

284.4
BIEJL
FORM NO. 2313
REVISED APRIL 2009
(TO BE ACCOMPLISHED IN QUADRUPLETS)

KAWANIHAN NG RENTAS INTERNAS
CERTIFICATE AUTHORIZING REGISTRATION (CAR)
(For Transaction Involving Transfer of Real and Personal Properties)

to Register of Deeds

CAR201100096975

OCN 1TA 0000632486

Certification

This is to certify that based on our records and other documents submitted to this Office, the transfer of property/ies described herein below from **CYNTHIA T. FELIX** with Taxpayer Identification No. **901442011** and registered address at **2-B DIMASALANG ST., PROJ. 8, QUEZON CITY** to **JAMIE B. CASTUERA, ET AL** with

Taxpayer Identification No. **419247896**

and registered address at

2272 TEJERON ST., STA. ANA MANILA

is subject to:

- | | |
|---------------------------------------|-------------------|
| <input type="checkbox"/> 1 | Donor's Tax |
| <input type="checkbox"/> 2 | Estate Tax |
| <input checked="" type="checkbox"/> 3 | Capital Gains Tax |
| <input type="checkbox"/> 3a | Real Property/ies |
| <input type="checkbox"/> 3b | Share/s of Stock |

- | | |
|-----------------------------|----------------------------|
| <input type="checkbox"/> 4 | Creditable Withholding Tax |
| <input type="checkbox"/> 4a | 1.5% |
| <input type="checkbox"/> 4b | 3% |
| <input type="checkbox"/> 4c | 5% |
| <input type="checkbox"/> 4d | 6% |
| <input type="checkbox"/> 5 | Final Withholding Tax |

- | | |
|-----------------------------|---|
| <input type="checkbox"/> 6 | Documentary Stamp Tax |
| <input type="checkbox"/> 7 | Tax-Exempt (pls. see Transaction Codes below) |
| <input type="checkbox"/> 7a | PD |
| <input type="checkbox"/> 7b | PS |
| <input type="checkbox"/> 7c | SR |
| <input type="checkbox"/> 7d | DE |
| <input type="checkbox"/> 7e | EE |
| <input type="checkbox"/> 7f | CE |
| <input type="checkbox"/> 7g | XX |

The taxes due thereon have been paid as indicated below and accordingly, the Register of Deeds and other concerned offices may effect transfer of the subject property/ies.

This certification is issued for registration purposes only, pursuant to the requirements of the NIRC of 1997, as amended. The Bureau, however, is not precluded from assessing and collecting any deficiency internal revenue tax/ies that may be found due from the taxpayer after examination/review.

Issued at **MANILA** this **21ST** day of **MARCH**, **2012**

THIS CAR IS VALID FOR ONE (1) YEAR FROM DATE OF ISSUE

KIM S. JACINTO-HENARES

COMMISSIONER OF INTERNAL REVENUE
By:

PETRONILLO C. FERNANDO
Revenue District Officer

AUTHORIZED REVENUE OFFICIAL
(Signature over Printed Name)
RDO No. **34** PACO-PANDACAN-STA. ANA
RR No. **RR6** **MANILA**

ANSELMO B. DE GUZMAN

Revenue Officer
(Signature over Printed Name)

MANUEL B. HERNANDEZ

Group Supervisor
(Signature over Printed Name)

INSTRUCTION: USE BACK PAGE, IF NECESSARY/CROSS OUT UNUSED LINES

Section A - DESCRIPTION OF REAL PROPERTY/IES

Particulars	Area (sq. m.)	Classification	Location (Street/Banrgay/Municipality/City)	OCT/TCT/ CCT No.	Tax Declaration		Zonal Value	Selling Price
					No.	Market Value		
LAND	100.00	RS	TEJERON ST., 098-878	123630	C-098-00100	X	605,500.00	110,000.00
X	X	X	MANILA	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X

Section B - DESCRIPTION OF PERSONAL PROPERTY/IES

B.1 Bank Deposit

Kind of Deposit	Account Number	Name of Bank	Branch	Amount
NOT APPLICABLE	X	X	X	X
X	X	X	X	X

B.2 Share/s of Stock

Issuer	Type of Share/s	Stock Certificate No.	Stock Certificate Series Nos. (From-To)	Date of Issue	Market Value	Selling Price
X	X	X	X	X	X	X
X	X	X	X	X	X	X

