

Nº 1306368

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Commission

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE



Transfer Certificate of Title

No. T-7611

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Baybay, Province of Leyte, Philippines bounded and described as follows:

"1. A parcel of land (Lot 7297-B of the sub. plan, (LRC) Pcd-74724, being a portion of Lot 7297, Baybay Cadastre, LRC Cad. Record No. 972), situated in the Barrio of Pangasugan, Municipality of Baybay, Province of Leyte. Bounded on the N. by points 4 to 5 by Lot 7301, Baybay Cadastre; on the NE., points 5 to 1 by Lot 7297-A, on the S., points 1 to 2 by Lot 7297-A both of the sub. plan; and on the W., points 2 to 3 and 3 to 4 by Lot 7275, Baybay Cadastre. Beginning at a point marked 1 on plan, bearing N. 27 deg. 19' E., 433.06 m. from B.B.M. No. 37, Baybay Cadastre; thence N. 81 deg. 39' W., 55.14 m. to point 2; thence N. 4 deg. 59' W., 22.60 m. to point 3; thence N. 13 deg. 15' E., 7.24 m. to point 4; thence S. 82 deg. 33' E., 46.69 m. to point 5; thence S. 17 deg. 15' E., 30.00 m. to the point of beginning. Containing an area of ONE THOUSAND FOUR HUNDRED SEVENTY THREE (1,473) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: points 1 and 2 by P.S., and the rest by Old B.M. All cyl. conc. mon. 15 x 60 cm. bulwarks true; dec. 0 deg. 37' E., date of original survey, July 11, 1927 - Feb. 18, 1928 and that of the sub. survey, March 11, 1967.

"2. A parcel of land (Lot 7297-D, of the sub. plan, (LRC) Pcd-74724, being a portion of Lot 7297, Baybay Cadastre, LRC Cad. Record No. 972), situated in the Barrio of Pangasugan, is registered in accordance with the provisions of the Land Registration Act in the name of * NATIVIDAD G. FERNANDEZ of legal age, married and a resident of Baybay, Leyte, Philippines.

as owner thereof in fee simple, subject to such of the incumbrances mentioned in Section 39 of said Act as may be subsisting, and to the payment of the cost of the jud. rec. proceedings pursuant to the provisions of sec. 18 of Act 2259, as amended (2) S. Cancayo & Co., Inc." to guarantee the payment of the sum of ₱50.27 as balance unpaid of the cost of the cad. survey and mon. pursuant to the provisions of Act 3327, as amended; (b) that this

IT IS FURTHER CERTIFIED that said land was originally registered on the 20th. day of August, in the year nineteen hundred and thirty-two, in the Registration Book of the Office of the Register of Deeds of Leyte, Volume, page, as Original Certificate of Title No. 6282, pursuant to Decree No. 471372 issued in L. R. Cadastrol Record No. 973

This certificate is a transfer from Original Certificate of Title No. 6282, which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Tacloban City, Philippines, on the 10th. day of April, in the year nineteen hundred and thirty-eight, at 1:30 P.M.

ATTEST:

B. S. Picson

Register of Deeds

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

ENTRY No. (Continuation from page 1)

Municipality of Baybay, Province of Leyte. Bounded on the NE., points 1 to 2, and on the SE., points 2 to 3, by Lot 7297-E, of the subdivision plan; on the SW., points 3 to 4, by Lot 7297-C, of the subdivision plan, and ~~146/~~ on the NW., points 4 to 1, by Lot 7301, Baybay Cadastre. Beginning at a point marked "1" on plan, being N. 30 deg. 28' E., 512.36 m. from B. E. M. No. 37, Baybay Cadastre; thence S. 17 deg. 15' E., 18.92 m. to point 2; thence S. 65 deg. 50' W., 64.34 m. to point 3; thence N. 17 deg. 15' E., 18.93 m. to point 4; thence N. 65 deg. 51' E., 64.33 m. to the point of beginning; containing an area of ONE THOUSAND TWO HUNDRED NINE (1,209) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: points 1 by Old B. L. and the rest by P. S., all Cyl. Conc. Mons. 15 x 60 Cms.; bearing true; declination 0 deg. 37' E., date of Original Survey, July 11, 1927 - Feb. 18, 1928, and that of the Subdivision survey, March 11, 1967."

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lot is subject to a mortgage, jointly with others, in favor of the entity "Abotiz y Co. Inc." done led at the City of Cebu, Province of Cebu, P. I., for the sum of THREE THOUSAND SIX HUNDRED PESOS (P3,600.00) which term and conditions are stipulated in the Deed dated June 25, 1930.

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P.L. 7121-7-7611-Cancellation-

by the liens in favor of the Insular Government and S. Carayao per official receipt no. 3322-33 and 7676 dated May 23, 1977.

Government Center, Cebu, Leyte, May 24, 1977 at 9:30 A.M.

[Signature]
 Acting Register of Deeds

ENTRY NO. <u>7225</u>	<u>7611</u>	CANCELLATION
OF THE MORTGAGE / ENCUMBRANCE INSCRIBED HEREON <i>in favor of Abotiz y Co.</i>		
BOOK NO. <u>428</u>	PAGE NO. <u>57</u>	BOOK NO. <u>III</u>
<i>Cebu City, Delfin Quinsano</i>		OF NOTARY PUBLIC
DATE OF INSTRUMENT	<u>May 30, 1977</u>	
DATE OF INSCRIPTION	<u>July 1, 1977</u>	

[Signature]

Transfer Certificate of Title

REGISTER OF DEEDS FOR THE PROVINCE OF LEYTE