

OFFICE OF THE PROVINCIAL GOVERNOR CARLOS JERICHO L. PETILLA

March 10, 2025

Hon. LEONARDO M. JAVIER, Jr. Vice-Governor
Province of Leyte



Thru: The Honorable Sangguniang Panlalawigan Members

Dear Vice-Governor Javier, Jr.:

Respectfully forwarding the herein attached Letter dated January 23, 2025, signed by Mr. Bienvenido S. Santos, Chairman, Normal Holdings Development Corporation, requesting to **buy back** two (2) parcels of land covered by Transfer Certificate of Title No. 32691 and Transfer Certificate of Title No. 32693 both registered in the name of MRC Allied Industries, Inc.

Below is a Briefer of the subject properties, to wit:

- 1. Due to tax delinquency from 2003 to 2008 with an aggregate amount of **Php 48,268,724.62**, a **Notice of Levy on Execution** dated May 11, 2019, involving twenty-five (25) parcels of land registered in the name of MRC Allied Industries, Inc., all situated in Brgy. Daja Daku, San Isidro, Leyte, containing an aggregate area of 4,606,073 square meters, were issued and consequently annotated in the respective titles on April 13, 2021.¹
- 2. Among the twenty-five parcels of land are Lot -1-B-15-A (TCT No. 32691), and Lot -1-B-15-C (TCT No. 32693), containing an area of 145,156 square meters, and 355,228 square meters, respectively.

Copies of the Transfer Certificates of Title and Tax Declarations are hereto attached as "Annex A, B, C and D" for ready reference.

3. On August 18, 2009, as no tax settlement was made, and after compliance with the provisions of the Local Government Code of

¹ Please see annotation at the title.



1991, and other related rules and regulations, a public auction was conducted.

4. For want of bidder, the subject twenty-five (25) delinquent properties were forfeited in favor of the Provincial Government of Leyte. Consequently, a **Declaration of Forfeiture dated April 5, 2021**, was respectively annotated on September 1, 2021, among others, on TCT No. 32691, and TCT No. 32693.²

Copies of the Amended Final Deed of Forfeiture, Certification and Joint Affidavit, are hereto attached as "Annex E, F, and G" for ready reference.

- 5. Despite the Declaration of Forfeiture, the Original and Owners' Duplicate Copy of Transfer Certificate of Titles No. 32691 and 32693, remain in the name of the registered owner.
 - 5.1 However, the aforesaid Original Copy of Transfer Certificate of Title in possession of the Register of Deeds, Province of Leyte, was CANCELLED by virtue of the foregoing Declaration of Forfeiture.
- 6. Notably, the Owners' Duplicate Copy of Transfer Certificate of Title remains in the possession of the registered owner MRC Allied Industries, Inc.
- 7. On November 28, 2020, the parcels of land covered by Transfer Certificate of Title No. 32691, and Transfer Certificate of Title No. 32693 were SOLD to Normal Holdings Development Corporation.
 - 7.1 At the time of the sale, the original copy of the Transfer Certificate of Title No. 32691 and 32693, respectively, had no Memorandum of Encumbrances.
 - 7.2 In addition, the Owners' Duplicate Copy of Transfer Certificate of Title No. 32691 and 32693, respectively, were with the vendor Normal Holdings Development Corporation.
 - 7.3 Hence, said vendee can be presumed to be a buyer in good faith and for value.

Copies of the **Deed of Sale** are hereto attached as "Annex H and H-1" for your ready reference.

²Please see annotation at the title.

- 8. As a backgrounder, "one is considered a purchaser in good faith if they buy a property without notice that some other person has a right to or interest in such property and pays its fair price before he has notice of the adverse claims and interest of another person in the same property."³
- 9. Further, in *Bautista v. Silva*⁴ and *Gabutan v. Nacalaban*⁵ the Supreme Court ruled that for one to be considered a purchaser for value and in good faith, the following requisites must concur:

"A buyer for value in good faith is one who buys property of another, without notice that some other person has a right to, or interest in, such property and pays full and fair price for the same, at the time of such purchase, or before he has notice of the claim or interest of some other persons in the property. He buys the property with the well-founded belief that the person from whom he receives the thing had title to the property and capacity to convey it.

To prove good faith, a buyer of registered and titled land need only show that he relied on the face of the title to the property. He need not prove that he made further inquiry for he is not obliged to explore beyond the four corners of the title. Such degree of proof of good faith, however, is sufficient only when the following conditions concur: first, the seller is the registered owner of the land; second, the latter is in possession thereof; and third, at the time of the sale, the buyer was not aware of any claim or interest of some other person in the property, or of any defect or restriction in the title of the seller or in his capacity to convey title to the property.

Absent one or two of the foregoing conditions, then the law itself puts the buyer on notice and obliges the latter to exercise a higher degree of diligence by scrutinizing the certificate of title and examining all factual circumstances in order to determine the seller's title and capacity to transfer any interest in the property. Under such circumstance, it is no longer sufficient for said buyer to merely show that he relied on the face of the title; he must now also show that he exercised reasonable precaution by inquiring beyond the title. Failure to exercise such degree of precaution makes him a buyer in bad faith.

³ Leong v. See, 749 Phil. 314, 323 (2014).

⁴ 533 Phil. 627, 639-640 (2006).

⁵ 788 Phil. 546 (2016).

10. Should the above request your merits the Honorable Sangguniang Panlalawigan's consideration and approval, we respectfully request the issuance of Resolution "GRANTING AUTHORITY TO THE **GOVERNOR** TO NEGOTIATE, **ENTER** AGREEMENT OR CONTRACT WITH NORMAL HOLDINGS DEVELOPMENT CORPORATION, AND SIGN ANY AND ALL DOCUMENTS APPURTENANT THERETO, INCLUDING BUT NOT LIMITED TO, A DEED OF SALE, FOR AND ON BEHALF OF THE PROVINCIAL GOVERNMENT OF LEYTE, RELATIVE TO THE SUBJECT FOREFEITED PROPERTIES COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 32691, AND TRANSFER CERTIFICATE OF TITLE NO. 32693, RESPECTIVELY, AND FOR OTHER PURPOSES.

For the Honorable August Body's consideration.

Thank you very much. Mabuhay!

By the Governor:

CORAZON M. ALVERO Provincial Administrator

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No. 6551517

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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Authority QUEZON CITY

REGISTRY OF DEEDS FOR THE ..

PROVINCE OF KORTHERN LEYTE

Transfer Certificate of Title

No 1 - 5 2 6 9 1

It is meaning continuolihan certain land situated to the Kunicipality of San Isidro. Frovince of Leyte, Philippines bounded and described as follows: A parcel of land designated as lot 1-B-15-A of the subdivision of Fad-

08-017207-D, being a portion of lot 1-H-15, Fed-08-009893-D, situated in-Brgv. Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SW., along lines 1 to 5 by Visayan Sea (with a 20.00m, wide, legal easement); on the NW., along lines 5-7-8 by lot 1-B-15-2 of this subdivision; on the NE, slong lines 8 to 77 by lot 1-B-26, red-08-009893-D (Read lot); on the SB, along lines 77-1 by lot 1-B-22, red-08-009893-D. Beginning at a point marked "1" on plan being 5.49 deg. 17" M., 9370.49m. from (Mackylered in accordance with the provisions of the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES, INC.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

of May in the year nineteen hundred and n. 108
Registration Book of the Office of the Register of Deeds of Legis. Volume page as Original Certificate of Title No. 1766 in the name of the Centificate of Title No. 1766 in the name of the Centificate of Title Science of Title Scie is cancelled by virtue hereof in so far as the above-described land is concerned

> Ensered at Covit. Conter. Palo, Leyte. Philippines, on the 10thday of December in the year two at 9:25 them. thousand and

> > ATTEST

Rakati City

(Chanci's postal address)

Regis

"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 entirenship of both spouses.