B.3 Other Assets

Particulars	Description of Property/ies	Market Value
NOT APPLICABLE	X	X
X	X	X

Section C - DETAILS OF PAYMENT

Kind of Tax	Date of Payment	ROR/OR No.	Bank Code	Validation Code	Basic Tax	Penalties	Total
Donor's Tax							
Estate Tax	3/2/2012	080294	00050-18		36,330.00		36,330.00
Capital Gains Tax							
Creditable Withholding Tax							
Final Withholding Tax							
Documentary Stamp Tax	3/2/2012	080294	00050-17		8,090.00		8,090.00
Certification Fee	3/2/2012	142377			100.00		100.00

WARNING TO THE REGISTER OF DEEDS AND OTHER CONCERNED OFFICES

VOID IF THIS CERTIFICATE IS WITHOUT SEAL, WITH ERASURE/S, NOT SIGNED BY AUTHORIZED SIGNATORIES AND IF NOT COMPLETELY FILLED-UP

IMPORTANT:

Manner of Issuance: (Check appropriate box)

Originally Issued

Replacement

Serial Number of previous CAR _____

Date of previous CAR _____

REVALIDATION OF ORIGINALLY ISSUED CAR:

Revalidated on _____

Expiration Date _____

Revalidated by: _____

Signature over Printed Name of Authorized Revenue Official

D.O.P. 03.07.2011

TRANSACTION CODE - TAX EXEMPT

PD Property dividends received by a domestic corporation/resident foreign corporation from a domestic corporation

PS Property exchanged for share/s of stock of a corporation under Sec. 40 (C)(2) of the NIRC of 1997, as amended

SR Sale of principal residence by an individual seller with the intent to construct/purchase another principal residence within 18 months from sale/disposition subject to compliance with the conditions under Sec. 2.57.1(A)(6) of RR No. 2-98, as amended

DE Exempt donation

EE Transfer exempt from estate tax

CE Seller/Transferor is exempt from creditable withholding tax

XX Others (specify) _____



REPUBLIC OF THE PHILIPPINES
CITY OF MANILA
 OFFICE OF THE CITY TREASURER
 OFFICIAL RECEIPT



Declared Owner: CASTUERA ET AL, JAIME
 Address: 2272 TEJERON ST STA ANA MANILA

REAL ESTATE TAX

O.R. No.:
 Account No.:
 Date:

U05022557
 00248416
 11/10/202

PIN Location	Lot & Blk.	Kind/Class	Assessed Value	Tax Year	Term	Qtr.	Basic	SEF	Interest/Discount	PD 1185	Total
117-14-878-001-049 AD-14878-00169 TEJERON	L2-B B2(1411)	L-RESI	231,390	2022	F	1-4	2,478.97	1,652.65	-826.32	0.00	3,305.
Teller : MARIE BEVERLY DABAO 20211110-08:40:06 AM-U050-00021							2,478.97	1,652.65	-826.32	0.00	3,305.

Payment Type : CASH

* Installment payment may be made within the period stated below:

- 1st Installment - January 1 to March 31, of the year
- 2nd Installment - April 1 to June 30, of the year
- 3rd Installment - July 1 to September 30, of the year
- 4th Installment - October 1 to December 31, of the year

MA. JAZMIN M. TALEGON
 ICO - City Treasurer 16436



REPUBLIC OF THE PHILIPPINES
CITY OF MANILA
 OFFICE OF THE CITY TREASURER
 OFFICIAL RECEIPT



Declared Owner: CASTUERA ET AL, JAIME
 Address: 2272 TEJERON ST STA ANA MANILA

REAL ESTATE TAX

O.R. No.:
 Account No.:
 Date:

U05021205
 00248416
 02/26/2022

PIN Location	Lot & Blk.	Kind/Class	Assessed Value	Tax Year	Term	Qtr.	Basic	SEF	Interest/Discount	PD 1185	Total
117-14-878-001-049 AD-14878-00169 TEJERON	L2-B B2(1411)	L-RESI	231,390	2014 2015-2020 2021	I F F	2-4 1-4 1-4	2,030.90 16,018.32 2,478.97	1,353.93 10,678.85 1,652.65	2,457.08 16,501.42 0.00	0.00 0.00 0.00	3,821. 43,198. 4,131.
Teller : MARIE BEVERLY DABAO 20210226-12:50:15 PM-U050-00026							20,528.19	13,685.43	18,938.50	0.00	53,152.

