



Republic of the Philippines  
Province of Agusan del Sur  
Municipality of San Francisco

OFFICE OF THE MUNICIPAL TREASURER



REALTY TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that according to the records of this office, Mr./Mrs./Ms. **TIÑA, TEOFISTO JR. E.** of legal age, married/single and a resident of **DAS-AGAN, SAN FRANCISCO, AGUSAN DEL SUR** is a declared owner of the Real Property/ies describe hereunder :

ARP/TD Number	Declared Owner	Location of Property	Assessed Value	Kind
23-08-0012-00771	TIÑA, TEOFISTO JR. E.	DAS-AGAN, SFADS	87,920	AGRI./LAND

This further certifies that the taxes of the aforementioned property (ies) has been fully paid as shown below :

ARP/TD Number	Years Paid For	Amount Paid	Official Receipt Number/s	Dated Paid
23-08-0012-00771	2025	1,406.72	0748482	1/8/2025

This certification is being issued upon request **JISELLE CORTEJOS TIÑA** for **RENEWAL**  
**APPLICATION OF BUSSINESS** permit.

Given this **8TH** day of **JANUARY 2025** at Municipal Treasurer's Office, San Francisco, Agusan del Sur, Philippines.

**MELVIN SEMLET Y. TIU**  
Municipal Treasurer

Paid under O.R No. : **0990265**  
Issued on : **Wednesday, January 08, 2025**  
Issued at : **MTO, San Francisco, Agusan del Sur**  
Control Number : **2025-01-0197B**

Republic of the Philippines )  
Province of Agusan del Sur )Sc.  
Municipality of San Francisco )  
x-----/

## AFFIDAVIT OF OWNERSHIP

I, JISELLE CORTEJOS TIÑA, of legal age, Filipino citizen, married with residence at Purok 1, Barangay Das-agan, San Francisco, Agusan del Sur, after having been sworn in accordance with law, do hereby depose and say:

1. That I am the same person who executed this affidavit;
2. That I am the sole proprietor of retail sale of lumber business operating under the registered business name **PANGCEL LUMBER TRADING**, with business address located at Purok 1, Barangay Das-agan, San Francisco, Agusan del Sur;
3. That the said business is engaged in the sale and distribution of lumber and related construction materials to the general public;
4. That the lumberyard being used for the business operations of **PANGCEL LUMBER TRADING** is situated within a parcel of land that forms part of the conjugal property of myself and my husband, **TEOPISTO JR. FORTALEZA TIÑA**;
5. That my husband, **TEOPISTO JR. FORTALEZA TIÑA**, has given his full, voluntary, and informed consent for the use of the said titled property in support of and as part of the physical site of operations of our business, **PANGCEL LUMBER TRADING**;
6. That since the acquisition of the said property and the establishment of the business, I have been in actual, peaceful, uninterrupted, and continuous possession and management of the lumberyard located thereon, exercising all rights of ownership and control over the same in the regular conduct of my business operations;
7. That both the business and the lumberyard are duly complaint with government regulations and have been registered with the government regulations, and have been registered with the Department of Trade and Industry (DTI) and the Local Government Unit (LGU) of Das-agan, SanFrancisco, Agusan del Sur;

8. That I am fully aware of the consequences of committing the criminal act of perjury if we will state any falsehood in this affidavit;
9. 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 purpose this may serve.

AFFIANT FURTHER SAYETH NAUGHT.

San Francisco, Agusan del Sur. July 3, 2025.

*[Signature]*  
**JISELLE CORTEJOS TIÑA**  
Affiant  
POSTAL ID No. 25897288

SUBSCRIBED AND SWORN to before me this July 3, 2025 at San Francisco, Agusan del Sur.

Doc No. 81  
Page No. 17  
Book No. 57  
Series of 2025.