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This is a Certified True Copy of TCT T-32691 on file at Registry of Deeds of Leyte Province. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: ATTY. JOSE RAYMUND ACOL/ JENELYN TROYO.

Ref. No.: 2025003212 OR No. : 1035174664 : 03/07/2025 OR Date : Mar 3 2025 Date : 01:49:46 PM Amt. Paid: 623.08

Page 1 of 5

LTCP Form No.: 0019 version 3 (revision date: 2022.10.01)

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MEMORANDUM OF ENCUMBRANCES

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

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Page 2 of 5

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(Continuation of the Memorandum of Encumbrances from Page ——— A)
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True: Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Rogulo M. Bilvano. Date of approval by the ARED for Operations, DENR, Region OB, Tacloben City on December 9, 2002.
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Date # JUN 2014
(Continued on Page

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TCT No.: 115-T-32691

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001463

Date: April 13, 2021 03:10:19PM

NOTICE OF LEVY ON EXECUTION: ISSUED BY THE PROVINCIAL GOVERNMENT OF LEYTE PURSUANT TO SECTION 258 OF THE LOCAL GOVERNMENT CODE OF 1991 (R.A. 7160) FOR TAX DELIQUENCY COVERING THE PERIOD FROM 2003 TO 2008. FAILURE TO SETTLE THE AFOREMENTIONED REAL PROPERTY TAX DELIQUENCY WITHIN FIFTEEN (15) DAYS FROM RECEIPT THEREOF WILL CONSTRAIN THE LEYTE PROVINCIAL GOVERNMENT TO AVAIL THE NECESSARY CIVIL REMEDIES PROVIDED BY LAW. OTHER CONDITIONS SEE DOCUMENT ON FILE. DATE OF INSTRUMENT- MAY 11, * 2009.

EMETERIO DEVARAS VILLANOZA JR. Register of Deeds

Entry No.: 2021003802

Date: September 01, 2021 10:35:29AM

DECLARATION OF FORFEITURE EXECUTED BY RUTH Y. SURPIA, IN FAVOR OF GOVERNMENT OF PROVINCIAL LEYTE, FOR THE SUM OF PHP44,304.86, TN 468; PAGE ... OF TACLOBAN THI ACCORDANCE WITH DOC. NO. PAGE NO. 95; BOOK NO. VII; SERIES OF 2021: OF NOTARY PUBLIC CITY; ATTY. RHEA UNTALAN-ENAGE; DATED APRIL 05, 2021. THIS TITLE IS TOTALLY CANCELLED, AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 115-2022000023

EMETERIO DEVARAS VILLANOZA JR. Register of Deeds

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LTCP Form No.: 0019 version 3 (revision date: 2022.10.01)



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TRANSACTIONS

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OWNER

No. 6551519

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Ennd Registration Authority QUEZON CITY

REGISTRY OF DEEDS FOR THE ..

PROVINCE OF TOLLHERY LEYTE

Transfer Certificate of Title

No.7 = 32693

It is meansy certained that certain land situated in the Municipality of San Isidro. Province of Leyto, Philippines bounded and described as follows: prines bounded and described as follows: Lot 1-B-15-C Psd-08-017207-D

A parcel of land designated as lot 1-B-15-C of the subdivision of Pad-08-017207-D, being a portion of lot 1-B-15, Pad-08-009893-D, situated in Brgy. Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte, Bounded on the SE., along lines 1 to 21 by lot 1-B-15-B of this subdivision; on the SW., along lines 21 to 24 by Visayas Sea (with 20.00m. wide, legal easement); on the NW., along line 24 to 32 by let 1., Psu-118505; on the NE. of along lines 32 to 46-1 by Road let 1-B-35, Psd-08-009893-D. Beginning at a point marked "1" on plan being S.34 deg. 35 W., 7566.59m. from BLEWWI.Villalon (backe) stered in accordance with the provisions of the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES, INC.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

26th day
IT IS TURTURE CERTIFIED that said land was originally registered on the 26th day in the
of Roy on the year nineteen hundred and Rine in the
Registration Back of the Office of the Register of Deds of Laxte Valume 1 Registration Back of the Office of the Register of Deds of Laxte Valume 1 page as Original Certificate of Title No. 299 pursuant to Decree No.
In the name of second No. 1726 in the name of second No.
Water in L. R. Company Continue of Title No. 1987
page as Original Certificate of Fille No. 1766 in the name of testured in I. R. C. Canastral Record No. 1766 in the name of Tele No. 1-27775 which This certificate is a transfer from Transfer Certificate of Title No. 1-27775 which
is cancelled by virtue hereofan so far as the above-described land is concerned.
E. Charle Cité de la Constitución de la Constitució

Gov't.Center, Palo, Ley Entered at Philippines, on the 10th day of December thousand and _two in the year two of 9:25. Be. m.

ATTEST

Makati City

(Charles a penial address)

"State the civil status, name of spouse if married, age if a minor, city/enship 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.

