

MEMORANDUM OF AGREEMENT

KNOW ALL MEN BY THESE PRESENTS

THIS MEMORANDUM OF AGREEMENT, made and executed by and between:

1. Francisco Garrete represented by MR. ROMEO MAGADAN, SR. of legal age, married and residing at Brgy. Poblacion, Loreto, Agusan del Sur, Philippines, hereinafter called the **PARTY OF THE FIRST PART**; and
2. Necy E. David, of legal age, Filipino, married and residing at Sitio Maputing Brgy. Poblacion, Loreto, Agusan del Sur, hereinafter called the **PARTY OF THE SECOND PART**;

WITNESSETH:

WHEREAS, the Party of the First Part is the owner of Lot No. 108, Cad 679-D situated at Brgy. Poblacion, Loreto, Agusan del Sur.

WHEREAS, the Party of the Second Part is an applicant for lumber dealer (Bangonan Wood Trading) located at Sitio Maputing Brgy. Poblacion, Loreto, Agusan del Sur;

WHEREAS the Party of the Second Part will utilize a portion of the area of the lot owned by the Party of the First Part as Display Center and Lumberyard;

WHEREAS the Party of the Second Part protect the Party of the First Part, his interest and security in the area;

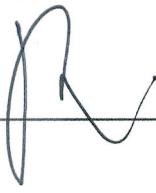
WHEREAS, this contract shall take effect upon the signing hereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 15th day of October, 2025 at Loreto, Agusan del Sur.


ROMEO MAGADAN, SR.
Party of the First Part


NECY E. DAVID
Party of the Second Part

SIGNED IN THE PRESENCE OF:

1.  2. _____

ACKNOWLEDGEMENT

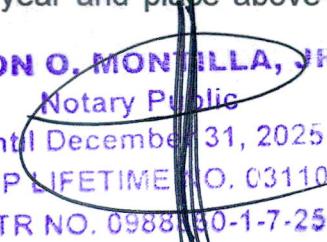
REPUBLIC OF THE PHILIPPINES)
PROVINCE OF AGUSAN DEL SUR). S.S.
MUNICIPALITY OF LORETO)
X-----X

BEFORE ME, this 15th day of October, 2025 at Loreto, Agusan del Sur, personally appeared to me the Parties with their CTC Nos., all known to me to be the same persons who executed the foregoing instrument and they acknowledge to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL, the day, year and place above-written.

Doc. No. 223
Page No. 45
Book No. 274
Series of 2025




LEON O. MONTILLA, JR.
Notary Public
Until December 31, 2025
IBP LIFETIME NO. 03110
PTR NO. 098880-1-7-25
AGUSAN DEL SUR
ROLL NO. 44691

PORMULARYONG PANGHUKUAN BLG. 54
(Binago Hunyo, 1994)Aklat 125
Pahina 016

SN Blg. 338940

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG Agusan del Sur

Katibayan ng Orihinal na Titulo

Blg. P-18416...

Finagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529),
 alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Fatima Ay Prosperidad noong ika-17th
 ng Febrero, taong labinsiyan na raan at ninety-seven, nakatala sa mga kasulatan ng
 DENR gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN

REHIYON BLG. 13020597-052
 KALOOB NA PATENTE BLG. 13020597-052

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

FRANCISCO GARRETTE

may sapat na gulang, kasal kay Joroyita Sarayosquez, at nakatira sa Tagaipon, Poblacion, Loreto, Agusan del Sur, nagtatayay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon ar kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasugog ay ipinagkakaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa Tagaipon, Pob., Loreto, ADS na may kabuuang sukat na 68.315 metra kuwadrado, na, ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakdang bukod sa iba pa, na maliban kung sa kapakayan ng pamahalaan o glinnang mga sangay, mga yunit, o mga institusyon nito, na ang hupaing natamo ay hindi maaring mapasalba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa pesta ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasugog at ang karapatán ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa pesta ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkaloooban o kanyang mga tagapagmama ay maaring pumutol at gumamit ng nabanggit na kahoy na maaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihan kaloob sa akin ng batas, AKO, SI FIDEL V. RAMOS, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa Fatima Ay Prosperidad, ADS ngayong ika-17th ng Pebrero, sa taon ng Ating Panginoon, labinsiyan na raan at ninety-seven.

Pursuant to DENR Administrative Order No. 38, Series of 1990 implementing Executive Order No. 192.

**SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS**

Elias P. Escampi, Jr.

Regional Executive Director

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng Agusan del Sur, alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika-20th ng April, labinsiyan na raan at ninety-seven, sa 1:00 pm.

Tagaipon, Pob., Loreto, Agusan del Sur
(Tirahan ng May-ari)

ATTY. ARTURO P. RICAFORTE
ACTING REGISTRAR OF DEEDS
AGUSAN DEL SUR

This is a Certified True Copy of OCT P-18416 on file at Registry of Deeds of Province of Agusan del Sur. 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 Province of Agusan del Sur. Requested By: MARITESS CUYOS.

