024.

This certification is issued upon the request of Mr. /Ms. JAMES CHAN DEE of Tuguegarao City, Cagayan.

Issued this 19th day of August, 2024 at Tuguegarao City, Cagayan, Philippines.

Purpose: General Purpose
CTC No.: 19227467
Dated: 01/19/2024
Place Issued: TUGUEGARAO CITY

Certification Fee: Php 50.00
O.R. Number: 3477177
Dated: 8-19-24
Control No.: 2024-08-00229

BUENAVENTURA F. LAGUNDI
City Treasurer

By:

FARRAH MAE LEANNE B. DUMLAO
Clerk III

TRF-010-0

Telephone Nos: (078)844-2468/844-1331
Fax No.: (078)844-2894
E-mail Address: tuguegarao_city_treasury@yahoo.com

"Taxes are the lifeblood of our government."
"Pay your taxes honestly and promptly."

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-00950 Property Identification No. 182-03-0035-013-70

Co-Owners: DURAN, ISIDRO RAMOS M/TO: DURAN, DELSA GARCIA

Owner: and DEE, JAMES CHAN M/TO: DEE, NELDIE GO TIN: _____

Address: Luna Hi-way, Ugac Sur, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property : _____ **Libag Sur/03** _____ **Tuguegarao City**
(Number and Street) (Barangay District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2017004878 Survey No. 9633

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:

North E: Lot 9632; Lot 9631 **South W: Lot 9627, Lot 9634 and Lot 9636**

S East: Lot 9629; Lot 9628 **N West: Lot 9636 and Lot 9637**

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
Agricultural	3.0235	270,090.00	RL/Unirri	17%	45,920.00
Total	3.0535	270,090.00			45,920.00

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

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

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA _____
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 18-92040 AR Owner: SAME Previous A.V. Php 21370.00

Memoranda: Revised under City Ordinances Nos. 67-08-2019 and 01-06-2020. [MEMORANDUM OF ENCUMBRANCES: A first lien in favor of the Insular Government to guarantee the payment of the special taxes assessed pursuant to the provisions of section 18 of Act 2259, by Act 3061, Entry no. 2 mortgage in favor of Philippine National Bank, covering the parcel of land with the improvements thereon described in the Title of the Sum of Php 99.60, Subject to all conditions stipulated in the Deed of Mortgage on File in this Office. Date of Instrument: 7/26/1939 Date of Inscription: 7/26/1939 at 11:39AM (SGD) Atty. R. Villacete, Register of Deeds, Atty. Alexander P. Simeon, Jr. Register of Deeds (V Entry no. 2017008757 Date: Nov. 10, 2017 12:04:16PM Liabilities under section 4 rule 74, to creditors heirs, and other persons unlawfully deprived of participation in the estate of the deceased Domingo Beran and Tomas Beran, Felix B. Turaray, Vicente B. Turaray, as extrajudicially settled for a period of two (2) years pursuant to sec. 4 rule 74 of the rules of court. Date of Instrument: May 8, 2017, Atty. Alexander P. Simeon, Jr. Register of Deeds (V)]

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.

ASR-011

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF JAMES CHAN DEE FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO. 3477178 DATE August 19, 2024

RUBEN Y. BACULI
ASSISTANT CITY ASSESSOR (8-19-24)

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01225 Property Identification No. 182-03-0035-013-49

Co-owners: DURAN, ISIDRO RAMOS M/TO: DELSA GARCIA

Owner: DURAN, ET.AL TIN: _____

Address: 867 Zone 7 Perpetual Buntun, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: and JAMES CHAN DEE M/TO: NELDIE CHAN DEE TIN: _____

Address: _____ Telephone No. _____

Location of Property : _____
(Number and Street) (Barangay District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2024003337 Survey No. 9637

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:

North E: Lot 9653 South W: Lot 9636

S East: Lot 9632, Lot 9633 N West: Lot 9639, Lot 9638

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
Agricultural	2.0530	111,970.00	Cornland	17	19,030.00
				%	
				%	
				%	
Total	2.0530	111,970.00			19,030.00

Total Assessed Value NINETEEN THOUSAND THIRTY PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2025
Qtr. Yr.