landed 12/10/02

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Page 1 of 5

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Page	 Sec. 1

MEMORANDUM OF ENCUMBRANCES

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

EMITY NO ASSESSMENT CONTRACTOR OF THE PROPERTY San Isidro, Leyte. thence N.19 deg. 28th., 4.89m. to point 2; thence H.41deg. 36'W., 4.89m. to point 3; thence N.63 deg. 39'W., 4.89m. to point 4; thence N. 85 deg. 47'W., 4.89m. to point 5; thence 3.83 deg. 11'W., 60.40m. to point 6; thence S.83 deg. 11'W., 61.13m. to point 7; thence S.83 deg. 11'W., 41.35m. to point 8; thence S.83 deg. 11'%., 69.36m. to point 9; thence S.83 deg. 11'W., point 8; thence S.83 deg. 11'w., 69.50m. to point 9; thence S.03 deg. 11'w., 70.62m. to point 10; thence S.83 deg. 11'w., 71.62m. to point 11; thence S. 83 deg. 11'w., 93.75m. to point 12; thence S.83 deg. 11'w., 115.58m. to point 13; thence S.83 deg. 11'w., 52.26m. to point 14; thence S.83 deg. 11'w., 85.37m. to point 15; thence S.83 deg. 11'w., 89.31m. to point 16; thence S.83 deg. 11'w., 156.84m. to point 17; thence S.83 deg. 11'w., 98.87m. to point 18; thence S.83 deg. 11'w., 87.51m. to point 19; thence S.83 deg. 81'w., 101.56m. to point 20; thence S.83 deg. 16'W., 14.23m. to point 21; thence N.16 deg. 52'W., 57.88m. to point 22; thence N.39 deg. 13'W., 115.30m. to point 23; thence N.17 deg. 11'W., 126.75m. to point 24; thence N.80 deg. 44'S., 62.79m. to point N.17 deg. 11's., 120.75m. to point 24; thence N.80 deg. 44's., 62.79m. to point 25; thence N.83 deg. 32's., 234.92m. to point 26; thence N.84 deg. 33's., 241.91m. to point 27; thence N.84 deg. 45's., 131.40m. to point 28; thence N.82 deg. 07's., 180.80m. to point 29; thence N.82 deg. 27's., 112.38m. to point 82 deg. 07's., 180.80m. to point 29; thence N.82 deg. 34's., 30; thence N.83 deg. 42's., 174.24m. to point 31; thence N.82 deg. 34's., 45.70m. to point 32; thence S.5 deg. 19's., 5.71m. to point 35; thence S.0 deg. 45's., 63.47m. to point 34; thence S. 2 deg. 47's., 8.48m. to point 35; thence S.9 deg. 54's., 8.48m. to point 35; thence S.9 deg. 54's., 8.48m. to point 36; thence S.17 deg. 01's., 8.48m. to point S.9 dag. 54'E., 8.48m. to point 36; thence S.17 deg. 01'E., 8.48m. to point 37; thence S.24 deg. 08tE., 8.48m. to point 38; thence S.31 deg. 15'E., 8.48m. to point 39; thence 5.34 deg. 48 E., 88.62m. to point 40; thence 5.36 deg. 42 E., 44.13m. to point 41; thence 5.35 deg. 52 E., 7.24m. to point 42; thence 5.38 deg. 13 E., 7.24m. to point 43; thence 5.22 deg. 34 E., 7.24m. to point 44; thence S.16 deg. 55°S., 7.24m. to point 45; thence S.11 deg. 16°S., 7.24m. to point 46; thence S.8 deg. 26°S., 30.61m. to point of beginning, containing an area of THREE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED TWENTY EIGHT (355,228) source meters. All points referred to are indicated on plan and marked on the ground as follows: Points 1 to 21 are P.S. 691. 6016. Mons. 15 x 40 cm. and the rest are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Romulo H. Hilvano. Date of approval by the ARED for Operations, DENR, Region 08, Tacloban City on December 9, 2002.

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(Memorandum of Encumbrances continued on Page	Page
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This is a Certified True Copy of TCT T-32693 on file at Registry of Deeds of Leyte Province. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: ATTY. JOSE RAYMUND ACOL/ JENELYN TROYO.

Ref. No. : 2025003212 OR No. : 1035174664

Date : 03/07/2025 OR Date : Mar 3 2025

Time : 01:49:56 PM Amt. Paid: 623.08

Page 2 of 5

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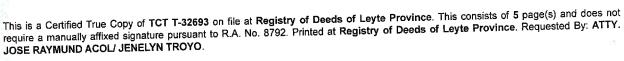
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REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE"

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Date : 03/07/2025 OR Date : Mar 3 2025
Time : 01:49:56 PM Amt. Paid: 623.08



TCT No.: 115-T-32693

Page No.:5

FOR FASTER TRANSACTIONS.

TITLE"

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001463

Date:April 13, 2021 03:10:19PM

NOTICE OF LEVY ON EXECUTION: ISSUED BY THE PROVINCIAL GOVERNMENT OF LEYTE PURSUANT TO SECTION 258 OF THE LOCAL GOVERNMENT CODE OF 1991 (R.A. 7160) FOR TAX DELIQUENCY COVERING THE PERIOD FROM 2003 TO 2008. FAILURE TO SETTLE THE AFOREMENTIONED REAL PROPERTY TAX DELIQUENCY WITHIN FIFTEEN (15) DAYS FROM RECEIPT THEREOF WILL CONSTRAIN THE LEYTE PROVINCIAL GOVERNMENT TO AVAIL THE NECESSARY CIVIL REMEDIES PROVIDED BY LAW. OTHER CONDITIONS SEE DOCUMENT ON FILE. DATE OF INSTRUMENT- MAY 11, 2009.

EMETERIO DEVARAS VILLANOZA JR. Register of Deeds

Entry No.: 2021003803

Date:September 01, 2021 10:52:27AM

DECLARATION OF FORFEITURE : EXECUTED BY RUTH Y. SURPIA, IN FAVOR OF PROVINCIAL GOVERNMENT OF LEYTE, FOR THE SUM OF PHP76,584.87, IN ACCORDANCE WITH DOC. NO. 468; PAGE NO. 95; BOOK NO. VII; SERIES OF 2021; OF NOTARY PUBLIC OF TACLOBAN CITY; ATTY. RHEA LINA M. UNTALAN-ENAGE; DATED APRIL 05, 2021. THIS TITLE IS TOTALLY CANCELLED, AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 115-2022000024

EMETERIO DEVARAS VILLANOZA JR. Register of Deeds

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Ref. No. : <u>2025003212</u> OR No. : 1035174664 Date : <u>03/07/2025</u> OR Date : Mar 3 2025 Time : <u>01:49:56 PM</u> Amt. Paid : 623.08

Page 5 of 5

GOVERNMENT COPY

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GOVERNMENT COPY

OWNER: N.R.C.	Allied Ind. Inc.	Property Identificat	TIN:	
ADDRESS: <u>Daja-D</u> :	da, San Isidro	Levte	TEL. NO.	
Voucument and Liberteticisi DRE)ri		TIN:	
ADDRESS:		S	TEL. NO.	
Location of Property:	2 F	Daja-Daku	Sı	n Isidro, Levt
\ ·	,	(Darangay/Distric	ot) · (Mu	micipality & Province/Cit
DET/TCT/CLOA No.	T- 32692	Surve	y No.	
CCT			o. <u>254 (1-B-</u> 1	15-C)
Dated: Boundaries:		Blk. N	lo	
North: Lot 1-			3.7	
East: Road L		South:		
IND OF PROPERTY ASS		West:	Road Lot	
X LAND		[] * 		
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BUILDING	a ·	T OTHER	Brief Descriptions	"
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Republic of the Philippines PROVINCE OF LEYTE

City of Tacloban

STREET

OFFICE OF THE PROVINCIAL TREASURER

AMENDED FINAL DEED OF FORFEITURE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the real property declared in the name of MRC Allied industries in the Section of Brgy Daja, Daku, Surusimbahan, San Isidro, Leyte and covered by Tax Declarations and corresponding Cartificates of Title, herein below described, here been served with a Final Notice of Delinquency on September 15, 2008 on its unpaid Real Property Tax for the years 2003 up to 2008, to wit

