



CERTIFIED TRUE COPY OF TITLES CAN NOW BE REQUESTED ONLINE AND DELIVERED DOOR-TO-DOOR VIA WWW.ESERBISYOLRA.GOV.PH

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

JUDICIAL FORM No. 54
(Revised October, 1956)

Book XXVI
Page 160

433881
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
RECEIVED
OFFICE OF THE REGISTER OF DEEDS FOR THE PROVINCE OF SURIGAO DEL SUR

Original Certificate of Title
No. 5160

Entered in accordance with section 122 of Act No. 496, of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 20th day of February, in the year nineteen hundred and Sixty-eight and spread in the records of the Bureau of Lands, as follows:

B. L. FORM No. 53-13
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

FREE PATENT No. 383735

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, REGINA C. ESTRADA, possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore, entitled to a free patent to the following described agricultural public land situated in the sitio of Tago barrio of Barigas del Sur, municipality of Mindanao, province of Surigao del Sur, island of Mindanao, Philippines, containing an area of 2 hectares, 68 centares, according to the official plat of the survey thereof on file in the Bureau of Lands, Manila and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforementioned Republic Act No. 782 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said REGINA C. ESTRADA, Fillingue, of Local sec., married to Andres Estrada, and residing in Tago, Surigao del Sur, the tract of land above-described.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereto of right belonging unto the said REGINA C. ESTRADA and to her heirs and assigns forever, subject to the provisions of sections 118, 121, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to incumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of that period; that it shall not be encumbered, alienated, or transferred to any person, corporation, association or partnership not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrance whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Agriculture and Natural Resources and solely for educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112, 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this patent, provided, however, that the grantee or heirs may cut and utilize such timber as may be needed for his or their personal use.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FERNANDO E. MARCOS, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at the City of Manila on this, the 20 day of FEB 20, 1988, in the year of Our Lord one thousand nine hundred and 88.

BY AUTHORITY OF THE PRESIDENT
FERNANDO LOPEZ
Undersecretary for Agriculture and Natural Resources

Transcribed in the "Registration Book" for the Province of Surigao del Sur, pursuant to the provisions of section 41 of Act No. 496, on the 13th day of August, nineteen hundred and Sixty-eight, at 11:30 A.M.

JOSE E. CELVOSA
Registrar of Deeds

Tago, Surigao del Sur
(Owner's Postal Address)

Regina C. Estrada RECEIVED

This is a Certified True Copy of OCT 5160 on file at Registry of Deeds of Tandag, Surigao del Sur. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Tandag, Surigao del Sur. Requested By: REGINA C. ESTRADA.

Ref. No. : 2025002174 OR No. : 1035365252
Date : 04/23/2025 OR Date : Apr 23 2025
Time : 11:52:20 AM Amt Paid: 273.35





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

Page _____ -A

TECHNICAL DESCRIPTION

Lot No. 3399, Pls-710

Beginning at a point marked "1" of Lot 3399, Pls-710, being S.67-51 W., 8997.62m. from BLIM No. 1, Pls-710, thence S.12-14 E., 53.20m. to point 2; S.14-02 W., 46.26m. to point 3; S.65-30 E., 157.03m. to point 4; S.07-02 E., 33.83m. to point 5; N.71-13 W., 167.73m. to point 6; N.78-16 W., 107.79m. to point 7; N.05-11 W., 122.24m. to point 8; N.89-59 E., 38.83m. to point 9; S.88-38 E., 69.55m. to point 1; point of beginning.

Containing an area of TWENTY TWO THOUSAND SIX HUNDRED AND EIGHTY EIGHT (22,688) SQUARE METERS.

All points are marked on the ground by S.L. Cyl. Conc. Mns.

Bounded on the E., along line 1-2 by Lot 3401, Pls-710; along lines 2-3-4 by Lot 3400, Pls-710; on the S., along line 4-5 by Tago River; on the S., along lines 5-6-7 by Lot 3326, Pls-710; on the W., along line 7-8 by Lot 3340, Pls-710; and on the N., along line 8-9 by Lot 3397, Pls-710; and along line 9-1 by Lot 3403, Pls-710.

Bearings true.

This lot was surveyed in accordance with law and existing regulations promulgated thereunder, by N. Abellera, Public Land Surveyor, on August 9, 1961.

NOTE:

This lot is covered by P.P.A. No. (VII-S) 147.

