

202405297276

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



Registry of Deeds for Province of Misamis Occidental

Transfer Certificate of Title

OWNER DUPLICATE - OWNER DUPLICATE - OWN

CATE - OWNER DUPLICATE

No. 135-;

}

IT IS HEREBY CERTIFIED that certain land situated in CENTRO, SINACABAN, MISAMIS OCCIDENTAL, MINDANAO, more particularly bounded and described as follows:

LOT NO: _____
PORTION: _____
SUBDIVISION: _____

AN NO: _____
PLS-: _____

LOCATION: CENTRO, SINACABAN, MISAMIS OCCIDENTAL (as indicated on last page), is registered in accordance with the provision of Section 107 of the Property Registration Decree.

Owner: _____, OF LEGAL AGE,

Address: _____, _____, MISAMIS OCCIDENTAL, PHILIPPINES

COPY COPY

subject to the provision of the said Property Registration Decree and the Public Land Act, and also to those of the Mining Law, 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

Original RD: PROVINCE OF MISAMIS OCCIDENTAL

Patent Date: 08/13/1959

OCT Date: 12/01/1959

Under Act No.: 496

OCT No.: OCT-F-3149

Volume No.: P-18

Page No.: 149

Original Owner: HERMENEGILDO MACHUYOP

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-3149 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Misamis Occidental, Philippines on the 19th day of JULY 2025 at 01:29pm.

ATTY. ALEX ASOCH CHEYER, MBA
Acting Registrar of Deeds



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TECHNICAL DESCRIPTION (Continued from page 1)

MINDANAO

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 401-A, PSD-10-022713
2-3	NE	LOT 401-B, PSD-10-022713
3-4-5	SE, SW	CREEK, .
5-6	SW	LOT 401, PLS-513-D SINACABAN PUBLIC LAND SUBDIVISION
6-1	NW	ROAD, .

TIE POINT: BLIM NO. 1, SINACABAN PUBLIC LAND SUBDIVISION

LINE	BEARING	DISTANCE
TO CORNER 1	S. 88° 42' W	1380.31 M.
1-2	S. 01° 03' E	38.68 M.
2-3	S. 01° 03' E	220.72 M.
3-4	S. 77° 32' W	6.21 M.
4-5	N. 48° 13' W	41.10 M.
5-6	N. 01° 23' E	233.02 M.
6-1	N. 89° 10' E	26.31 M.

AREA: SEVEN THOUSAND EIGHT HUNDRED SIXTY THREE (7,863) SQUARE METERS, MORE OR LESS.

DESCRIPTION OF CORNERS: CORNERS 5, 6 ARE OLD B.L. AND THE REST ARE P.S. CYL. CONS. MONS. 15/40 C.S.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: FEBRUARY 5, 1957

DATE OF SUBD/CONS SURVEY: JANUARY 8, 1995

DATE APPROVED: MARCH 3, 1995

GEODETTIC ENGINEER: GERTRUDES T. ANTEPUESTO

NOTES: PORTION OF THIS LOT IS SUBJECT TO LEGAL EASEMENT (20.00 M. WIDE) ALONG LINES 3-4-5.

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2025000575

Date: July 10, 2025 01:16:25PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED SPOUSES HERMELDO MACHUYOP AND REGINA YRAG AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: JANUARY 31, 2025.

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(SGD.) ATTY. ALEX ASOK OMETER, MBA
ACTING REGISTRAR OF DEEDS

COPIED FROM OCT P-3149

ATTY. ALEX ASOK OMETER, MBA
Acting Registrar of Deeds