ltem No	Lot No.	Title No	TD No.	Area (sq.m.) As per OCT/TCT No.	Total Tax Liabilities	
_ , +	Lot 1-B-15 A	T-32891	NS-33010-0042T	145, 156	Php 44,304 55	
===	Lot 1-B 15-C	T-37690	05-32010-00429	355, 228		
	Lot 1-B-16	f-29996	05-33010-00440	2 276 810	Php 18, 405, 515 17	
. 31	1.01 1.81-18	1-29990	05-33010 00442	37, 634		
6	1- 1-B-19	96666	05-33010 00443	17 680		
539	e 1-B-20	30000	05-33010-00444	24, 483	Php 140,624,66	
7	our i Har	220x11 F	05-53010-00445	1 000 156		
2.5	1.11.23	T-30002	05 330 10-00446	55 731		
1.0	62 141 73	1-30600	05-33010-00447	7,030		
400	Lot 1 10 24	T. SANM	05 33010-00448	19,007		
	Lat 1 8 25	1 39603	05-33010-00449	11 056		
134	Lor 1-8-26	1-30000	05-33010-00450	15,438		
(90)	10:14:27	1-3000	95-33010-00451	5, 960		
1 m	Lot 14: 48	1 30908	05-33010-00452	6 693		
4 %	at 1 is 78	T 30407	05-33010-00453	. 10.980		
10		1.30016	05-30010-00454	3 700		
4	4: 1:0-00	P. Middle C	AC MARIA ARRIA			
	of 1-B-31	1 30511	05-33010-00413	9, 726 15, 435		
Wi	6.1 1-16 32	30012	05 33010 00455			7,
1.4	68 1 (3 33	1 360-1	05 33010 00456	9,677		
25	51 1 11 34	-30014	05-33010-00457	10, 320		
14. 5	Lat 1-12-35	i sinosti	05-33010-00456	14, 874	Php 98,589 60	
177		30016	05 33010-00459	8,397		
23	Lot 1 E 37	T-90017	05-33010-00400	9, 243		
24	Last 1 Et 35	7.30016	05-33910-00461	10, 810		6121 279
200	ाज १५४०,३३	T-20019	05-33010-00482	21 799	Php 144,291.45	1,606,673

WHEREAS, said real property tax liability have remained unpaid despite effort to exact payment from the owner, thus, a Warrant of Levy and Notice of Levy were issued and served on July 17, 2009 on said delinquent real property

4,606,073

WHEREAS, on account of said delinquency, the above-mentioned real property was advertised for saie at public auction in a newspaper of general circulation (Philippine Daily Inquirer dated August 2, 2009) by the Provincial Treasurer of Leyte to satisfy all taxes and penalties due and the costs of sale in the total amount of Php 48,268,724.62 at the entrance of Municipal Hall of San Isidro, Leyte, at the Brgy, Hall of Barangay Daja-Daku, San Isidro, Leyte and at-the Bulletin Board, of the Provincial Treasurer's Office of Capitol Bidg. Tacloban City 18,85297 CRIFFE THAT THE REGISTRY OF OFFICE PROPERTIES LAND MORE AND THE CONTROL MEGISTRING BARD THE BA

CONTINUES REGISTRY OF DIFFE.

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 Ref No
 2024017603
 OR No.
 1035278176

 Date
 11/20/2024
 OR Date: Nov 20 2024

 Time
 04:22:13 PM
 Amt Paid: 1410 96

Page 1 of 4

WHEREAS, at the public auction held on August 18, 2009 at the Municipal Gymnasium of San Isidro, Leyle pursuant to said Notice of Sale, the above-mentioned property was forfeited in favor of the Provincial Government of Leyte for want of bioder

WHEREAS, on account of said public auction, a Notice of Forfeiture was prepared and was personally served by the employees of the Provincial Treasurer and the f'rovencial Legal Office of Leyte on February 23, 2010 to delinquent the real property taxpayer at MRC Allied Industries Inc. (Main Office). Brgy. Cantao-an. Naga City. Cebu particularly described as follows.

DESCRIPTION OF THE PROPERTY FORFEITED

A portion on a parcel of land (Lot 1-B of the subdivision plan (BL) Psd-08-001195. being a portion of Lot 1, Psu-94578, L.R.C. Record No.) situated in the Barno Daja. Surusimbahan, Municipality of San Isidro, Province of Leyte, Island of Leyte, Bounded on the E_{-} points 112 to 113 to 1 by Lot 4, 66 to 89 by Cebu Sea, and on the N., points 89 to

103 by property (Heirs of Paulina Abortiz and points 103 to 112 by property of (Claimed) by Heirs of Paulina Aboiltz. Containing an area of SIX MILLION FIVE HUNDRED FORTY SIX THOUSAND FIFTY NINE (6.546,059) SQUARE METERS

WHEREAS, the delinquent taxpayer or any person in his behalf has not, within the period of one year from the date of sale redeemed the property forfeited by paying to the Office of the Municipal Treasurer or this Office the amount of taxes and penalties cost of sale one up to the redemption period and the interest at two (2%) per cent per month on the purchase price from the date of sale.

NOW THEREFORE, pursuant to the provisions of Section 262 of Republic Act 7160, otherwise known as the Local Government Code of 1991, the real property above described, is hereby conveyed to the Provincial Government of Leyte based upon the Final Deed of Forfeiture issued on September 21, 2010, forfeiting said property

Executed in the Province of Layte, City of Tacloban this 19th day of March

Witnesses

YXXXX

XXXXX

RUTH Y. SURPIA ICO-Provincial Treasurer Affiant

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Ref. No. 2024017503 OR No. : 1035278176 Date

11/20/2024 OR Date ' Nov 20 2024

04:22:13 PM Amt Paid 1410.96



Republic of the Philippines)
Tacloban City (S.S.

SUBSCRIBE AND SWORN TO BEFORE ME this March 19: 2021, affiant exhibiting to me his office identification To Fatt 17 issued at Tacloban City, Leyte. Philippines

Page No Book No: VI Series of 2021

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Ref. No. : 2024017603 OR No. : 1035278176
Date 11/20/2024 OR Date : Nov 20 2024
Time 04:22:13 PM Amt. Paid: 1410.96

Page 3 of 4

TOP IN A PART MADE TO





Republic of the Philippines PROVINCE OF LEYTE UTY OF TACLOBAN

Office of the Provincial Treasurer

TO WHOM THIS MAY CONCERN:

CERTIFICATION

THIS IS TO CERTIFY that the following properties herein below described registered/declared in the name of MRC Ailied Industries, Inc. were PORFEITED in favor of the Proxincial Government of Leyte pursuant to the provisions of the Local Covernment Code of 1991 during the Public Auction held or August 18, 2009 at San Isidro, Leyte to wit:

		LOT NO.	TITLE NO.	TD NO.
\wedge	ŕ	LOT 1-B-15-A	T-32691	05-33010-00427
-	2	LOT 1-B-15-C	T-32693	05-33010-00429
	à,	LOT 1-H-16	7-29996	05-33010-00440
	i.	LOT 1 18 18	T-29998	05-33010-00442
	1	1.01 (8.19)	T-20099	05-33010-00443
	64	LOT 1-3-20	T-30000	05-33010-00444
	7	LOT 1-8-21	T-30001	05-33010-00445
	8	LOT 1-14-22	7-30002	05-33010-00446
	0	LOT 1 8-23	T-30003	05-33010-00447
	11.1	COT 1-8-24	T-30004	05-33010-00448
	11	LOT 1-B-25	T-30005	05-33010-00449
	12	LOT 1 8-26	T-30006	05-33010-00450
	23	LOT 1-B-27	T-30007	05-33010-00451
	1 %	LOT 1-B-28	T-30008	05-33010-00452
	15	LOT 1-B-29	T-30009	05-33010-00453
	10	LOT 1-9-30	T 30010	05-33010-00454
	17	LOT 1-8-31	T-30011	05-33010-00413
	18	LOT 1-13-32	T-30012	05-33010-00455
	34,	LOT : B-33	. 1-30013	05-33010-00456
	20	LO2 1-B-34	7-30014	05-33010-00457
	21	LOT 1-B 33	T-30015	05-33010-00458
	22	COT 1 B 36	T-30016	05-33010-00459
	23	LOT 1-B-37	7 100E T	05-33010-00460
	24	LOT 1-B-38	T-30018	05-33010-00463
	35	LOT I B 39	7-30019	05-33010-00462

This CERTIFIES further that the said properties being now owned by the Provincial Government of Leyte, pursuant to existing laws, rules and regulations said properties are now **EXEMPTED FROM PAYMENT OF THE TRANSFER TAX.**

issued this 2315 day of February 2021 at Tacloban City.