A strip 40 meters wide starting from the bank on each side of any river or stream that may be found on the land shall be demarcated and preserved as permanent timberland to be planted for military or economic value. It shall not make any clearing or cutting except for ordinary farming which may be done after the lot has been leased and the cost of lease shall have been guaranteed in his favor.

For the Director of Lands:
AMARIO A. SALVADOR
Chief, Surveyor Division
By: [Signature]

(Continued on Additional Sheet _____, Page _____)

Register of Deeds



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

5160 13

Page _____ -B

MEMORANDUM OF INCUMBRANCES

Entry No. _____

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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(Continued on Page _____ -C _____) Register of Deeds

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LRA 1138741605

(Continued from Page _____ -B)

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GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet _____, Page _____) _____
Register of Deeds



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Time : 11:52:20 AM Amt Paid: 273.35

Page 4 of 4

EXRAJUDICIAL SETTLEMENT OF ESTATE WITH LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

This LEASE AGREEMENT is made and executed by and between:

HEIRS OF THE LATE JESUS CUBERO ESTRADA, namely:
ALEJANDRA S. ESTRADA, the surviving wife of the late Jesus Cubero Estrada; GLENN S. ESTRADA, ROSALEI E. HERRADURA, and, JAMES S. ESTRADA, all Filipinos, and a resident of Brgy. Bojao, Tago, Surigao del Sur, herein after referred to as the LESSORS;

- and -

TRIPLE J LUMBER TRADING, represented by Mr. Norberto B. Babia, Jr., of legal age, Filipino citizen, with home address at Brgy. San Agustin Sur, Tandag City, herein after referred to as a LESSEE;

WITNESSETH: That

WHEREAS, the LESSORS are legitimate and exclusive heirs of the late Jesus Cubero Estrada who died in Brgy. Bojao, Tago, Surigao del Sur;

WHEREAS, the late Jesus C. Estrada died without will and without debt also to hold his estate Fable;

WHEREAS, the late Jesus C. Estrada inherited a certain real property during his lifetime from his deceased mother, Regina C. Estrada, denominated as Lot No. 3394, PIs. 710 covered by OCT No. 5160 consisting of three hundred (300) square meters located in Brgy. Bojao, Tago, Surigao del Sur;

WHEREAS, in view of the death of Jesus Cubero Estrada, and pursuant to Article 777 of the New Civil Code and Rule 74 of the Rules of Court, and they are all of legal age and no impediment to succeed, the Heirs-Lessors adjudicate among themselves the entire Lot No. 3394, PIs. 710 indivisibly and in common;

WHEREAS, the LESSEE offered to lease the aforesaid area for his proposed warehouse and/or lumberyard and the LESSORS agrees to lease the same;

NOW THEREFORE, for and in consideration of the foregoing premises, the LESSORS lease unto the LESSEE the aforesaid property, subject to the following terms and conditions:

TERMS AND CONDITIONS

1) PURPOSES: That premises hereby leased shall be used exclusively by the LESSEE for purposes of doing business and shall not be diverted to other uses. It is hereby expressly agreed that if any time the premises are used for the other purposes, the LESSORS shall have the right to rescind this contract without prejudice to its rights under the law;

2) TERM: That the term of this Contract of Lease shall be for a period of one (1) year commencing on May 1, 2025 until May 1, 2026 renewable upon mutual agreement of both parties. Upon its expiration, this lease may be renewable upon mutual agreed upon by both parties, written notice of intention to renew the lease shall be served to the LESSORS not later than seven (7) days prior to the expiry date of the period herein agreed upon;

3) RENTAL: The rental fee shall be One thousand Five Hundred Pesos (1,500.00) per month; and

4) This contract shall be renewed annually.

IN WITNESS WHEREOF, parties herein affixed their signatures on the date and place above written.

