

AFFIDAVIT OF OWNERSHIP
(Lumberyard for Retail Sale of Lumber)

I, **ROSALINDA S. CATANA**, of legal age, married and residing at P-4 Aurelio, San Jose, Dinagat Island, Philippines, after being duly sworn to in accordance with law, do hereby depose and state:

1. That I am the sole proprietor of a retail sale of lumber business operating under the registered business name **JESSAJELLEVEAN LUMBER**, with principal address at P-4 Don Ruben, San Jose, Dinagat Island;
2. That the said business is engaged in the sale and distribution of lumber and related construction materials to the general public;
3. That my husband, **ALEX D. CATANA**, is the one who spoke with **TEODORA G. ABUHAN**. We have an agreement that our rent with them is for 5 years, and the agreement was notarized on June 30, 2022, by Attorney **RITCHEL S. CATANI**;
4. That since the date of acquisition, I have been in actual, peaceful, and continuous possession, ownership and management of the said lumberyard in support of my business operations;
5. That both the business and the lumberyard are duly compliant with government regulations, and have been registered with the Department of Trade and Industry (DTI) and the Local Government Unit (LGU) of San Jose, Dinagat Island;
6. That I am executing this Affidavit to formally declare and affirm my lawful ownership of the lumberyard used in my retail lumber business, and for whatever legal purposes this may serve.

IN WITNESS WHEREOF, I have hereunto set my hand this 13 day of October 2025 at San Jose, Dinagat Island.

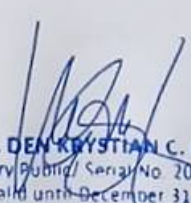

ROSALINDA S. CATANA

Affiant

National ID No. 6275-4734-2376-0892

SUBSCRIBED AND SWORN TO before me this 13 day of October 2025 at San Jose, Dinagat Island, Philippines. Affiant exhibited to me her competent evidence of identity, as stated above.

Doc. No. 366 ;
Page No. 62 ;
Book No. XIII ;
Series of 2025


ATTY. DEN KRYSYIAN C. BASADRE
Notary Public / Serial No. 2025-01-PDI
Valid until December 31, 2026
San Jose, Dinagat Islands, Philippines
Roll of Attorney's No. 75070 / IBP No. 479357
PTR No. 1340787 / Dinagat Island / 01/09/2025

KASABUTAN SA PAGPAABANG

Ako si Teodora G. Abuhan naa sa hustong pangidaron, ug nagapuyo sa 76 San Jose Dinagat IS. Naga panag-iya ug lote nga anaa mahimutang sa BRGY. DON RUBEN, SAN JOSE, DINAGAT ISLANDS. Ug kining maong lote akong gipaabangan kang ALEX D. CATANA, naa sa hustong pangidaron ug nagapuyo sa P-4 AURELIO, SAN JOSE, DINAGAT ISLANDS. Sa sulod sa LIMA (5) ka mga katuigan sa kantidad nga UNOM KA LIBO KA PESOS (P6,000) sa UNANG (1) TUIG ug sa kantidad nga WALO KA LIBO KA PESOS (P8,000) sa IKA-DUHA HANGTOD SA IKA-TULO (2-3) KA TUIG. Ug ang nabilin nga DUHA (2) KA MGA KATUIGAN amo pang pagasabutan.

Kini magasugod sa ika-8 sa Pebrero, 2022. Adunay pasiunang bayad nga nagakantidad ug SIXTEEN PESOS (P16,000).

Kong mahuman na ang LIMA KATUIG (5) pwede pa gihapon nga magapadayon sa pag-abang si ALEX D. CATANA kong dili pa man gani nako gamiton ang akong lote. Apan kong ako na man ugani kini nga pagagamiton ang maong lote, wala akoy tulubagon/obligasyon nga magbayad/magrefund sa bisan unsa man nga iyang nahimong improvements sa akong lote. Hinuon pwede usab niya nga pagakuhaon/tanggalon ang iyang mga gamit nga nahimutang/nakatukod sa sulod sa akong lote.