Sutur, RUTH Y. SURPIA Acung Provincial Treasurer



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Ref. No 2024017603 OR No. : 1035278176
Date 11/20/2024 OR Date : Nov 20 2024
Time 04.22.13 PM Amt. Paid : 1410.96

Republic of the Philippines | Province of Leyte | S.s. Taclaban City |

JOINT AFFIDAVIT

(RE: Discrepancy in Lot Area)

We, MILAGROS F. ROBLEDO, Provincial Assessor, and RUTH Y. SURPIA. Acting Provincial Treasurer, both of legal ages, Filipino catizens, married and with other address at Provincial Government of Legie, Provincial Capitol, Tacloban City, Leyte, after having been duly sworn to in accordance with law depose and state.

- That the Office of the Provincial Treasurer issued on December 2, 2008 a Warrant of Levy of MRC Allied Industries, Inc. situated at Barangay Dajo, Daku, San Isidro Leyte;
- That included in the said Warrant of Levy is the real property covered by Tax Declaration No. 08-33010-00440 with innocuously written area of 2,716,810 sq.m. (line item 15 of the warrant of levy).
- . That based on the existing tax declaration and title the true and correct area is 2,776, 810 sq.m. instead of 2,716, 810 sq.m.;
- That the discrepancy is caused by typographical error during the preparation of the said Warrant of Levy;
- 5 That we are executing this affidavit to correct the discrepancy and to confirm that, the true and correct area is 2, 776, 810 sq.m. under this Dec. No. 08-33010-00440 and its corresponding Title No. T-29996.
- 6. Further, we are executing this affidavit to attest to the truth of the foregoing facts for whatever legal intent and purposes this may legally serve.

TURTHER AFFIANT SAYETH NAUGHT.

MILAGROS F. ROBLEDO

Affiance

RUTHY, SURPIA

SUBCRIBED AND SWORN TO before an this ACR 6 5 2021 in Philippines, alfiants exhibiting to me their competent proof of identification written below their names

Page No. 441. Page No. 77. Book No. 77

Series of 2021

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Ref. No. : 2024017603 OR No : 1035278176
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Longs at Ottava City. Philippines, this 21th day of January, 2021.

THIS CIRCLE ARE IS VALID FOR HIVE (5) YEARS FROM THE DATE OF ISSUE

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r crediction for P 1920 ROR OR No. OR2021-005829-00005 Date of Payment January 19, 2621 Private Sof Agglesiale





CAESAR R. DULAY

PINAME ON COMMON CO.

NOTICE TO THE REGISTRY OF DEEDS/ASSESSOR'S OFFICE:

d be presen ed in original form and is rold if without barcods and seal, with exacuratializations of hot signed by the authorized signatory D O P. 08-39-2018

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Leyte Province, which consists of 1 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: GERALDINE MAGLASANG

Ref. No. 2024017603 OR No. : 1035278176 Date 11/20/2024 OR Date : Nov 20 2024 Time

04:21.45 PM Amt. Paid: 1410.96

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE is entered into by and between:

MRC ALLIED, INC., a Domestic Corporation duly created and existing under the laws of the Republic of the Philippines, with principal business address at 5th Floor Eurovilla 4 Bldg., 853 A Arnaiz Avenue, Makati City, herein represented by its Treasurer, BERNARD B. RABANZO, hereinafter referred to as the SELLER.

-AND-

NORMAL HOLDINGS AND DEVELOPMENT CORPORATION, a Domestic Corporation duly created and existing under laws of the Republic of the Philippines, with postal address at Daja-Daku, San Isidro, Leyte herein represented by its Authorized Representative, BIENVENIDO S. SANTOS, hereinafter referred to as the BUYER.

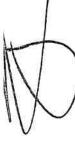
WITHESSETH;

WHEREAS, the SELER is the registered owner of a parcel of land located at Barangay Daja Surusimbahan San Isidro Leyte, covered by the Transfer Certificate of Title No. 32691, and containing a total area of ONE HUNDRED FORTY FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145,156) SQUARE METERS, more or less, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 32691

"A parcel of land designated as lot 1-B-15-A of the subdivision of Psd-08-017207-D, being a portion of lot 1-B-15, Psd 08-009893-D, situated in Brgy. of Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SW., along lines 1 to 6 by Visayan Sea (with a 20.00m. wide, legal easement); on the NW., ALONG LINES 6-7-8 by lot 1-B-15-B of this subdivision; on the NE., along liner 8 to 77 by lot 1-B-26, Psd-08-009893-D (Road lot); on the SE., along lines 77-1 by lot 1-B-22, Psd-08-009893-D. Beginning at a point marked "1" on plan being S. 49 deg. 17' W., 9370.49m. from BLBM No. 1, Villalon, San Isidro, Leyte. thence N. 24 deg. 42' W., 195.10m. to point 2; thence N. 13 deg. 18' W., 238.26 m. to point 3; thence N. 13 deg. 12' W., 123.51 m. to point 4; thence N. 2 deg. 13' W., 236.57 m. to point 5; thence N. 8 deg. 50' W., 8.18 m. to point 6; thence N. 80 deg. 20' E., 14.00 m. to point 7; thence N. 80 deg. 24' E., 188.71 m. to point 8; thence S. 22 deg. 00' E., 5.24 m. to point 9; thence S. 13 deg. 03' E., 5.24 m. to point 10; thence S. 4 deg. 06' E., 5.24 m. to point 11; thence S. 4 deg. 51' W., 5..24 m. to point 12; thence S. 13 deg. 48' W., 5.24 m. to point 13; thence S. 22 deg. 45' W., 5.24 m. to point 14; thence S. 27 deg. 14' W., 15.88 m. to point 15; thence S. 29 deg. 08' W., 6.27 m. to point 16; thence S. 32 deg. 56' W., 6.27 m. to point 17; thence S. 36 deg. 44' W., 6.27 m. to point 18; thence S. 38 deg. 38' W., 49.70 m. to point 19; thence S. 32 deg. 15' W., 7.61 m. to point 20; thence S. 19 deg. 29' W., 7.61 m. to point 21; thence S. 6 deg. 43' W., 7.61 m. to point 22; thence S. 6 deg. 03' E., 7.61 m. to point 23; thence S. 18 deg. 49' E., 7.61 m. to point 24; thence S. 31 deg. 35' E., 7.61 m. to point 25; thence S. 37 deg. 58' E., 33.61 m. to point 26; thence S. 42 deg. 57' E., 5.49 m. to point 27; thence S. 52 deg. 55' E., 5.49 m. to point 28; thence S. 62 deg. 53' E., 5.49 m. to point 29; thence 5. 72 deg. 51' E., 5.49 m. to point 30; thence S. 77 deg. 50' E., 12.49 m. to point 31; thence S. 71 deg. 41' E., 3.07 m. to point 32; thence S. 59 deg. 24' E., 3.07 m. to point 33; thence S. 47 deg. 07' E., 3.07 m. to point 34; thence S. 34 deg. 50' E., 3.07 m. to point 35; thence S. 22 deg. 33' E., 3.07 m. to point 36; thence S. 10 deg. 16' E., 3.07 m. to point 37; thence S. 4 deg. 08' E., 75.24 m. to point 38; thence S. 7 deg. 42' E., 7.19 m. to point 39; thence S. 14 deg. 49' E., 7.19 m. to point 40; thence S. 21 deg. 56' E., 7.19 m. to point 41; thence S. 29 deg. 03' E., 7.19 m. to point 42; thence S.