Ref. No. : 2025005252 OR No. : 1036651460

Date : 09/10/2025 OR Date : Sep 10 2025

Time : 10:01:57 AM Amt. Paid: 820.05

LAND REGISTRATION AUTHORITY
CERTIFIED TRUE COPY VERIFICATION FORM

Pahina -A



(PAGLALARAWANG TEKNIKAL) P-18416-12

Lot No. 108, Cad 679-D

A PARCEL OF LAND, Lot 108, Cad 679-D, situated in the Sitio of Tagaipon, barrio of Poblacion, municipality of Loreto, province of Agusan del Sur, island of Mindanao.

Bounded on the SE., and S., along lines 1-2-3-4-5-6-7-8-9-10-11-12- by the Municipal road; on the NW., along lines 12-13-14 by lot 109; on the NE., along line 14-1 by lot 107. All of Cad 679-D.

Beginning at the point marked "1" on the plan being S., 71 deg. 34'W., 992.30 meters from BLM 1 of Cad 679-D, thence;

S., 13 deg. 06'E., 65.07 meters to pt. 2;
S., 01 deg. 06'W., 34.07 meters to pt. 3;
S., 21 deg. 23'W., 71.25 meters to pt. 4;
S., 33 deg. 49'W., 25.97 meters to pt. 5;
S., 39 deg. 59'W., 118.63 meters to pt. 6;
S., 66 deg. 30'W., 26.75 meters to pt. 7;
N., 85 deg. 15'W., 16.70 meters to pt. 8;
N., 56 deg. 30'W., 28.07 meters to pt. 9;
N., 30 deg. 34'W., 49.75 meters to pt. 10;
N., 46 deg. 35'W., 36.09 meters to pt. 11;
N., 59 deg. 44'W., 100.91 meters to pt. 12;
N., 30 deg. 28'E., 12.45 meters to pt. 13;
N., 35 deg. 49'E., 270.58 meters to pt. 14;
S., 60 deg. 54'E., 161.58 meters to pt. of

beginning, containing an area of SIXTY EIGHT THOUSAND THREE HUNDRED FIFTEEN (68,315) SQUARE METERS. All points referred to are marked on the ground as indicated on the plan.

Bearings grid.

Date of survey, Jan. 20, 1981, executed by Geodetic Engineer Antonio O. Ponte and approved on Oct. 5, 1982.

This lot is covered by FPA No. 100305-11%.

Checked & verified
by:

DOMINGO M. MARCAN
Engineer - 11

(Karugtong sa Karagdagang Pahina Pahina

BY:

ALICE M. DAHINO
Chief Surveyor Division
/mlr

Tagatala ng mga Kasulatan at Ari-arian

IS-401

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Ref. No. : 2025005252 OR No. : 1036651460

Date : 09/10/2025 OR Date : Sep 10 2025

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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

Pahina -B

TALAAN NG MGA HADLANG

P-18416 P3

Pagpasok na Bilang

ENTRY NO. 1691

ISSUANCE OF THE ORIGINAL CERTIFICATE OF TITLE NO. P-18416
IN FAVOR OF THE RTIME OWNER OWNED Franzisco Gorreto
I myself PURCHASED IN SEC 4 LAND SEC
03 CFP.D NO 1565

GOVERNMENT CENTER, Brgy. San Juan, Agusan del Sur
on 29th DAY of April, in 2024 at 1:00 PM

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Karugtong sa pahina -C,)

Tagatala ng mga Kasulatan at Ari-arian

18-401

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Requested By: MARITESS CUYOS.

Ref. No. : 2025005252 OR No. : 1036651460

Date : 09/10/2025 OR Date : Sep 10 2025

Time : 10:01:57 AM Amt. Paid: 820.05

LRA 147737184

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LAND REGISTRATION AUTHORITY
CERTIFIED TRUE COPY VERIFICATION FORM

Pahina -C

(Karugtong muta sa pahina -B)

P-184(1c) Pg

Karugtong sa Konigtagang Pahina	Pahina	Tatatahan ng mga Kasulatan at Ari-arihan
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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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L R A 1142737185

LAND REGISTRATION AUTHORITY
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Judicial Form No. 54



OCT No.: 159-P-18416

Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001799

Date: July 09, 2021 04:27:54PM

AFFIDAVIT OF LOSS : EXECUTED BY ROMEO U. MAGADAN, JR., ATTESTING THAT THE OWNER'S DUPLICATE OF TITLE WAS LOST IN ACCORDANCE WITH DOC. NO. 327, PAGE NO. 66, BOOK NO. 222, SERIES OF 2021, OF NOTARY PUBLIC OF SAN FRANCISCO, AGUSAN DEL SUR, LEON O. MONTILLA JR., DATED JULY 08, 2021.

Reginald J. Romero
O.I.C- REGISTER OF DEEDS

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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