Payment Type : CASH

* Installment payment may be made within the period stated below:

- 1st Installment - January 1 to March 31, of the year
- 2nd Installment - April 1 to June 30, of the year
- 3rd Installment - July 1 to September 30, of the year
- 4th Installment - October 1 to December 31, of the year

MA. JAZMIN M. TALEGON
 ICO - City Treasurer 156089



CITY OF MANILA
OFFICE OF THE CITY TREASURER
OFFICIAL RECEIPT

Declared Owner: CASTUERA ET AL, JAIME B.
Address: 2272 TEJERON ST STA ANA

REAL ESTATE TAX

O.R. No.: RAQ-141365
248416
Account No.: 141365
Date: 14/19/2013

PIN Location	Lot & Blk.	Kind/Class	Assessed Value	Tax Year	Term	Qtr.	Basic	SEF	Interest/Discount	PD 1185	Total
878-001-049 DN ST	L2-B B2(1411)	LAND RES	104,230.00	2012	1	4	390.86	260.57	91.20	0.00	742.63

Payment Type: CASH

Installment payment may be made within the period stated below:

- 1st Installment - January 1 to March 31, of the year
- 2nd Installment - April 1 to June 30, of the year
- 3rd Installment - July 1 to September 30, of the year
- 4th Installment - October 1 to December 31, of the year

MARISA C. DE GUZMAN
City Treasurer

Serial No. 1440687



REPUBLIC OF THE PHILIPPINES
CITY OF MANILA
OFFICE OF THE CITY TREASURER
OFFICIAL RECEIPT



Declared Owner: CASTUERA ET AL, JAIME B.
Address: 2272 TEJERON ST STA ANA MANILA

REAL ESTATE TAX

O.R. No.: U053108446-R
Account No.: 00248416
Date: 02/26/2013

PIN Location	Lot & Blk.	Kind/Class	Assessed Value	Tax Year	Term	Qtr.	Basic	SEF	Interest/Discount	PD 1185	Total
878-001-049 878-00169 DN	L2-B B2(1411)	-RESI -RESI	104,226 231,390	2013 2014	1	2-4 1	1,172.54 676.97	781.70 451.31	1,407.05 812.36	0.00 0.00	3,361.29 1,940.64
Seller : DELIA QUTROZ 20190226-07:59:05 AM-U053-00001								1,849.51	1,233.01	2,219.41	0.00

Payment Type : CASH

Installment payment may be made within the period stated below:

- 1st Installment - January 1 to March 31, of the year
- 2nd Installment - April 1 to June 30, of the year
- 3rd Installment - July 1 to September 30, of the year
- 4th Installment - October 1 to December 31, of the year

JOSEPHINE D. DAZA
CIC - City Treasurer

1014949

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale made and executed this FEB - 6 2012 day of _____ in the City of Manila, Philippines, by and among:

CYNTHIA T. FELIX, of legal age, Filipino, married to REGINO FELIX and with residence and postal address at 2-B Dimasalang St., Proj. 8, Quezon City, and hereinafter called the VENDOR,

--- and ---

JAIME B. CASTUERA, single, JESUS B. CASTUERA, single, JOVENCIO B. CASTUERA married to RITA DOCTORA, JORGE B. CASTUERA married to CRISELDA FERRER and JOVENAL B. CASTUERA, single, of legal ages, Filipinos and with residence and postal address at 2272 Tejeron St., Sta. Ana, Manila, respectively, hereinafter called the VENDEES.

WITNESSETH THAT :

The VENDORS are the absolute registered owners of a parcel of land situated in Sta. Ana, Manila, covered by Transfer Certificate of Title No. 123630 with all the improvements erected thereon and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 123630

