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

Registry of Deeds for Romblon, Romblon

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 070-2017000226

IT IS HEREBY CERTIFIED that certain land situated in DAPAWAN, ODIONGAN, ROMBLON, IS. OF TABLAS, more particularly bounded and described as follows:

LOT NO: 491-B-3 PLAN NO: PSD-04-203568

PORTION OF: LOT 491-B, PSD-04-176925

LOCATION: DAPAWAN, ODIONGAN, ROMBLON, IS. OF TABLAS (Continued on next page)
is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: SPOUSES JIM B. SIM AND APRILLE ANN M. SIM, (OF LEGAL AGES, FILIPINOS

Address: DAPAWAN, ODIONGAN, ROMBLON MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent

Patent Date: 01/29/1974

Under Act No.: 496

Volume No.: P-74

Original Owner: FEDERICO MONTOYA

Original RD: ROMBLON, ROMBLON

OCT Date: 04/03/2002

OCT No.: OCT-P-18902

Page No.: 112

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-3035 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Romblon, Romblon, Philippines on
the 4th day of AUGUST 2017 at 02:20pm.

Ms. Myrna R. Rosales
OIC-Register of Deeds



20130008105318
PES019006702

TCT No.: 070-2017000226

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4	NW	LOT 491-B-2, PSD-04-203568
4-5	WEST	LOT 491-I, PSD-04-176925 (ROAD)
5-6	NORTH	LOT 491-C, PSD-04-176925
6-7	NE	EXISTING ROAD, (3.00 M. WIDE)
7-8	SE	LOT 491-A, PSD-04-176925
8-1	NW	LOT 491-B-1, PSD-04-203568

TIE POINT: BLM NO. 1, CAD 341-D, MUNICIPALITY OF ODIONGAN,
PROVINCE
OF ROMBLON

LINE	BEARING	DISTANCE
TO CORNER 1		
1-2	N. 61° 08' E	842.21 M.
2-3	N. 67° 14' E	10.13 M.
3-4	N. 10° 34' E	4.64 M.
4-5	N. 87° 37' W	23.71 M.
5-6	N. 10° 30' E	9.07 M.
6-7	S. 87° 38' E	32.47 M.
7-8	S. 04° 03' E	17.02 M.
8-1	S. 67° 17' W	25.60 M.
	N. 10° 30' E	9.99 M.

AREA: FIVE HUNDRED TWENTY FIVE SQUARE METERS (525), MORE OR LESS
DESCRIPTION OF CORNERS: ALL CORNERS ARE MARKED PS CYL. CONC. MONS.
15

CYL. X 60 CM EXCEPT CORNERS 5, 6 & 7 BY OLD PS
CONC. MONS. 15 X 60 CM

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: MARCH 23, 1960

DATE OF SUBD/CONS SURVEY: OCTOBER 21, 2008

DATE OF APPROVED SURVEY: FEBRUARY 17, 2009

GEODETIC ENGINEER: JOVITO T. CADATAL

NOTES:



2013008105319

TCT No.: 070-2017000226

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017000244

Date: August 04, 2017 02:20:37PM

LIABILITIES UNDER SECTION 4 RULE 74 : ENTRY NO. 2741/P-18092 -
TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF
PARTICIPATION IN THE ESTATE OF THE DECEASED FEDERICO AND CLARITA
MONTROYA AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS
PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT.

DATE OF INSTRUMENT: SEPTEMBER 3, 2006

DATE OF INSCRIPTION: SEPTEMBER 5, 2006

(SGD.) CESAR M. MADRONA
REGISTER OF DEEDS-II

ENTRY NO. 2741/T-3035 - THE FOREGOING ANNOTATION IS CARRIED OVER
FROM P-18092.

(SGD.) CESAR M. MADRONA
REGISTER OF DEEDS-II

EPEB NO. 2017000244 - THE FOREGOING ANNOTATION IS CARRIED OVER
FROM T-3035.

Ms. Myrna R. Rosales
OIC-Register of Deeds



2016017371032

REPUBLIC OF THE PHILIPPINES
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Registry of Deeds for Romblon, Romblon

Transfer Certificate of Title

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No. 070-2017000259

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF TULAY, MUNICIPALITY OF ODIONGAN, PROVINCE OF ROMBLON, PHILIPPINES, more particularly bounded and described as follows:

LOT NO. 1206, CAD. 341-D, C-1 BEGINNING AT A POINT MARKED "1" OF LOT 1206, CAD. 341-D, ODIONGAN CADASTRE, BEING S. 03-56 W., 953.62 M. FROM BLM NO. 1, CAD. 341-D, THENCE, N. 15-24 W., 96.59 M. TO POINT 2; N. 87-16 E., 83.03 M. TO POINT 3; S. 11-16 E., 51.37 M. TO POINT 4; (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: SPS. APRILLE ANN M. SIM AND JIM B. SIM, OF LEGAL AGES, FILIPINOS

Address: ODIONGAN, ROMBLON MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent

Patent Date: 01/13/1982

Under Act No.: 496

Volume No.: P-40

Original RD: ROMBLON, ROMBLON

OCT Date: 04/27/1982

OCT No.: OCT-P-11168

Page No.: 78

Original Owner: NENITA F. RUFON

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-11168 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Romblon, Romblon, Philippines on
the 18th day of SEPTEMBER 2017 at 09:23am.

Ms. Myrna R. Rosales
OIC-Register of Deeds



TCT No.: 070-2017000259

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TECHNICAL DESCRIPTION (Continued from page 1)

S. 15-54 W., 67.54 M. TO POINT 5; N. 69-30 W., 52.12 M. TO POINT 1, POINT OF BEGINNING. CONTAINING AN AREA OF SEVEN THOUSAND AND FIVE HUNDRED NINETY SEVEN (7,597) SQUARE METERS. ALL POINTS ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS.. BOUNDED ON THE W., ALONG LINE 1-2 BY LOT 1205, CAD. 341-D; ON THE N., ALONG LINE 2-3 BY LOT 1189, CAD. 341-D; ON THE E., ALONG LINES 3-4-5 BY LOT 1207, CAD. 341-D; AND ON THE S., ALONG LINE 5-1 BY LOT 1204, CAD. 341-D. BEARINGS TRUE. THIS LOT WAS SURVEYED IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER, BY MATEO VILLAFRANCA, CADASTRAL LAND SURVEYOR, FROM FEBRUARY 1960 TO JUNE 30, 1960, AND APPROVED ON APRIL 14, 1964. NOTE: THIS LOT IS COVERED BY FPA NO. -22-2037-D.

FOR THE CHIEF, SURVEYS DIVISION

REGION IV:

(SGD.) APOLINARIO B. PERALTA
SURVEYMAN

PREPARED BY:

/LVGALISANAO

/1/13/82

CHECKED BY:

RUBY B. FETALINO

SURVEY AIDE I

BY: (SIGNED)



2016017371034

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017000275

Date: September 18, 2017 09:23:20AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED NENITA FERRANCULLO RUFON 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 29, 2017

Ms. Myrna R. Rosales
OIC-Register of Deeds

