**EXTRAJUDICIAL SETTLEMENT OF ESTATE, PARTITION,**

**AND WITH DEED OF ABSOLUTE SALE**

**KNOW ALL MEN BY THESE PRESENTS:**

This deed, executed by –

1. **GREGORIO SARITA**, widow;
2. **NICASIO SARITA**, married to Conchita D. Sarita;
3. **VIOLETA SARITA**, single;
4. **FLORENCIA S. INOVINO**, married to Juanito Inovino;
5. **LILIA S. YBID**, widow;
6. HEIRS OF PEBERIO SARITA, namely;

**ROSALINA M. SARITA**, widow; **ALVIN M. SARITA**, married to Fidelyn P. Sarita; **ARNEL M. ARITA**, married to Rosemarie G. Sarita; **ALEXANDER M. SARITA,** single; **FRANCIS ALLAN M. SARITA,** single; **ROSELLER M. SARITA,** single; **JEZREL M. SARITA**, single; **FREDIRICK M. SARITA,** single; **PRINCESS ROSPE M. SARITA,** single; and **PEBERIO M. SARITA**, **JR.,** single;

all of legal age, Filipinos, and residents of and with postal address at Isugan, Bacong, Negros Oriental, by these presents,

-**IN FAVOR OF-**

**DELMA I. ISO,** married to Felixberto Iso and **NORA I. PERUCHO,** married to George Hernando Perucho,both of legal age, Filipinos, and a resident of and with postal address at Isugan, Bacong, Negros Oriental, hereinafter referred to as the **VENDEES,**

**LYDIA SARITA SERAPILOY,** married toRamil L. Serapiloy and **DAYANA MAE SARITA LUIS,** married to Rommel S. Luis, bothof legal age, Filipinos, single, a resident of and with postal address at Isugan, Bacong, Negros Oriental,

**WITNESSETH:**

**WHEREAS, GIL SARITA,** widower,is the registered owner of Lot No. 971, situated in the Barrio of Isugan and Soludpan, Municipality of Bacong, Negros Oriental, which is more particularly described and bounded as follows:

# **ORIGINAL CERTIFICATE OF TITLE**

## **NO. 18722**

"A parcel of land (Lot No. 971 of the Cadastral Survey of Bacong), with the improvements thereon, situated in the Barrio of Isugan and Soludpan, Municipality of Bacong. Bounded on the NE., by Lots Nos. 961, 859, and 972; on the E., by Lots Nos. 973,974, and 968; on the S., by 968,969, and 965; and on the W. by Lots Nos. 962, 961, 960, and 959. Containing an area of SEVEN THOUSAND SIX HUNDRED FIFTY- TWO (7,652) SQUARE NIETERS, more or less. x xx"

**WHEREAS, GIL SARITA** died intestate September 20, 1972 at Dauin, Negros Oriental, leaving no known debt unpaid and without issued or descendants and was survived by his only son **MARTIN SARITA;**

**WHEREAS, MARTIN SARITA** died intestate August 01, 1985, at Soludpan, Bacong, Negros Oriental, leaving no known debt unpaid and without issued or descendants and was survived by his children, namely ;**GREGORIO SARITA, NICASIO SARITA, VIOLETA SARITA, FLORENCIA S. INOVINO, LILIA S. YBID,** and **PEBERIO SARITA;**

**WHEREAS, PEBERIO SARITA**, died intestate on April 25, 2005 at Bacong, Negros Oriental, leaving no known debt unpaid and were survived by his wife and children, namely; **ROSALINA M. SARITA**, **ALVIN M. SARITA**, **ARNEL M. SARITA**, **ALEXANDER M. SARITA, FRANCIS ALLAN M. SARITA, ROSELLER M. SARITA, JEZREL M. SARITA**, **FREDIRICK M. SARITA, PRINCESS ROSPE M. SARITA,** and **PEBERIO M. SARITA**, **JR.;**

