

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE

Land Registration Commission  
REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE



Transfer Certificate of Title

No. T-13009

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

A parcel of land (Lot No. 7251 of the Cadastral Survey of Baybay), with the improvements thereon, situated in the Municipality of Baybay. Bounded on the N. by Lots Nos. 7423 and 7422; on the E. by Lots Nos. 7252 and the Provincial Road; on the S. by Lots Nos. 7258; 7248, 7257; 7250, and 7249; and on the W. by the Camotes Sea. Beginning at a point marked 1 on plan, being N. 9 deg. 07'W., 718.64 m. from B.M. No. 37; thence S. 79 deg. 31'W., 19.77 m. to point 2; thence S. 56 deg. 52'W., 2.54 m. to point 3; thence S. 52 deg. 50'E., 10.58 m. to point 4; thence S. 18 deg. 54'E., 23.50 m. to point 5; thence S. 14 deg. 07'W., 20.82 m. to point 6; thence S. 10 deg. 38'E., 31.58 m. to point 7; thence S. 12 deg. 52'E., 10.20 m. to point 8; thence S. 71 deg. 30'E., 8.29 m. to point 9; thence S. 10 deg. 59'E., 205.43 m. to point 10; thence S. 3 deg. 07'E., 6. m. to point 11; thence S. 59 deg. 59'W., 19.83 m. to point 12; thence N. 22 deg. 05'W., 12.18 m. to point 13; thence N. 41 deg. 45'W., 37.81 m. to point 14; thence N. 27 deg. 18'E., 13.28 m. to point 15; thence N. 37 deg. 26'W., 25.35 m. to point 16; thence N. 31 deg. 22'E., 17.71 m. to point 17; thence N. 79 deg. 29'W., 44.02 m. to point 18; thence S. 86 deg. 12'W., 25.50 m. to point 19; thence S. 79 deg. 53'W., 66.52 m. (back) is registered in accordance with the provisions of the Land Registration Act in the name of \*

DOMINADOR A. TAN of legal age, filipino, married,  
and a resident of Marasbaras, Tacloban City, 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 -

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. 7773, pursuant to Decree No. 421327, issued in L. R. C. Cadastral Record No. 973

This certificate is a transfer from Transfer Certificate of Title No. T-10903, which is cancelled by virtue hereof in so far as the above-described land is concerned.

RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS  
TACLOBAN CITY

ENTERED THIS COPY.

Entered at Tacloban, Leyte, Philippines, on the 9th day of January, in the year nineteen hundred and seventy-four, at 10:00 A. m.

ATTEST:

Baybay, Leyte  
(Owner's postal address)

B. E. PIGEON  
Register of Deeds

\* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.



**MEMORANDUM OF ENCUMBRANCES**  
(When necessary use this page for the continuation of the technical description)



ENTRY NO. ....

to point 20; thence S. 87 deg. 03'W., 37.31 m. to point 21; thence S. 7 deg. 29'W., 35.26 m. to point 22; thence N. 85 deg. 37'W., 93.96 m. to point 23; thence N. 22 deg. 42'E., 365.55 m. to point 24; thence N. 30 deg. 31'E., 108.37 m. to point 25; thence N. 13 deg. 51'E., 59.24 m. to point 26; thence N. 2 deg. 13'E., 148.82 m. to point 27; thence S. 70 deg. 51'E., 19.69 m. to point 28; thence N. 72 deg. 38'W., 16.48 m. to point 29; thence N. 84 deg. 45'E., 26.99 m. to point 30; thence S. 1 deg. 09'W., 325.09 m. to point 31; thence S. 1 deg. 38'E., 48.99 m. to the point of beginning; containing an area of EIGHTY NINE THOUSAND THREE HUNDRED AND TEN SQUARE METERS (89,310) more or less. All points referred to are indicated on the plan; Bearings true; Declination 0 deg. 37'W., Date of survey, July 11, 1927 to February 18, 1928.

ENTRY NO. 162 IT. 13002 HIEROTEO VILLAROSA  
TO GUARANTEE A PRINCIPAL OBLIGATION IN THE AMOUNT OF 59,000.00  
MORTGAGEE'S CURRENT NECESSARY IN CASE OF SUBSEQUENT LIQUIDATION OF THE PROPERTY, OTHER CONDITIONS SET FORTH IN DEED NO. 105 PAGE NO. 53  
BOOK NO. 1 OF NOTARY PUBLIC OF Tacloban City 1927  
DATE OF INSTRUMENT FEB. 15 1927  
DATE OF INSCRIPTION FEB. 20 1927

ENTRY NO. 1448 IT. 13009 CANCELLATION  
OF THE MORTGAGE/ENCUMBRANCE INCORPORATED IN DEED NO. 162 IT. 13002  
BOOK NO. 3 PAGE NO. 37 OF NOTARY PUBLIC OF Tacloban City  
DATE OF INSTRUMENT Feb. 15 1927  
DATE OF INSCRIPTION Mar. 16 1927  
REGISTERED OF DEEDS E

ENTRY NO. 1449 IT. 13009 Bank of the Philippine Island  
TO GUARANTEE A PRINCIPAL OBLIGATION IN THE AMOUNT OF 40,000.00  
MORTGAGEE'S CURRENT NECESSARY IN CASE OF SUBSEQUENT LIQUIDATION OF THE PROPERTY, OTHER CONDITIONS SET FORTH IN DEED NO. 1448 PAGE NO. 37  
BOOK NO. 11 OF NOTARY PUBLIC OF Tacloban City 1926  
DATE OF INSTRUMENT March 16 1926  
DATE OF INSCRIPTION March 16 1926  
REGISTERED OF DEEDS 2

MINISTRY OF THE INTERIOR OF PHILIPPINES  
LEYTE, TACLOBAN CITY

OFFICIAL TRUE COPY.

(Memorandum of Encumbrances continued on Page B)  
(Technical Description continued on Additional Sheet Page 7)