"A PARCEL OF LAND (Lot 2-B of the subdivision plan (LRC) Psd-19942, being a portion of Lot 2, Psd-14769, LRC (GLRO) Rec. No. 204), situated in the City of Sta. Ana, City of Manila, Island of Luzon. Bounded on the NE., points 6 to 1 by Road Lot 11, Psd-14760; on the SE. points 1 to 2 by Lot 1, Block 2, Psd-14760; and points 2 to 4 by Lot 2-A of the subdivision plan; on the SW., points 4 to 5 by lot 6, Block 1411 and Beyond by Calle Tejeron (15.00 m.wide) and on the NW. points 5 to 6 by Road Lot 1, Psd-14760. Beginning at a point marked 1 on plan being N. 17 deg. 34' W., 66.40 m. from Fire Hydrant No. 296, City of Manila, thence S. 74 deg. 36' W., 14.90 m. to point 2; thence N. 15 deg. 46' W., 3.66 m. to point 3; thence S. 74 deg. 13' W., 28.45 m. to point 4; thence N. 50 deg. 15' W., 1.21 m. to point 5; thence N. N. 74 deg. 13' E., 44.13 m. to point 6; thence S., 15 deg. 24' E., 4.79 m. to point of beginning; containing an area of ONE HUNDRED SQUARE METERS 100); more or less. All points referred to are indicated on the plan and are marked on the ground as follows: point 2 by Big Spike on wall; point 3 and 4 by Iron Bars and the rest by Old PLS.Cyl.Conc.Mons.15x60 cm.; bearings true; declination variable; date of the original survey, Aug. 11 to Sept. 18, 1917 and that of the subdivision survey, June 23, 1962."

TERESITA H. NOBLEJAS
Acting Register of Deeds

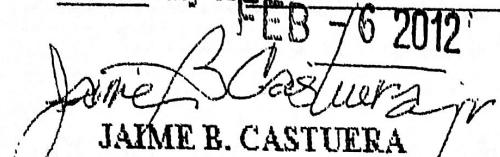
By:

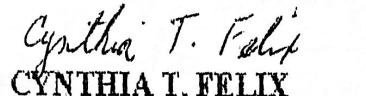
(SGD.) LEONCIO P. MACAPAGAL
Actg. Sec. Deputy-Register of Deeds

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND PESOS (Php.110,000.00), Philippine Currency, the VENDOR hereby SELL, CEDE, TRANSFER AND CONVEY absolute and irrevocable to JAIME B. CASTUERA, JESUS B. CASTUERA, JOVENCIO B. CASTUERA, JORGE B. CASTUERA and JOVENAL B. CASTUERA, their heirs and assigns, the afore-described parcel of land with all the improvements erected thereon, with all the rights, interests and title that the VENDOR have or might have in said property, free from all liens and encumbrances of any kind whatsoever;

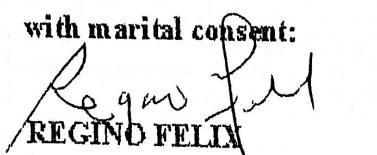
The VENDOR warrants valid title to and peaceful possession of the property being sold and conveyed and further declares that the same is free and clear of encumbrances of any kind whatsoever.

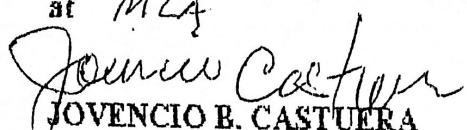
IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this _____ day of FEB 16 2012, in Manila, Philippines.


JAIME B. CASTUERA
Vendee
CTC NO. 17290257
issued on FEB 12, 2012
at MCA.


CYNTHIA T. FELIX
Vendor
CTC NO. 14265652
issued on Jan. 16, 2012
at MCA

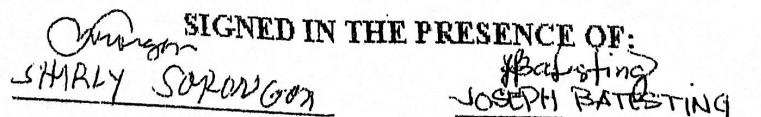
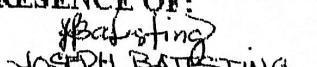

JESUS B. CASTUERA
Vendee
CTC NO. 17290258
issued on FEB 3, 2012
at MCA


REGINO FELIX
Vendor
CTC NO. 14265651
issued on Jan. 16, 2012
at MCA


JOVENCIO B. CASTUERA
Vendee
CTC NO. 17290259
issued on FEB 3, 2012
at MCA


JORGE B. CASTUERA
Vendee
CTC NO. 17290256
issued on FEB 3, 2012
at MCA


JOVENAL B. CASTUERA
Vendee
CTC NO. 17285834
issued on FEB 2, 2012
at MCA.