**WHEREAS**, it is to the best interest of the estate of the late **GIL SARITA** consisting of Lot No. 971, with an area of 7,652square meters, that the same be settled and adjudicated among his legal heirs;

**WHEREAS,** pursuant to Section 1, Rule 74 of the Rules of Court, subject to the provisions of Section 4 of the same Rules, the heirs herein of the late **GIL SARITA** do hereby settle and adjudicate unto themselves the consisting of Lot No. . 971, with an area of 7,652 square meters;

**WITNESSETH FURTHER :**

**WHEREAS,** they had caused the subdivision of the said parcel of land into four (6) sublots, among them being Lots No. 971, with an area of 7,652 square meters, more or less, more or less, both of the Subdivision Plan, Psd-07-084491;

To **FLORENCIA S. INOVINO** …………...................... Lot No. 971-A, with an area of 1,675 square meters, more or less;

To **GREGORIO SARITA** …………………………... Lot No. 971-B, with an area of 1,075 square meters, more or less;

To **NICASIO SARITA** ……………………………….... Lot No. 971-C, with an area of 1,075 square meters, more or less;

To **LILIA S. YBID** ………….………….………………. Lot No. 971-F, with an area of 1,276 square meters, more or less;

To **VIOLETA SARITA** ……………………………….Lot No. 971-E, with an area of 1,276 square meters, more or less;

Common to **ROSALINA M. SARITA**,

**ALVIN M. SARITA**, **ARNEL M. SARITA**,

**ALEXANDER M. SARITA, FRANCIS ALLAN M. SARITA,**

**ROSELLER M. SARITA, JEZREL M. SARITA**,

**FREDIRICK M. SARITA,**

**PRINCESS ROSPE M. SARITA,**

and **PEBERIO M. SARITA**, **JR.,**……………….…………..Lot No. 971-F, with an area of 1,276

square meters, more or less;

all of the Subdivision Plan, Psd-07-084491.

**WITNESSETH FURTHERMORE:**

**(DEED OF ABSOLUTE SALE)**

**WHEREAS,** for and in consideration of the sum of **ONE HUNDRED THOUSAND PESOS (P100,000.00),** Philippine currency, receipt of which is hereby acknowledged, in hand paid by **DELMA I. ISO,** married to Felixberto Iso, of legal age, Filipino and a resident of and with postal address at Isugan, Bacong, Negros Oriental, WE, **VIOLETA SARITA**, and **NICASIO SARITA**, whose personal circumstances stated above, do hereby **SELL, CEDE, TRANSFER** and **CONVEY** unto the said **DELMA I. ISO**, his heirs, successors and assigns, **Lot No. 971-E,** with an area of **1,276** square meters, and a portion of **Lot 971-C,** with an area of **597** square meters, more or less, free from liens and encumbrances; and

**WHEREAS,** for and in consideration of the sum of **TWENTY THOUSAND PESOS (P20,000.00),** Philippine currency, receipt of which is hereby acknowledged, in hand paid by **NORA I. PERUCHO**, married to George Hernando Perucho , of legal age, Filipino, and a resident of and with postal address at Isugan, Bacong, Negros Oriental, I, **NICASIO SARITA**, whose personal circumstances stated above, do hereby **SELL, CEDE, TRANSFER** and **CONVEY** unto the said **NORA I. PERUCHO**, his heirs, successors and assigns, a portion of **Lot 971-C,** with an area of **252** square meters, more or less, free from liens and encumbrances;

**WHEREAS,** for and in consideration of the sum of **FIFTEEN THOUSAND PESOS (P15,000.00),** Philippine currency, receipt of which is hereby acknowledged, in hand paid by **FLORENCIA S. INOVINO**, married to Juanito Inovino, of legal age, Filipino, and a resident of and with postal address at Isugan, Bacong, Negros Oriental, I, **GREGORIO SARITA**, whose personal circumstances stated above, do hereby **SELL, CEDE, TRANSFER** and **CONVEY** unto the said **FLORENCIA S. IN OVINO**, his heirs, successors and assigns, a portion of **Lot 971-B,** with an area of **194** square meters, more or less, free from liens and encumbrances;