Ug para sa pagmatuod niini nga kasabutan amo kini nga pagapirmahan ibabaw sa among mga pangalan uban sa among mga saksi sa adlaw nga 2-15-22.

TEODORA G. ABUHAN

NAGPA-ABANG

DOC. NO. 289

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BOOK NO. XXXI

SERIES OF 20 22

ROSALINDA S. CATANA

SAKSI

NILAGDAAN:

ATTY. RITCHEL S. CATANI

Notary Public
Until June 30, 2022
PTR No. 0961047 San Jose, PDI
IBP License No. 115141
Roll of Attorneys No. 05179
Created on 07/20/18

MGA SAKSI:

ALEX D. CATANA

NAG-ABANG

Lenie T. Catana
LENIE T. CATANA

SAKSI

SN. 001-00000000

Republic of the Philippines
Department of Environment and Natural Resources
Land Registration Authority
Registry of Deeds for the PROVINCE OF SURIGAO DEL NORTE

Original Certificate of Title

No. 2019000749

RESIDENTIAL FREE PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Residential Free Patent issued by the Department of Environment and Natural Resources, at Quezon City, on **August 27, 2019** and spread in the records of the said department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

REGION NO. XIII

RESIDENTIAL FREE PATENT NO. 168509-19-4695

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

TEODORA S. ABUHAN, Filipino and a resident of **Don Ruben, San Jose, Dinagat Islands** possessing all the qualifications and having fully complied with the conditions and requirements of Republic Act No. 10023, is hereby granted this Residential Free Patent situated in **Don Ruben, San Jose, Dinagat Islands** with an area of **Two Hundred Sixteen** (**216**) square meters, more or less and more particularly bounded and described at the back hereof.

Witness my hand and seal of the Republic of the Philippines this **27th** day of **August** in the year Two thousand and **Nineteen**.

By Authority of the President
of the Philippines



Don Ruben, San Jose, Dinagat Islands

Owner's Postal Address

AGAPITO T. PATUBO, MPA

Transcribed in "DIC, PENR/OFFICER" in the Province of **Surigao del Norte** pursuant to the provisions of Section 103 of P.D. No. 1529, on the **29th** day of **October** two thousand and **2019** at **8:42 a.m.**

EMILIE B. QUINES
DIA-REGISTER OF DEEDS

Register of Deeds

TECHNICAL DESCRIPTION

Lot/Project No. : 21, MSI-13-000283-D

Location : Don Ruben, San Jose, Dinagat Islands

Boundaries : NE., along line 5-1 by Road;
SE., along line 1-2 by Lot no. 20, Msi-13-000283-D;
SW., along lines 2-3-4 by Public Land;
NW., along line 4-5 by Lot no. 22, Msi-13-000283-D.

Tie line : Beginning at the point "1" on the plan being
S 51 deg. 12' W 1739.70 meters from SRN 30
of NAMRIA, thence;

1-2	S	61 deg. 23' W	11.38 meters
2-3	S	62 deg. 01' W	8.12 meters
3-4	N	24 deg. 56' W	11.29 meters
4-5	N	60 deg. 15' E	18.04 meters
5-1	S	32 deg. 14' E	11.74 meters

Area : TWO HUNDRED SIXTEEN (216) SQUARE METERS

Bearings : Grid

Desc. Of corners : All points referred to be marked on the ground as indicated on the plan.

Date surveyed : July 18, 2010

G.E. : JAY P. FLORES

Date approved : December 25, 2010

This lot is covered by RFPA No. 168509-5483.

Certified correct:

MICHELE D. NAPAY
Engineer - II

LMI

Marie L. Alberto

LMO-II

Marie Jane E. Narona

LMO-III/Chief, LPDU

For. Crisley D. Sapid

SuEMS/Chief, ELPDSS

For. Geoffrey R. Padunon

DMO-V/Chief, TSD

For. Nathaniel E. Racho

(Continued on Additional Sheet Page Register of Deeds)