SIGNED IN THE PRESENCE OF:
SHIRLEY SORONGON 
JOSEPH BATATING

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)

CITY OF MANILA) Sc.

BEFORE ME, a Notary Public for and in the City of Manila, Philippines,
this _____ day of **FEB - 6 2012**, appeared, known to me to be the same person
who executed the foregoing Deed of Absolute Sale and who acknowledged to me that
the same as their free act and deed.

I further certify that this instrument refers to the sake if parcel of land with
existing improvements situated at Sta. Ana, Manila and this document consist of
Three(3) pages including this page signed by the parties and instrumental witnesses
at the foot of the instrument and on the left hand marked of page 1.

WITNESS MY HAND AND SEAL at the place and on the date first above-
written.

DOC. NO. 3/2 :

ATTY. FRANCISCO DELA CRUZ MIRALLES
NOTARY PUBLIC - MANILA

MY COMMISSION EXPIRES ON 12-31-2013
050 Barangay San Pedro,

A.J. VILLEZA & CO. LAND CRIMIA MANILA
IBP NO. 86848 - TURON - MANILA - 2012
PERIOD OF COMMISSION 12-31-2012 - 12-31-2012

NOTARIAL NUMBER 123456789
MULAT - 2012 - 12-31-2012
COMMISSION NUMBER 0123456789

PAGE NO. 64 :

BOOK NO. 4 :

SERIES OF 2012.

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for City of Manila

Transfer Certificate of Title

No. 002-2012001970

IT IS HEREBY CERTIFIED that certain land situated in CITY OF MANILA,, bounded and described as follows:

A PARCEL OF LAND (LOT 2-B OF THE SUBDIVISION PLAN (LRC) PSD-19942, BEING A PORTION OF LOT 2, PSD-14769, LRC (GLRO) REC. NO. 204), SITUATED IN THE DIST. OF STA. ANA, CITY OF MANILA, ISLAND OF LUZON, BOUNDED ON THE NE., POINTS 6 TO 1 BY ROAD LOT 11, PSD-14760; ON THE SE., POINTS 1 TO 2 BY LOT 1, BLOCK 2, PSD-14760; AND POINTS 2 TO 4 BY LOT 2-A OF THE SUBDIVISION PLAN; ON THE SW., POINTS 4 TO 5 BY LOT 6, BLOCK 1411 AND BEYOND BY CALLE TEJERON (15.00 M. WIDE) AND ON THE NW., POINTS 5 TO 6 BY ROAD LOT 1, PSD-14760, BEGINNING AT A POINT MARKED "1" (Continued on next page)

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

Owner: 1. JAIME B. CASTUERA, SINGLE, OF LEGAL AGE, FILIPINO CITIZEN;
(CONT. ON THE NEXT PAGE)

Address: 2272 TEJERON ST., STA. ANA, MANILA;

(Continued on next page)

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

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

Case No :	Record No : 204
Orig. Reg. Date : 08 12 1922	Decree No : 124852
Original RD : CITY OF MANILA	OCT No: OCT-6446
Volume No: O-12	Page No: 76

Original Owner :

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 123630(TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at City of Manila, Philippines on the 9th day of MAY 2012 at 09:00am.

Gil R. Marasigan
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of City of Manila, which consists of 3 page(s).

This is a system-generated Certified True Copy, and does not require a manually-affixed signature.

Issued at Registry of Deeds of City of Manila. Requested By: JOVENCIO CASTUERA

Ref. No. : 2013006687 OR No. : 1004895658
 Date : 3/21/2013 OR Date : Mar 21 2013
 Time : 3:20:19PM Amt. Paid : 235.16

OWNER INFORMATION (Continued from Page 1)

Owner: 2. JESUS B. CASTUERA, SINGLE, OF LEGAL AGE, FILIPINO CITIZEN;
Address: 2272 TEJERON ST., STA. ANA, MANILA;

Owner: 3. JOVENCIO B. CASTUERA, MARRIED TO RITA DOCTORA,
BOTH OF LEGAL AGE, FILIPINO CITIZENS;

Address: 2272 TEJERON ST., STA. ANA, MANILA;

Owner: 4. JORGE B. CASTUERA, MARRIED TO CRISELDA FERRER,
BOTH OF LEGAL AGE, FILIPINO CITIZENS;

Address: 2272 TEJERON ST., STA. ANA, MANILA;