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 03-0035-01222 Owner: Beran, Pascual Previous A.V, Php 19,030.00

Memoranda: Transferred as per electronic certified true copy of TCT No. 032-2024003337 issued on 05/14/2024 in favor of the declarant, 2024 tax paid until CR. No. 0450141 dated 03/20/2024. Tax transfer fee paid under CR No. 3436313 to 3436318 dated 05/14/2024. Pin 49 maintained. BIR CAR # 202300493826/202300493827/202300493828/202300493829/202300493830/202300493831 Issued on: May 10, 2023 Issued By: Ma. Isabel Q. Garcia, ARO Amount 5,000.00/5,000.00/5,000.00/5,000.00/5,000.00/112,500.00 (Memorandum of Encumbrances: A first lien in favor of the insular gov't. to guarantee the payment of the special taxes assessed by pursuant of the provisions of section 18 of Act 2259 as amended by act 3081.

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 Panglungsod under Ordinance No. 67-08-2018 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

ASR-011
CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF JAMES CHAN DEE FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO. 3477178 DATE August 19, 2024

RUBEN S. BACULI
ASSISTANT CITY ASSESSOR (8-19-24)

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-00908* Property Identification No. 182-03-0035-013-36

CO-OWNERS: DURAN, ISIDRO RAMOS M/TO: DURAN, DELSA GARCIA

Owner: & DEE, JAMES CHAN M/TO: DEE, NELDIE GO TIN: _____

Address: Luna Hiway Ugac Sur, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property : _____ **Libag Sur/03** **Tuguegarao City**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2017004879 Survey No. 9638

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:

North E: Lot 9353 **South W: Lot 9639 ; lot 9640**

S East: Lot 9637 **West: Lot 9641**

N West: Libag Creek

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
Agricultural	1.7583	95,900.00	CornLand	17%	16,300.00
Total	1.7583	95,900.00			16,300.00

Total Assessed Value **SIXTEEN THOUSAND THREE HUNDRED PESOS AND XX / 100**
(Amount in Words)

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

APPROVED BY: **(SGD.)ENGR. MARVIE QUILANG-ALVAREZ,REA** _____
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 18-92039 A Owner: SAME Previous A.V. Php 9640.00

Memoranda: Revised under City Ordinance Nos. 67-06-2019 and 01-08-2020, (Memorandum of Encumbrances: A first lien in favor of the insular government to guarantee the payment of the special taxes assessed pursuant to the provisions of section 18 of Act 2259, by Act 3081, Atty. Alexander P. Simeon, Jr. Register of Deeds IV. Entry No: 2017008757 Date: Nov. 10, 2017 12:04:16 PM Liabilities under section 4 rule 74: To creditors, heirs, and other persons unlawfully deprived of participation in the estate of the deceased Domingo Beran and Tomasa Beran, Felix B. Turaray, Vicente B. Turaray, as extrajudicially settled for a period of two (2) years pursuant to sec. 4 rule 74 of the rules of court. Date of instrument: May 8, 2017. Atty. Alexander P. Simeon, Jr. Register of Deeds IV).

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 Panglungsod under Ordinance No. 67-06-2019 & 01-08-2020 dated Jan. 13, 20 20. It does not and cannot by itself alone confer any ownership or legal title to the property.

ASR-011

**CERTIFIED TRUE COPY ISSUED UPON THE
 REQUEST OF JAMES CHANDEE FOR
 REFERENCE PURPOSES CERTIFICATION FEE
 OF P50.00 PAID UNDER O.R. NO.3477178
 DATE August 19, 2024**

**RUBEN B. BACULI
 ASSISTANT CITY ASSESSOR (8-19-24)**

DECLARATION OF REAL PROPERTY
(FILED UNDER SEC. 202, RA-NO 7160)

Owner DARISAN, MARIA C.