36 deg. 10' E., 7.19 m. to point 43; thence S. 43 deg. 17' E., 7.19 m. to point 44; thence S. 46 deg. 51' E., 23.84 m. to point 45; thence S. 43 deg. 28' E., 4.01 m. to point 46; thence S. 36 deg. 43' E., 4.01 m. to point 47; thence S. 29 deg. 58' E., 4.01 m. to point 48; thence S. 23 deg. 13' E., 4.01 m. to point 49; thence S. 16 deg. 30' E., 4.01 m. to point 50; thence S.





9 deg. 17' E., 6.77 m. to point 51; thence S. 1 deg. 39' E., 6.77 m. to point 52; thence S. 5 deg. 59' W., 6.77 m. to point 53; thence S. 13 deg. 37' W., 6.77 m. to point 54; thence S. 21 deg. 15' W., 6.77 m. to point 55; thence S. 28 deg. 53' W., 6.77 m. to point 56; thence S. 16 deg. 18' W., 6.95 m. to point 61; thence S. 6 deg. 41' W., 6.95 m. to point 62; thence S. 2 deg. 56' E., 6.95 m. to point 63; thence S. 12 deg. 33' E., 6.95 m. to point 64; thence S. 22 deg. 10' E., 6.95 m. to point 65; thence S. 26 deg. 57' E., 93.63 m. to point 66; thence S. 22 deg. 38' E., 3.03 m. to point 67; thence S. 14 deg. 01' E., 3.03 m. to point 68; thence S. 5 deg. 24' E., 3.03 m. to point 69; thence S. 3 deg. 13' W., 3.03 m. to point 70; thence S. 7 deg. 31' W., 103.86 m. to point 71; thence S. 5 deg. 24' W., 12.30 m. to point 72; thence S. 1 deg. 10' W., 12.38 m. to point 73; thence S. 3 deg. 04' E., 12.38 m. to point 74; thence S. 7 deg. 18' E., 12.38 m. to point 75; thence S. 11 deg. 32' E., 12.38 m. to point 76; thence S. 13 deg. 41' E., 74.37 m. to point 77; thence S. 72 deg. 38' W., 124.62 m. to point of beginning, containing an area of ONE HUNDRED FORTY FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145,156) square meters. Points 6,7,8 are P.S. cyl. conc. mons. 15x40 cm. and the rest are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Romulo M. Hilvano. Date of approval by the ARED for Operations, DENR, Region 08, Tacloban City on December 9, 2002.

WHEREAS, the BUYER offered to purchase the Property and the SELLER agrees to sell the Property to the BUYER;

NOW THEREFORE, for and in consideration of the total sum of FORTY THREE MILLION FIVE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED PESOS (P43,546,800.00), receipt of which is hereby acknowledged and confirmed, the SELLER hereby SELLS, TRANSFERS and CONVEYS the above -described Property in favor of the BUYER, his successor-in-interest and/or assigns;

Payment of capital gains tax, the cost of the titling of the property as well as portion of the real estate tax due on the property, documentary stamp tax, transfer fee, registration fee and all other expenses and taxes incidental to the transfer of title and ownership of the Property shall be for the account of the **BUYER**.

The SELLER warrants and represents that it is the registered under TCT No. 32691 and absolute owner of the Property; that it has the full power, authority, and capacity to dispose and sell the same free of any liens and encumbrances; and it shall defend its registered rights and absolute title over the same against any persons.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this _____ day of ______ in _____ MAKANA GILY .

MRC ALLIED, INC.

(Seller)

NORMAL HOLDINGS CORPORATION

(Buyer)

Represented by:

BERNARD B. RABANZO
Authorized Representative

Represented by:

BIENVENIDO S SANTOS Authorized Representative

SIGNED IN THE PRESENCE OF:

128

A Maria Mari

MARIATE COT W

OWNER'S DUPLICATE CERTIFICATE

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE Trud Registration Authority

Land Registration Authority

PROVINCE OF NORTHERN LEYTE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No.T - 32691

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bounded and described as follows:

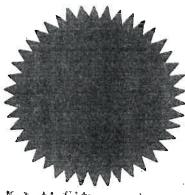
Lot 1-B-15-A Pad-08-017207-D

A parcel of land designated as lot 1-B-15-A of the subdivision of Pad-08-017207-D, being a portion of lot 1-B-15, Pad-08-009893-D, situated in Brgy. Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the Sw., along lines 1 to 6 by Visayan Sea (with a 20.00m. wide, legal easement); on the Nw., along lines 6-7-8 by lot 1-B-15-B of this subdivision; on the NE., along lines 8 to 77 by lot 1-B-26, Fad-08-009893-D (Road lot); on the SE., along lines 77-1 by lot 1-B-22, Pad-08-009893-D. Beginning at a point marked "1" on plan being S.49 deg. 17 W., 9370.49m. from the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES. INC.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was or	iginally registered on the 26th day en hundred and nine in the
Registration Book of the Office of the Register of Deed	en hundred and nine, in the
nage as Original Certificate of Title No.	pursuant to Decree No
issued in I. R. C. Sallestral Remord No.	pursuant to Decree No
This certificate is a transfer from	Certificate of Title No which
is cancelled by virtue hereof in so far as the above-descri	ibed land is concerned.



Eakati City

(Owner's postal address)

Entered at Gov't. Center, Palo, Ley te
Philippines, on the 10th day of December
in the year two thousand and two
at 125 a. m.

ATTEST:

PE SERVE C. MINGO

(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.

