

DEED OF ABSOLUTE SALE  
[over a PORTION of parcel of land]

KNOW ALL MEN BY THESE PRESENTS: THAT-

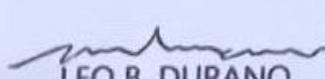
We, SPOUSES LEO B. DURANO and INOCENCIA B. DURANO, are both Filipinos, of legal ages and residents of 5 Montana Street, Newtown Estate, Pardo, Cebu City, are the owners of a parcel of land located at Wilson, San Jose, Dinagat and is declared and described under Tax Declaration Number 07-21-1203681, to wit;

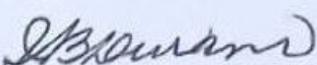
"A parcel of land located at Wilson, San Jose, Dinagat which is bounded on the North by the lot of VALENTIN TELLO; South by the lot of PEDRO RIN; East by the lot of PEDRO RIN and West by the lot of SESINANDO ESTOBO. It is declared under Tax Declaration Number 07-21-12-03681 in the name of DURANO, INOCENCIA B. and is containing an area of SIX THOUSAND SIX HUNDRED TWENTY FIVE [6,625] SQUARE METERS, more or less."

For and consideration of the sum of THIRTY THOUSAND [P 30,000.00] PESOS, Philippine Currency, We, SPOUSES LEO B. DURANO and INOCENCIA B. DURANO, do hereby SELL, CEDE, TRANSFER and CONVEY, absolutely and unconditionally, to SPOUSES SILVESTRE T. CASPE and MARIA CONIEFE P. CASPE who are also both Filipinos, of legal ages and residents of P-2 Mahayahay, San Jose, Dinagat, a PORTION consisting of ONE HUNDRED FIFTY [150] SQUARE METERS, more or less situated at the western portion of the afore-described real property, as well as all improvements therein, free from all liens and encumbrances whatsoever.

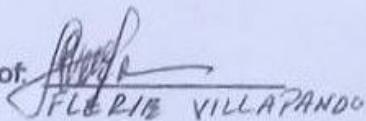
It is hereby declared that the boundaries of the subject portion of realty are visible by means of monuments and the same, not being agricultural, is not covered by the Comprehensive Agrarian Reform Law.

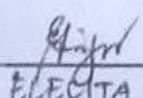
IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this 30<sup>th</sup> day of August 2014 in Cebu City, Philippines.

  
LEO B. DURANO  
Vendor  
PRC ID#D1-0007749

  
INOCENCIA B. DURANO,  
Vendor  
SSSID#08-210832

Signed in the presence of:

 FLORIB VILLAPANDO

 ELECTA C. HINAYON

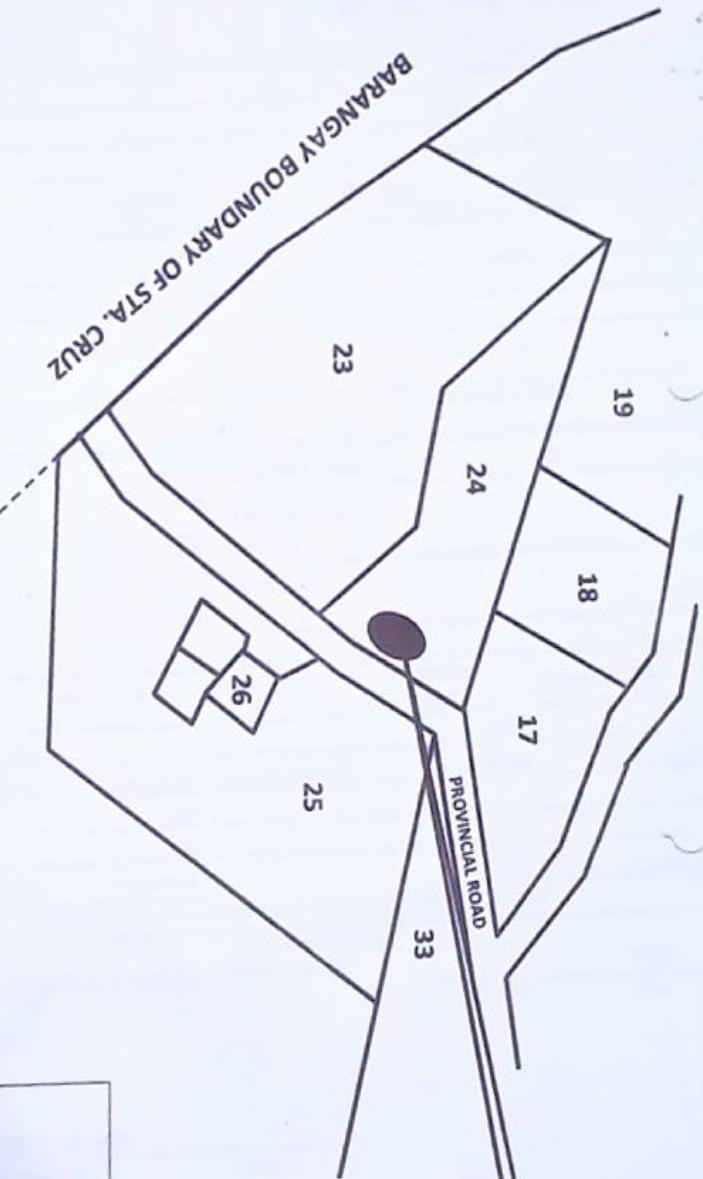
ACKNOWLEDGMENT

BEFORE ME, personally appeared, LEO B. DURANO and INOCENCIA B. DURANO, exhibiting their respective competent evidences of identity with the numbers written below their names, known to me to be the same persons who executed the foregoing deed and they acknowledged to me that the same is their free act and deed.