ALEJANDRA S. ESTRADA
LESSOR

NORBERTO B. BABIA, JR.
LESSEE

GLENN S. ESTRADA
LESSOR

ROSALEI E. HERRADURA
LESSOR

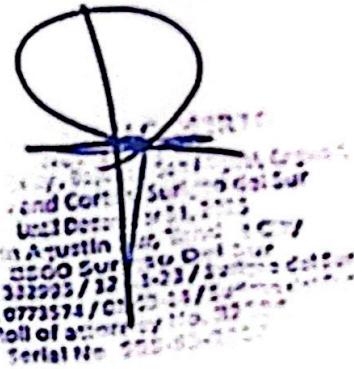
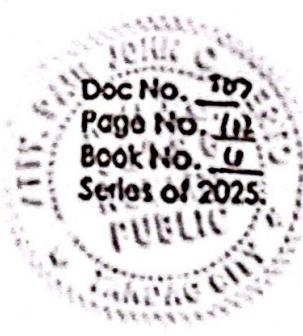
JAMES S. ESTRADA
LESSOR

ACKNOWLEDGMENT

Republic of the Philippines
City of Tandag
Province of Surigao del Sur SS

BEFORE ME, a Notary Public for and in the Province of Surigao del Sur, this 09 MAY 2025, the above-named parties and their witnesses personally appeared and known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and deed.

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



Republic of the Philippines
OFFICE OF THE CIVIL REGISTRAR GENERAL
CERTIFICATE OF DEATH

(Fill out completely, accurately and legibly. Use ink or typewriter.
Place X before the appropriate answer in Items 2, 9, 10, 15, 16, 18, 19, 21 and 23)

Province SURIGAO DEL SUR City/Municipality TANDAG		Registry No. 2003-122												
1. NAME JESUS COBREO ESTRADA														
2. SEX <input checked="" type="checkbox"/> 1 MALE <input type="checkbox"/> 2 FEMALE	3. RELIGION R.C.	4. A.G.E 54 y.o												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">a. 1 YEAR OR ABOVE</td> <td>b. UNDER 1 YEAR</td> <td>c. UNDER 1 DAY</td> </tr> <tr> <td colspan="2">Completed years 54 y.o</td> <td>Months 0</td> <td>Days 0</td> </tr> <tr> <td colspan="2"></td> <td>Hours 0</td> <td>Minutes 0</td> </tr> </table>			a. 1 YEAR OR ABOVE		b. UNDER 1 YEAR	c. UNDER 1 DAY	Completed years 54 y.o		Months 0	Days 0			Hours 0	Minutes 0
a. 1 YEAR OR ABOVE		b. UNDER 1 YEAR	c. UNDER 1 DAY											
Completed years 54 y.o		Months 0	Days 0											
		Hours 0	Minutes 0											
5. PLACE OF DEATH ADELA SERRA TY MEMORIAL MEDICAL CENTER, TANDAG, SURIGAO DEL SUR														
6. DATE OF DEATH 7 May 2003		7. CITIZENSHIP FILIPINO												
8. RESIDENCE House No., Street, Barangay Bajao, Tago, Surigao del Sur														
9. CIVIL STATUS <input checked="" type="checkbox"/> 1 Single <input type="checkbox"/> 2 Married <input type="checkbox"/> 3 Widowed <input type="checkbox"/> 4 Others <input type="checkbox"/> 5 Unknown														
10. OCCUPATION Brgy Counsilor														
MEDICAL CERTIFICATE (For ages 0 to 7 days, accomplish items 11-17 at the back)														
11. CAUSES OF DEATH														
<p>I. Immediate cause : a. _____ Antecedent cause : b. _____ Underlying cause : c. COMMUNITY ACQUIRED PNEUMONIA IV CONGESTIVE HEART FAILURE IV-E</p>														
<p>II. Other significant conditions contributing to death: _____</p>														
12. DEATH BY NON-NATURAL CAUSES														
<p>a. Manner of Death <input type="checkbox"/> 1 Homicide <input type="checkbox"/> 2 Suicide <input type="checkbox"/> 3 Accident <input type="checkbox"/> 4 Others (Specify) _____</p>														
<p>b. Place of Occurrence (e.g. home, farm, factory, street, sea, etc.) <input type="checkbox"/> 1 Private Physician <input type="checkbox"/> 2 Public Health Officer <input checked="" type="checkbox"/> 3 Hospital Authority</p>														
13. ATTENDANT														
<p>From May 3, 2003 To May 7, 2003 If attended, state duration: <input type="checkbox"/> 1 Private Physician <input type="checkbox"/> 2 Public Health Officer <input checked="" type="checkbox"/> 3 Hospital Authority</p>														
14. CERTIFICATION OF DEATH														
<p>I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I <input type="checkbox"/> have not attended the deceased <input checked="" type="checkbox"/> have attended the deceased and that death occurred at 1:05 P.M. on the date indicated above.</p>														
<p>Signature NOVELYN L. MORENO, M.D. Name in Print NOVELYN L. MORENO, M.D. Title or Position Medical Officer III Address ASTMMC, Tandag, Surigao del Sur</p>														
<p>Date May 8, 2003</p>														
<p>15. CORPSE DISPOSAL <input type="checkbox"/> 1 Burial <input type="checkbox"/> 2 Cremation <input type="checkbox"/> 3 Others (Specify) _____</p>														
<p>16. BURIAL/CREMATION PERMIT Number 7044521 Date Issued May 13, 2003</p>														
<p>17. AUTOPSY <input type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No</p>														
18. NAME AND ADDRESS OF CEMETERY OR CREMATORIUM Gamot, Tago, Surigao del Sur														
19. INFORMANT														
<p>Signature MA. HERNIE D. CRUZ Name in Print MA. HERNIE D. CRUZ Relationship to the deceased Cousin</p>														
<p>Date May 8, 2003</p>														
20. PREPARED BY														
<p>Signature MA. BRENDA P. MOLINA Name in Print MA. BRENDA P. MOLINA</p>														
<p>21. RECEIVED AT THE OFFICE OF THE CIVIL REGISTRAR Signature VICENTE C. EGUNORA Name in Print VICENTE C. EGUNORA</p>														