BLBM No. 1, Villalon, San Isidro, Deyte. thence N. 24 deg. 42'W., 195.10m. to point 2; thence N. 13 deg. 18'W., 238.26m. to point 3; thence N. 13 deg. 12'W. 123.51m. to point 4; thence N.2 deg. 13°W., 236.57m. to point 5; thence N. 8 deg. 50'w., 8.18m. to point 5; thence N.80 deg. 20'E., 14.00m. to point 7; thence N.80 deg. 24'h., 188.71m. to point 8; thence S.22 deg. 00'E., 5.24m. point 9; thence S.13 deg. 03'E., 5.24m. to point 10; thence S. 4 deg. 06'E., 5.24m. to point 11; thence S.4 deg. 51'w., 5.24m. to point 12; thence S.13 deg., 5.24m. to point 13; thence S. 22 deg. 45'w., 5.24m. to point 14; thence S. 27 deg. 14'w., 15.88m. to point 15; thence S.29 deg. 08'w., 6.2'm. to point 16; thence S.32 deg. 56'w., 6.2'm. to point 17; thence S.36 deg. 44'w., 5.27m. to point 18; thence S.36 deg. 44'w. 6.27m. to point 18; thence S.38 deg. 38 w., 49.70m. to point 19; thence S.32 deg. 15 w., 7.61m. to point 20; thence S.19 deg. 29 w., 7.61m. to point 21; deg. 15 %., 7.6lm. to point 20; thence 3.19 deg. 29 %., 7.6lm. to point 21; thence 5.6 deg. 43 %., 7.6lm. to point 22; thence 3.6 deg. 03 E., 7.6lm. to 23; thence 5.18 deg. 49 E., 7.6lm. to point 24; thence 3.31 deg. 35 E., 7.6lm. point 25; thence 5.37 deg. 58 E., 33.6lm. to point 26; thence 3.42 deg. 57 E. 5.49m. to point 27; thence 5.52 deg. 55 E., 5.49m. to point 28; thence 5.62 deg. 53 E., 5.49m. to point 2 ; thence 5.72 deg. 51 E., 5.49m. to point 30; thence 5.77 deg. 50 E., 12.49m. to point 31; thence 5.71 deg. 41 E., 3.07m. to point 32; thence 5.59 deg. 24 E., 3.07m. to point 33; thence 5.57 deg. 07 3.07m. to point 34; thence 3.34 deg. 50 E., 3.07m. to point 35; thence 5.22 deg. 33 E., 3.07m. to point 36; thence 5.10 deg. 16 E., 3.07m. to point 37; thence 5.5 deg. 07 E., 75.24m. to point 38; thence 5.7 deg. 42 E., 7.19m. to inence S. 9 deg. 07 E., 75.24m. to point 38; thence S. 7 deg. 42 E., 7.19m. to point 39; thence S.14 deg. 49 E., 7.19m. to point 40; thence S.21 deg. 56 E. 7.19m. to point 41; thence S.29 deg. 03'E., 7.19m. to point 42; thence S.36 deg. 10'E., 7.19m. to point 43; thence S.43 deg. 17'E., 7.19m. to point 44; thence S.46 deg. 51'E., 23.84m. to point 45; thence S.43 deg. 28'E., 8.01m. point 46; thence S.36 deg. 43'E., 4.01m. to point 47; thence S.29 deg. 58'E. 4.01m. to point 48; thence 5.23 deg. 13 E., 4.01m. to point 49; thence 5.16 deg. 30 E., 4.01m. to point 50; thence 5.9 deg. 17 E., 6.77m. to point 51; thence S.1 deg. 39°E., 6.77m. to point 52; thence S.5 deg. 59°W., 6.77m. to point 53; thence S.13 deg. 37°W., 6.77m. to point 54; thence S.21 deg. 15°W. 6.77m. to point 55; thence S.28 deg. 53°W., 6.77m. to point 56; thence S.36 31°W., 6.77m. to point 57; thence S.40 deg. 20°W., 8.88m. to point 58; thence S.40 deg. 20°W., 8.88m. to point 58; thence S.40 deg. 20°W., 8.88m. to point 58; thence S.40 deg. 20°W. S. 35 deg. 32 w., 6.95m. to point 59; thence 3.25 deg. 55 w., 6.95 m. to poin 60; thence 3.16 deg. 18' .. 6.95m. to point 61; thence 5.6 deg. 41' .. 6.95m to point 62; thence 5.2 deg. 56'E., 6.95m. to point 63; thence 5.12 deg. 33' 6.95m. to point 64; thence 5.22 deg. 10'E., 6.95m. to point 65; thence 5.26 deg. 57 L., 93.63m. to point 66; thence S.22 deg. 38 E., 3.03m. to point 67; thence S.15 deg. 01 E., 3.03m. to point 68; thence S.5 deg. 24 E., 3.03m. to point 69; thence S.3 deg. 13'W., 3.03m. to point 70; thence S.7 deg. 31'W., 103.86m. to point 70; thence S.5 deg. 24'W., 12.30m. to point 72; thence S.1 deg. 10'W., 12.38m. to point 73; thence S. 3 deg. 04'E., 12.38m. to point 74; thence S.7 deg. 18'E., 12.38m. to point 75; thence S.11 deg. 32'E., 12.38m. to point 76; thence S. 13 deg. 41 E., 74.37m. to point 75; thence S.72 deg. 38'W., 124.62m. to point 87; beginning, containing an area of ONE BUNDRED FOR FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145, 156) square peters. Foints 6,7. (Technical Description continued on Additional Sheet

Register of Deeds

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Register	f Deeds

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE is entered into by and between:

MRC ALLIED, INC., a Domestic Corporation duly created and existing under the laws of the Republic of the Philippines, with principal business address at 5th Floor Eurovilla 4 Bldg., 853 A Arnaiz Avenue, Makati City, herein represented by its Treasurer, BERNARD B. RABANZO, hereinafter referred to as the SELLER.

-AND-

NORMAL HOLDINGS AND DEVELOPMENT CORPORATION, a Domestic Corporation duly created and existing under laws of the Republic of the Philippines, with postal address at Daja-Daku, San Isidro, Leyte herein represented by its *Authorized Representative*, **BIENVENIDO S. SANTOS**, hereinafter referred to as the **BUYER**.

WITNESSETH;

WHEREAS, the SELER is the registered owner of a parcel of land located at Barangay Daja Surusimbahan San Isidro Leyte, covered by the Transfer Certificate of Title No. 32693, and containing a total area of THREE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED TWENTY EIGHT (355,228) SQUARE METERS, more or less, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 32693

"A parcel of land designated as lot 1-B-15-C of the subdivision of Psd-08-017207-D, being a portion of lot 1-8-15, Psd 08-009893-D, situated in Brgy. of Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SE., along lines 1 to 21 by Lot 1-B-15-B of this subdivision ; on the SW., along lines 21 to 24 by Visayas Sea (with 20.00 m. wide, legal easement); on the NW., along line 24 to 32 by lot 1., Psu-118505; on the NE., along lines 32 to 46-1 by Road lot 1-B-35, Psd-08-009893-D. Beginning at a point marked "1" on plan being S. 34 deg. 35' W., 7566.59 m. from BLBM No. 1, Villalon, San Isidro, Leyte. thence N. 19 deg. 28' W., 4.89 m. to point 2; thence N. 41 deg. 36' W., 4.89 m. to point 3; thence N. 63 deg. 39' W., 4.89 m. to point 4; thence N. 85 deg. 47' W., 4.89 m. to point 5; thence S. 83 deg. 11' W., 60.40 m. to point 6; thence S. 83 deg. 11' W., 61.12 m. to point 7; thence S. 83 deg. 11' W., 41.35 m. to point 8; thence S. 83 deg. 11' E., 69.36 m. to point 9; thence S. 83 deg. 11' W., 70.42 m. to point 10; thence S. 83 deg. 11' W., 71.62 m. to point 11; thence S. 83 deg. 11' W., 93.75 m. to point 12; thence S. 12 deg. 11' W., 115.58 m. to point 13; thence S. 83 deg. 11' W., 52.26 m. to point 14; thence S. 83 deg. 11' W., 85.37 m. to point 15; thence S. 83 deg. 11' W., 89.31 m. to point 16; thence S. 83 deg. 11' W., 136.84 m. to point 17; thence S. 83 deg. 11' W., 98.87 m. to point 18; thence S. 83 deg. 11' W., 87.51 m. to point 19; thence S. 83 deg. 41' W., 101.56 m. to point 20; thence S. 83 deg. 16' W., 14.23 m. to point 21; thence N. 16 deg. 52' W., 57.88 m. to point 22; thence N. 39 deg. 13' W., 115.30 m. to point 23; thence N. 17 deg. 11' W., 126.75 m. to point 24; thence N. 80 deg. 44' E., 62.79 m. to point 25; thence N. 83 deg. 32' E., 234.92 m. to point 26; thence N. 84 deg. 33' E., 241.91 m. to point 27; thence N. 84 deg. 45' E., 131.40 m. to point 28; thence N. 82 deg. 07' E., 180.80 m. to point 29; thence N. 82 deg. 27' E., 112.38 m. to point 30; thence N. 83 deg. 42' E., 174.24 m. to point 31; thence N. 82 deg. 34' E., 45.70 m. to point 32; thence S. 5 deg. 19' E., 5.71 m. to point 33; thence S. 0 deg. 45' W., 63.47 m. to point 34; thence S. 2 deg. 47' E., 8.48 m. to point 35; thence S. 9 deg. 54' E., 8.48 m. to point 36;