Owner: 5. JOVENAL B. CASTUERA, SINGLE, OF LEGAL AGE, FILIPINO CITIZEN;

Address: 2272 TEJERON ST., STA. ANA, MANILA;

TECHNICAL DESCRIPTION (Continued from Page 1)

ON PLAN, BEING N. 17 DEG. 34'W. 66.40 M. FROM FIRE HYDRANT NO. 296, CITY OF MANILA, THENCE S. 74 DEG. 36'W. 14.90 M. TO POINT 2; THENCE N. 15 DEG. 46'W. 3.66 M. TO POINT 3; THENCE S. 74 DEG. 13'W. 28.45 M. TO POINT 4; THENCE N. 50 DEG. 15'. 1.21 M. TO POINT 5; THENCE N. 74 DEG. 13'E. 44.13 M. TO POINT 6; THENCE S. 15 DEG. 24'E. 4.79 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF ONE HUNDRED SQUARE METERS (100) MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUNDS AS FOLLOW: POINT 2 BY BIG SPIKE ON WALL; POINTS 3 AND 4 BY IRON BARS AND THE REST BY OLD PLS. CYL. CONC. MONS. 15 X 60 CM. BEARINGS TRUE DECLINATION VARIABLE; DATE OF THE ORIGINAL SURVEY, AUG. 11 TO SEPT. 18, 1917 AND THAT OF THE SUBDIVISION SURVEY, JUNE 23, 1962.

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of City of Manila, which consists of 3 page(s).

This is a system-generated Certified True Copy, and does not require a manually-affixed signature.

Issued at Registry of Deeds of City of Manila. Requested By: JOVENCIO CASTUERA

Ref. No. : 2013006687 OR No. : 1004895658
Date : 3/21/2013 OR Date : Mar 21 2013
Time : 3:20:19PM Amt. Paid : 235.16

MEMORANDUM OF ENCUMBRANCES

Entry No.: 5553/T-62159

Date: December 22, 1960 3:20 pm

: LIABILITIES - TO CREDITORS, HEIRS AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED VICENTE GABRIELA FOR A PERIOD OF TWO (2) YEARS, PURSUANT TO SEC. 4, RULE 74 OF THE RULES OF COURT.

DATE OF INSTRUMENT - DEC. 22, 1960

DATE OF INSCRIPTION - DEC. 22, 3:20 P.M.

(SGD.) LEONCIO P. MACAPAGAL
ACTING SECOND DEPUTY

Entry No.: 1032/T-123630

Date: November 24, 1976 10:00 am

: LIABILITIES - TO CREDITORS, HEIRS AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE INTESTATE ESTATE OF THE DECEASED PREGRINO TISON, AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS, PURSUANT TO THE PROVISION OF SEC. 4, RULE 74 OF THE RULES OF COURT.

DATE OF INSTRUMENT - JULY 19, 1976

DATE OF INSCRIPTION - NOV. 24, 1976 AT 10:00 A. M.

(SGD.) LEONCIO P. MACAPAGAL
ACTING SECOND DEPUTY

THE FOREGOING ANNOTATIONS HAVE BEEN COPIED FROM TCT NO. 123630/T-893.

Gil R. Marasigan
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of City of Manila, which consists of 3 page(s).

This is a system-generated Certified True Copy, and does not require a manually-affixed signature.

Issued at Registry of Deeds of City of Manila. Requested By: JOVENTICO CASTUERA

Ref. No. : 2013006687 OR No. : 1004895658
Date : 3/21/2013 OR Date : Mar-21 2013
Time : 3:20:19PM Amt. Paid : 235.16



LRA 1018252598

TITULO 3 PAGES

Accountable Form No. 51
(Revised 2008)



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

Land Registration
Division
Land Registration Authority

Date: May 05, 2012
Entry/Ref No.: EFB-CMV2012013008

RECEIPT
1003372744

Issuing Office: Manila City

Received From (Last Name, First Name, Middle Initial)

JAIMER B. CASTUERA ET AL.
Address (No., Street, City/Municipality, Province, Zip Code)
2272 TEJERON ST., STA. ANA, MLA.