FOR OCRG USE ONLY
Population Reference No.

TO BE FILLED UP AT THE
OFFICE OF THE CIVIL
REGISTRAR

41

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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42

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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43

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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44

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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46

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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47

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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48

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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49

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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51

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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52

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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53

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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54

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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55

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(To be accomplished in quadruplicate)

REPUBLIC OF THE PHILIPPINES
OFFICE OF THE CIVIL REGISTRAR GENERAL
CERTIFICATE OF DEATH

(Fill out completely, accurately and legibly. Use ink or typewriter.
Place X before the appropriate answer in Items 2, 9, 13, 15, 16, 18, 19, 21 and 23.)

REMARKS/ANNOTATION

Province surigas del sur
City/Municipality Tage

Registry No. 204-26

1. NAME

(First) REGINA(Middle) SUBERO(Last) ESTRADA

2. SEX

- 1 MALE
 2 FEMALE

3. RELIGION

Catholic

4. A

- G
E
S
I

5. PLACE OF DEATH

(Name of Hospital/Clinic/Institution/
House No., Street, Barangay)

(City/Municipality)

(Province)

Bejao Tage, Surigas del Sur

6. DATE OF DEATH

(day) 19(month) March(year) 2004

7. CITIZENSHIP

Filipino

8. RESIDENCE

House No. Street, Barangay

(City/Municipality)

(Province)

Bejao Tage, Surigas del Sur

9. CIVIL STATUS

- 1 Single
 2 Married

- 3 Widowed
 4 Others

10. OCCUPATION

Housekeeper

MEDICAL CERTIFICATE
(For ages 0 to 7 days, accomplish Items 11-17 at the back)

17. CAUSES OF DEATH

I. Immediate cause : a. _____

Antecedent cause : b. _____

Underlying cause : c. _____

Interval Between Onset and Death

MMY

18. DEATH BY NON-NATURAL CAUSES

a. Manner of Death 1 Homicide

1 Homicide

2 Suicide TSB3 Accident MMY4 Others (Specify) MMYb. Place of Occurrence Home4 Others (Specify) MMY

MMY

MMY

19. ATTENDANT

1. Private Physician

4. None

From _____

2. Public Health Officer

5. Others (Specify)

To _____

3. Hospital Authority

If attended, state duration:

REVIEWED BY:

PABANIG M. SERRANO, M.D.

Public Health Officer

March 12, 2004

Date

Signature M.Name in Print PABANIG M. SERRANO, M.D.Title or Position Public Health OfficerAddress Tage, Surigas del SurDate March 12, 2004

21. CORPSE DISPOSAL

- 1 Burial
 2 Cremation

22. BURIAL/CREMATION PERMIT

Number 8802712
Date Issued March 22, 2004

23. AUTOPSY

- 1 Yes
 2 No

24. NAME AND ADDRESS OF CEMETERY OR CREMATORY

AsturaCamut Tage, Surigas del Sur

25. INFORMANT

Signature

Name in Print ALEJANDRA M. ESTPANA

Address

Y/A

Relationship to the deceased Daughter in LawDate March 12, 2004

26. PREPARED BY

Jacint27. RECEIVED AT THE OFFICE OF
THE CIVIL REGISTRARRuth