thence S. 17 deg. 01' E., 8.48 m. to point 37; thence S. 24 deg. 08' E., 8.48 m. to point 38; thence S. 31 deg. 15' E., 8.48 m. to point 39; thence S. 34 deg. 48' E., 88.62 m. to point 40; thence S. 36 deg. 42' E., 44.13 m. to point 41; thence S. 33 deg. 52' E., 7.24 m. to point 42; thence S. 28 deg. 13' E., 7.24 m. to point 43; thence S. 22 deg. 34'





on the ground as Johnson. I omes are of the subdivision survey on November 10, 2002 by are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Romulo M. Hilvano. Date of approval by the ARED for Operations, DENR, Region 08, Tacloban City on December 9, 2002.

WHEREAS, the BUYER offered to purchase the Property and the SELLER agrees to sell the Property to the BUYER;

NOW THEREFORE, for and in consideration of the total sum of ONE HUNDRED SIX MILLION FIVE HUNDRED SIXTY EIGHT THOUSAND FOUR HUNDRED PESOS (P106,568,400.00), receipt of which is hereby acknowledged and confirmed, the SELLER hereby SELLS, TRANSFERS and CONVEYS the above described Property in favor of the BUYER, his successor-in-interest and/or assigns;

Payment of capital gains tax, the cost of the titling of the property as well as portion of the real estate tax due on the property, documentary stamp tax, transfer fee, registration fee and all other expenses and taxes incidental to the transfer of title and ownership of the Property shall be for the account of the **BUYER**.

The **SELLER** warrants and represents that it is the registered under TCT No. 32693 and absolute owner of the Property; that it has the full power, authority, and capacity to dispose and sell the same free of any liens and encumbrances; and it shall defend its registered rights and absolute title over the same against any persons.

SIGNED IN THE PRESENCE OF:

ROLL OF ALLBOOK NO. XIV

SN No. 6551519

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Hand Registration Authority

QUEZONCITY PROVINCE OF NORTHERN LEYTE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

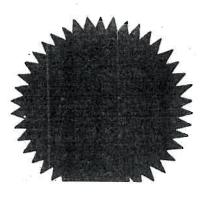
NoT-32693

A parcel of land designated as lot 1-B-15-C of the subdivision of Psd-08-017207-D, being a portion of lot 1-B-15, Psd-08-009893-D, situated in Brgy. Daja Surusimbahan, Mun. of San Isidro. Province of Leyte, Island of Ley Bounded on the SE., along lines 1 to 21 by lot 1-B-15-B of this subdivision; on the SW., along lines 21 to 24 by Visayas Sea (with 20.00m, wide, legal easement); on the NW., along line 24 to 32 by lot 1, Psu-118505; on the NW., along line 34 to 32 by lot 1, Psu-118505; on the NW., along lines 35 by lot 1, Psu-118505; on the NW., along lines 35, Psd-08-009893-D. Beginning at a along lines 32 to 46-1 by Road lot 1-B-35, Psd-08-009893-D. Beginning at a point marked "1" on plan being S.34 deg. 35 W., 7566.59m. from BLMM-1.Villalo (Gassitered in accordance with the provisions of the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES, INC.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

It is further certified that said land was originally registered on the 26th	day
of	in the
Registration Book of the Office of the Register of Deeds of	
page as Original Certificate of Title No	
issued in L. R. C Cadastral Record No	which
is cancelled by virtue hereof in so far as the above-described land is concerned.	=



Entered at Gov't Center Palo Leyt
Philippines, on the 10th day of December
in the year two thousand and two
at 9:25 a.m.

ATTEST:

Entry No.

San Isidro, Leyte. thence N.19 deg. 28'd., 4.99m. to point 2; thence N.41deg. 36'd., 4.39m. to point 3; thence N.63 deg. 39'd., 4.89m. to point 4; thence N. 85 deg. 47'd., 4.39m. to point 5; thence S.83 deg. 11'd., 60.40m. to point 6; thence S.81 deg. 11'd., 61.12m. to point 7; thence S.83 deg. 11'd., 41.35m. to point 8; thence S.83 deg. 11'd., 69.36m. to point 9; thence S.83 deg. 11'd., 80.42m. to point 10; thence S.83 deg. 11'd., 71.62m. to point 11; thence S. 83 deg. 11'd., 93.75m. to point 12; thence S.83 deg. 11'd., 115.56m. to point 13; thence S.83 deg. 11'd., 52.26m. to point 14; thence S.83 deg. 11'd., 87.57m. to point 15; thence S.83 deg. 11'd., 89.31m. to point 16; thence S.83 deg. 11'd., 87.57m. to point 15; thence S.83 deg. 11'd., 89.37m. to point 16; thence S.83 deg. 11'd., 87.51m. to point 19; thence S.83 deg. 11'd., 87.51m. to point 19; thence S.83 deg. 11'd., 87.51m. to point 23; thence S.83 deg. 11'd., 87.51m. to point 19; thence S.83 deg. 11'd., 87.51m. to point 23; thence N.84 deg. 57.85m. to point 23; thence N.87 deg. 11'd., 126.75m. to point 24; thence N.80 deg. 44'E., 62.75m. to point 25; thence N.84 deg. 57'B., 15.95m. to point 23; thence N.87 deg. 11'd., 126.75m. to point 26; thence N.84 deg. 53'N., 241.91m. to point 27; thence N.84 deg. 45'E., 131.40m. to point 28; thence N.82 deg. 07'E., 180.80m. to point 29; thence N.82 deg. 27'B., 112.30m. to point 30; thence N.83 deg. 42'E., 174.24m. to point 31; thence N.82 deg. 34'T., 45.70m. to point 32; thence S.5 deg. 19'E., 5.71m. to point 33; thence S.0 de 45'W., 5.40m. to point 34; thence S.1 deg. 64'T., 64.80m. to point 37; thence S.2 deg. 34'T., 7.24m. to point 39; thence S.34 deg. 68'E., 8.40m. to point 18; thence S.1 deg. 15'E., 8.40m. to point 46; thence S.34 deg. 68'E., 8.40m. to point 18; thence S.11 deg. 16'S., 7.24m. to point 46; thence S.34 deg. 68'E., 8.40m. to point 40; thence S.36 deg. 13'E., 7.24m. to point 45; thence S.16 deg. 55'E., 7.24m. to point 45; thence S.16 deg. 55'E., 7.24m. to point 46; thence S.6 deg. 20'E., 30'C. 3

 (Continuation of the Memorandum of Encumbrances from Page