**WITNESSETHFINALLY:**

**WHEREAS, GREGORIO SARITA** sold a portion of his share consisting of an area of **TWO HUNDRED NINETY-ONE (291) SQUARE METERS,** more or less, of Lot No. 971-B, in favor of **LYDIA SARITA SERAPILOY** by virtue of the DEED OF ABSOLUTE SALE dated January 18, 2021, entered as Doc. No. 61, Page No. 14, Book No. XIV, Series of 2021, and an area of **ONE HUNDRED NINETY-FOUR (194) SQUARE METERS,** more or less, of Lot No. 971-B, in favor of **DAYANA MAE SARITA LUIS** by virtue of the DEED OF ABSOLUTE SALE dated January 18, 2021, entered as Doc. No. 60, Page No. 13, Book No. XIV, Series of 2021, both in the notarial register of Atty. ACHILLES ARTURO S. UMBAC, JR.;

**WHEREAS,** the above-described parcel of land is not tenanted or under any lease agreement and all adjoining landowners had been formally notified of this sale but not one of them had manifested any interest to exercise their right of pre-emption in accordance with Article 1621 of the New Civil Code of the Philippines; and

**WHEREAS,** the **HEIR-VENDORS** do hereby warrant to protect and defend the rights and the interest of the **VENDEE** from any adverse claim whatsoever.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands on this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, at Dumaguete City, Philippines.

|  |  |
| --- | --- |
| **FLORENCIA S. INOVINO**  **Heir**  **CRN-0007-3032953-0**  **NICASIO SARITA**  **Heir-Vendor**  **OSCA ID No.7772**  **ALVIN M. SARITA**  **Heir**  **G02-96-048027, 2023/05/08**  **ARNEL M. SARITA**  **Heir**  **VIN 4603-0065A-A0282AMS10000**  **FRANCIS ALLAN M. SARITA**  **Heir**  **UKFP NO. 178436**  **JEZREL M. SARITA**  **Heir**  **BIR TIN 701-371-146-000**  **PRINCESS ROSPE M. SARITA**  **Heir**  **BIR TIN 743-736-011-000**  **GREGORIO SARITA**  **Heir-Vendor**  **OSCA ID No. 3757**  **Witness to thumbmark:** | **LILIA S. YBID**  **Heir**  **OSCA ID No.3757**  **VIOLETA SARITA**  **Heir-Vendor**  **OSCA ID No.005520**  **ROSALINA M. SARITA**  **Heir**  **TIN 265-393-374**  **ALEXANDER M. SARITA**  **Heir**  **G02-07-005193, 2023/11/27**  **ROSELLER M. SARITA**  **Heir**  **BIR TIN 434-752-910-000**  **FREDIRICK M. SARITA**  **Heir**  **VIN 46030032A10195FMS10000-3**  **PEBERIO M. SARITA**, **JR.**  **Heir**  **PDL No. G02-07-002544** |

**SIGNED IN THE PRESENCE OF:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature Over Printed Name of Witness Signature Over Printed Name of Witness**

**ACKNOWLEDGMENT**

Republic of the Philippines)

City of Dumaguete ) S. S.

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**BEFORE ME,** this ­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­ , at Dumaguete City, Philippines, personally appeared, all known to me and to me known to be the same persons with their respective competent evidences of identities written below their names who are the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and voluntary deed.

This instrument, consisting of three (5) pages, including this page on which this Acknowledgment is written, has been signed by the parties and their instrumental witnesses on each and every page thereof, and relates to the Extrajudicial Settlement of Estate, Partition, and with Deed of Absolute Sale, being Lot No. 971, with an area of 7,652 square meters, more or less, more or less, both of the Subdivision Plan, Psd-07-084491, covered by OCT No. 18722.

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**WITNESS MY HAND AND SEAL.**

Doc. No. \_\_\_\_\_;

Page No. \_\_\_\_\_;

Book No. \_\_\_\_;