**ATTY. ALFREDO J. CARMELO**  
Notary Public for the Province of Agusan del Sur  
Commissioned until December 31, 2026  
Commissioned Serial No. 946-2024  
PTR No. 983005 | 01-02-2025 | SFADS  
IBP Lifetime No. 843928 | 12-16-11 | ADS  
MCLE Comp. No. VIII-0012780 | 08-29-2024  
TIN: 920-062-728-000  
ROLL No. 49383

SN.00019129-02

**Republic of the Philippines**  
**Department of Environment and Natural Resources**  
**Land Registration Authority**  
**Registry of Deeds for the Agusan del Sur**

**Original Certificate of Title**

No. F-41060

**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 December 22, 2011 and spread in the records of the said department as follows:

**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**

REGION NO. 13RESIDENTIAL FREE PATENT NO. RFP-13020811-79

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

**TEOPISTO F. TINA, JR.**, Filipino and a resident of P.1, Das-agan, San Francisco, ADS possessing all the qualifications and having fully complied with all the conditions and requirements of Republic Act No. 10023, is hereby granted this Residential Free Patent situated in Das-agan, San Francisco, Agusan del Sur with an area of One Hundred Ninety One (191) 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 22 day of December in the year Two thousand and 2011.

By Authority of the President  
of the Philippines

*Evelyn A. Galong*  
EVELYN A. GALONG  
CIC, PENR Officer

Transcribed in the "Registration Book" in the Province of Agusan del Sur pursuant to the provisions of Section 103 of P.D. No. 1529, on the 11th day of June two thousand and 2012 at 4:00 p.m.

**P.1, Das-agan, San Francisco, ADS**  
Owner's Postal Address

*Reginald J. Romer*  
REGINALD J. ROMER  
RECORDS OFFICER  
REGISTRY OF DEEDS

## TECHNICAL DESCRIPTION

LOT & PROJECT NO. : 258, TS-13-000008

LOCATION : Das-agan, San Francisco, Agusan del Sur

BOUNDRARIES : Bounded on the SW., along line 1-2 by lot No. 257; on the S.W., along line 2-3 by lot No. 256; on the N.W., along line 3-4 by lot No. 348; on the N.E., along line 4-5 by lot No. 259; on the S.E., along line 5-1 by the Road; all of TS-13-000008.

TIE LINE : Beginning at the point marked "1" on the plan being N., 41 deg. 56'E.; 6,399.25 meters from the BLLM #1, of CAD-1100-D, thence;

1-2	N., 76-46	W.,	13.48	meters;
2-3	N., 71-23	W.,	2.21	meters;
3-4	N., 26-48	E.,	13.39	meters;
4-5	S., 70-18	E.,	14.93	meters;
5-1	S., 24-28	W.,	11.76	meters;

AREA : ONE HUNDRED NINETY ONE (191) SQUARE METERS.

DESCRIPTION : All points referred to are marked on the ground as indicated on the plan.

BEARINGS : GRID

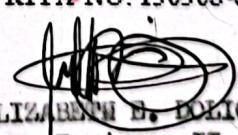
DATE SURVEYED : March 14-27, 2011

DATE APPROVED : July 14, 2011

EXECUTED BY : Engr. Elia IL. Mission

NOTE : This lot is covered by RFPA NO. 130308-055.

By:

  
ELIZABETH B. RODRIGUEZ  
Engineer-II

Prepared by:  
Checked by:

Investigated by  
Examined by  
Recommended by  
Reviewed by

: DPLID. Madrona  
: OIC, LMO III R. Ortiz  
: Acting CENRO M. Geelingoy  
: LMO III E. A. Garong

(Continued on Additional Sheet ..... Page ..... )  
Register of Deeds

## MEMORANDUM OF ENCUMBRANCES

Entry No. ....

4765

ENCUMBRANCE OF THE DAHIBA CERTIFICATE OF TITLE NUMBER P-41060  
NAME OF THE REGISTRAR OF TITLE - TEOPLITO F. TINA JR.  
Brigy Captain PURCHASED TO SEC. ANTHONY  
GOVERNMENT CENTER PARK AT PROSPERIDAD, AGUSAN DEL SUR  
11th DAY OF June 2012 AT 4:00 PM

(Continued on Page C,

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Register of Deeds

Continued from Page B

(Continued on Additional Sheet ..... Page ..... Register of Deeds)