(Address)

Administrator _____

(Address)

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property

Lilbag Sur, Tuguegarao City

(Number and Street)

(Barangay/District)

(Municipality/City/Province)

Certificate of Title No. _____

Cadastral Lot No

9653-A Rpt.

Assessors Lot No. _____

Boundaries:

Block No. _____

North: 9651, 9652,

South: 9653-B, 9632

East: 9652

West: 9637, 9638

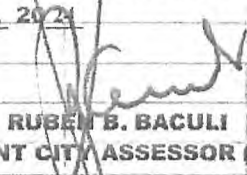
(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

1.(b) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
Remaining portion after deducting the area of 3,252.5 sq. m. 2022 tax paid under OR no. 0393675 dated Aug. 01, 2022. Pin retired			Land	0.841700	1	22,900.00	P19,274.93
Total			Total	0.841700		22,900.00	P19,274.93
ADJUSTED MARKET VALUE							P17,150.00

1.(b) PLANTS & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	No./Area	Value	Kind	No./Area	Unit Value	Market Value
		Market Value				100%
		Adjustment				
		(a) Along or near road frontage				-9%
		(b) kms. to all weather				0%
		(c) kms. to market (pub).				-2%
		Total Adjustments				-11%
		Adjusted Market Value				89%
Total		Total				Adjusted Market Value

CERTIFIED TRUE COPY ISSUED
UPON THE REQUEST OF Esleen Gregoria L. Nobleza
FOR REFERENCE PURPOSES CERTIFICATION
FEE OF P50.00 PAID UNDER O.R. NO. 3477151
DATE August 19, 2024

RUBEN B. BACULI
ASSISTANT CITY ASSESSOR (8-19-24)

1. LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Unit Values	Adjustments	Market Value
Total			Total				

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

Accountable Form No. 56
(Revised Jan. 1994)

OFFICIAL RECEIPT

ORIGINAL



Republic of the Philippines
City of Tuguegarao
OFFICE OF THE CITY TREASURER



PREVIOUS TAX RECEIPT NO. 0423952	
DATED 2023-08-07	FOR THE YEAR 2023

No. TUG 0457140	
DATE June 18, 2024	0457140
Amount in figures P 244.10	
<input type="checkbox"/> BASIC TAX <input type="checkbox"/> SPECIAL EDUCATION FUND	

Received from DARISAN, MARIA C. (WIDOW)	the sum of TWO HUNDRED FORTY-FOUR AND 10/100	Pesos
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Philippine Currency, in <input type="checkbox"/> full <input type="checkbox"/> installment	payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year 2024 1st Qtr - 4th Qtr
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NAME OF DECLARED OWNER	LOCATION No./Street/Barangay	LOT BLOCK NO.	TAX DEC. NO.	ASSESSED VALUE			TAX DUE	INSTALLMENT		FULL PAYMENT	penalty %	TOTAL
				Land	Improvement	Total		No.	Payment			
DARISAN, MARIA C. (WIDOW)	Lifeg Star		22-115840-A		6,520.00		255.60	2024 1st Qtr - 4th Qtr	255.60	(1.50)	244.10	

Payment without penalty may be made within the periods stated below if by installment

1st Inst.	--	Jan. 1 to Mar. 31
2nd Inst.	--	Apr. 1 to Jun. 30
3rd Inst.	--	Jul. 1 to Sept. 30
4th Inst.	--	Oct. 1 to Dec. 31

MODE OF PAYMENT	
CASH	244.10
CHECK	0.00
TW/PMO	0.00
TOTAL	244.10

TOTAL P	244.10
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BROOKLYN RIVER QUE COPICO Deputy Collecting Agent	BUENAVENTURA P. LAGUNDI City Treasurer
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