PAYMENT DETAILS
SCHEDULE OF PAYMENT

	AMOUNT	DESCRIPTION
Entry Fee	100.00	
Registration Fee	100.00	
Stamp of the Reg.	25.00	
Legal Registration	10.00	
Fee for Additional Page	20.00	
IT Service Fee - Registration	1,325.00	
IT Service Fee - issuance of Certificate of Title	244.00	

TOTAL AMOUNT PAID →

3,898.00

THE SUM OF (in pesos) THREE THOUSAND FIVE HUNDRED NINETEEN AND

00/100

ONLY
PESOS AND CENTS.

PAYMENT Cash Check Money Order Credit Card Others
REF ID: Ref No. Date Amount

3,898.00

4/1/2012

PAYMENT DETAILS
SCHEDULE OF PAYMENT

	AMOUNT	DESCRIPTION
Cash	3,898.00	
Cash	3,898.00	

Accountable Form No. 51
(Revised 2008)



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

Date: June 29, 2012
Entry/Ref No.: EFB-CMV2012013008

RECEIPT
1003545245

Issuing Office: Manila City

Received From (Last Name, First Name, Middle Initial)

CASILLERA
Address (No., Street, City/Municipality, Province, Zip Code)
MLA.

PAYMENT DETAILS
SCHEDULE OF PAYMENT

	AMOUNT	DESCRIPTION
Entry Fee	100.00	
Registration Fee	100.00	
Stamp of the Reg.	25.00	
Legal Registration	10.00	
Fee for Additional Page	20.00	
IT Service Fee - Registration	1,325.00	
IT Service Fee - issuance of Certificate of Title	244.00	

TOTAL AMOUNT PAID →

4,169.00

THE SUM OF (in pesos) FOUR THOUSAND SEVENTEEN AND NINETEEN ONLY
PESOS AND CENTS.

PAYMENT Cash Check Money Order Credit Card Others
REF ID: Ref No. Date Amount

4,169.00

4/1/2012

Cashier of Record

Cashier of Record

NOTE: Write the number and date of this receipt on the back of check or money order received.

NOTE: Write the number and date of this receipt on the back of check or money order received.

NOTE: Write the number and date of this receipt on the back of check or money order received.

D & m o a t o
Daboy 4/1/2012



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY
Date: April 24, 2012
Entry/Ref No.: EPEB_CCv2012066310

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY
Date: March 21, 2013
Entry/Ref No.: EPEB_CCv201306637

RECEIPT NUMBER
1003314006

Issuing Office:

JOAQUIN CASTRO, First Name, Middle Initial

JOAQUIN CASTRO, First Name, Middle Initial

Address (No, Street, City/Municipality, Province, Zip Code)

Address (No, Street, City/Municipality, Province, Zip Code)

MLA

RECEIVED BY
JOAQUIN CASTRORECEIVED BY
JOAQUIN CASTRO

NOTE: Write the number and date of this receipt on the back of check or money order received.

NOTE: Write the number and date of this receipt on the back of check or money order received.

ORIGINAL RECEIPT SURRENDER TO R.D.

(TAXPAYER'S COPY)

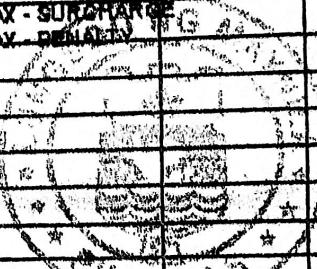
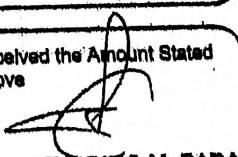
NAME & ADDRESS OF OWNER	KIND OF PROPERTY	DATE	ASSESSED VALUE (PESOS ONLY)			TOTAL
			RES.	COMM.	EDUCATION	
Jaime B. Castuera, Jesus B. Castuera, Jr., Higinio B. Castuera, Angel B. Castuera, Rita Lariosa, Jovel B. Castuera and General B. Cicilia Castuera	MACHINERY NOTE	2012	2012	2012	2012	515,000-
TAXES OTHER CHARGES		PERIOD COVERED	COMPUTATION OF TAXES DUE			
		1ST	2ND	3RD	4TH	TOTAL
BASIC TAX OF 70%		DUE. NO.			2-6-12	515,000.00
BASIC TAX B 15%		DUE. NO.			3/2	345.00
BASIC TAX CB 15%		PAID NO.			6/1	81.25
TAXES ON LAND AND BUILDINGS		BOOK NO.			6	201.38
TAXES ON LAND AND BUILDINGS		SERIES OF			10/12	514.63
TOTAL		DUE DATE				
2-A		2 (A.H.)				

IMPORTANT:
NOT VALID AS A RECEIPT UNLESS IT BEARS THE IMPRINT OF
THE CITY TREASURER'S CASH REGISTER. THE MACHINE
VALIDATION NUMBER IS 4613232 AND THE RECEIPT NUMBER
IS 117-14-678-001-049.

No.

RECEIVED PAYMENT:

117-14-678-001-049 / 2012 / 7 / 12

OFFICIAL RECEIPT		
Republic of the Philippines		
City of Manila		
OFFICE OF THE CITY TREASURER		
		
Accountable Form No. 51 Revised January, 1992		ORIGINAL
DATE	April 16, 2012 No. MLA 0611306 MAE-057892	
PAYOR	JAIME B. CASTUERA, JESUS B. CASTUERA, JOVENCIO CASTUERA MT RITA DOCTORA, JORGE B. CASTUERA CRISTEDATERRE AND GERALDINO M. CASTUERA	
AMOUNT IN COLLECTION	FUND AND ACCOUNT CODE	AMOUNT
TRANSFER TAX		3885.00
TRANSFER TAX - SURCHARGE		971.25
TRANSFER TAX - PENALTY		201.38
		
117-14-678-001-049 / 2012 / 7 / 12		5,147.63
AMOUNT IN WORDS		
Five Thousand One Hundred Fourty Seven Pesos and Sixty Three Centavos only		
CASH Received	<input type="checkbox"/> Cash <input type="checkbox"/> Treasury Warrant <input type="checkbox"/> Check <input type="checkbox"/> Money Order	Received the Amount Stated Above
Treasury Warrant, Check Money Order Number		
Date of Treasury Warrant, Check, Money Order		Collecting Officer

Note: Write the number and date of this receipt on the back of treasury warrant, check or money order received.

4613232



REPUBLIC OF THE PHILIPPINES
City of Manila
DEPARTMENT OF ASSESSMENT
TAX DECLARATION OF REAL PROPERTY
City Ordinance No. 6890

UPDATE CODE: GR

TDN/ARP NO. AD-14878-00100

Property Identification No. 117-14-878-001-049

Owner No. 00248416

Owner CASTUERA ET AL, JAIME B.

Address 2292 TEJERON ST STA ANA MANILA

Location of Property TEJERON

Belonging to DZD Zone 006, STA ANA DIVISION

MANILA

(Number and Street)

1-01-17-04

(CIV)

New TCT No. 002-2012001370

Date

Survey No.

New CCT No.

Date

Lot No.

Previous TCT/CCT No.

Date

Block No.

Boundaries:

North:

South:

East:

West:

KIND OF PROPERTY ASSESSED

LAND

MACHINERY
Brief Description

BUILDING

OTHERS
Specify

No. of Storeys

Brief Description

ACTUAL USE	AREA	MARKET VALUE	Assessment		ASSESSED VALUE	TAXABILITY
			Laws %	Pkt.		
RESIDENTIAL	100.000 Pkt.	2,313,820.00	10	Pkt.	231,382.00	Y
Total	100.000 Pkt.	2,313,820.00		Pkt.	231,382.00	
Total Assessed Value			TWO HUNDRED THIRTY-ONE THOUSAND THREE HUNDRED NINETEEN pesos ONLY			
			(Amount in Words)			

Effectivity of Assessment/Reassessment 01/01/2014

APPROVED BY

ENGR. JOSE V. DE JUAN

CIV. APPRAISER

MA CORAZON I. ESPRITU 12/30/2013

Property Appraiser

Date

This declaration certifies TDN/ARP NO. AD-14878-00100

Dinner CASTUERA ET AL, JAIME B.

Previous A.V. Pkt.

104,226

Memorandum - (GENERAL REVISION)

CERTIFIED TRUE COPY

BY AUTHORITY OF THE CITY ASSESSOR

REQUESTED BY: GUVALA


ELOISA A. BEHAN

MANILA

D.N. NO.

4150566

DATE: 30/11/15

INFORMATION TECHNOLOGY OFFICER II

AMOUNT PAID: 100.00

Prepared By LOLES BEHAN
Email: lbehan@manila.gov.ph

PURPOSE: FILE COPY/RECORD