This deed consists of two (2) pages, including this page where the acknowledgement is written and the first page is signed on the left margin by the parties and their instrumental witnesses.

DOC.NO.457  
PAGE NO.92  
BOOK NO.1  
SERIES OF 2014.

~~ATTY. JOEL P. CHAVEZ~~  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2014  
IBP # 948258 / 1/13/14; CEBU 01  
PTR # 4830329 / 1/13/14; CEBU 01  
ROLL # 37827  
MCLE COMPLIANCE No. IV-0036 /  
TEL. NO. (032) 232-1922



Declared Owner  
Tax Declaration No.  
Location  
Note

: DURANO, INOCENCIA B.  
: 20-06-0012-08465 6<sup>TH</sup> GR  
: WILSON, SAN JOSE, DINAGAT ISLANDS

Boundaries:

North : VALENTIN TELLO  
East : PEDRO RIN  
South : PEDRO RIN  
West : SESINANDO ESTOBO

Paid under OR No.  
Dated  
Amount

: 1191447 A  
: 5/11/2023  
: Php.100.00

PROPERTY IDENTIFICATION MAP

Prepared by:

SANDY B. BONOSTRO, REA

Municipal Assessor



This map is prepared for taxation purposes only and shall not be considered as evidence for settling of boundaries disputes.

Province	Municipality
081	06
Barangay	Section

0012 010

Republic of the Philippines  
PROVINCE OF DINAGAT ISLANDS  
CITY/MUNICIPALITY OF SAN JOSE

Attachment A  
OWNER'S COPY

NOTICE OF ASSESSMENT

(NOA No.)

CASPE, MA. CONIEFE PAJUELAS

(Property Owner)

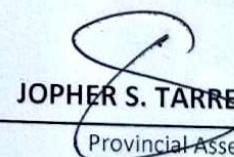
P-6 WILSON, SAN JOSE, DINAGAT ISLANDS

(Address)

Sir / Madam :

This is to inform you that the real property(ies) indicated hereunder is (are) assessed for the year 2024 in this City/ Municipality and ownership of which is/are stated in your name for taxation purposes, (as well as for subsequent years until you are informed of any change/s, viz:

TD NO./ARPN	PIN	LOCATION	CLASSIFICATION	MARKET VALUE	ASSESSED VALUE
23 06 0012 00465	081 06 0012 010 (25)-1002	P-6 WILSON SAN JOSE DINAGAT ISLANDS	COMMERCIAL	242,466.00	72,740.00
TOTAL					242,466.00 72,740.00

  
JOPHER S. TARRE, CE, REA  
\_\_\_\_\_  
Provincial Assessor

- Note: 1. This serves as the Notice to the declarant in pursuance of Section 223 of RA7160, otherwise known as the Local Government Code of 1991, for which the due process of provision on real property tax assessment under section 226 of the said Code may be availed of.  
2. Kindly inform the Assessor's Office of any inconsistency as to the actual ARP No., TDN, PIN, location and classification of the above properties you may have discovered in this notice.  
3. Please present this Notice to the Office of the Treasurer when payment is made.

Date delivered/mailed

# TAX DECLARATION OF REAL PROPERTY

OWNER'S COPY  
RECEIVED

TD No: 23 - 06 - 0012 - 00465

PIN 081 - 06 - 0012-010-(25)-1002

Owner: CASPE, MA. CONIEFE PAJUELAS

TIN:

Address: P-6 WILSON, SAN JOSE, DINAGAT ISLANDS

Telephone \_\_\_\_\_

Administrator/Beneficial User \_\_\_\_\_

TIN:

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Location of Property \_\_\_\_\_

P-6

WILSON

SAN JOSE

DINAGAT ISLANDS

*Number and Street*

*Borough/District*

*Municipality and Province/City*

OCT/TCT/CLOA No: \_\_\_\_\_

Survey No: \_\_\_\_\_

CCT: \_\_\_\_\_

Lot No: \_\_\_\_\_

Dated: \_\_\_\_\_

Bk No: \_\_\_\_\_

**Boundaries :**

North: \_\_\_\_\_ South: \_\_\_\_\_  
East: \_\_\_\_\_ West: \_\_\_\_\_

**KIND OF PROPERTY ASSESSED:**

LAND BUILDING TYPE Type II-A  
ECO LIFE SPAN: 8 YRS.

**TRANSACTION CODE:** DC

BUILDING DATE CONSTRUCTED: 2024

MACHINERY

Brief Description: \_\_\_\_\_

No of Storeys: 1  
Brief Description: WOODEN MATERIALS

Others:

Specify: \_\_\_\_\_ DATE OCCUPIED: 2024 DATE COMPLETED: \_\_\_\_\_

DATE RENOVATED: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
COMMERCIAL	123.90	Php 242,466.00	COMMERCIAL	30 %	Php 72,740.00
LUMBER				%	
<b>TOTAL</b>	<b>123.90 Sqm</b>	<b>Php 242,466.00</b>			<b>Php 72,740.00</b>

Total Assessed Value: SEVENTY TWO THOUSAND SEVEN HUNDRED FORTY PESOS ONLY

(Amount in Words)

Taxable  Exempt  Effectivity of Assessment/ Reassessment 2025  
Quarter: \_\_\_\_\_ Year: \_\_\_\_\_

**APPROVED BY:**

JOPHER S. TARRE, CE, REA  
Provincial Assessor

9/11/2024

Date

This declaration cancels TD No. NEW  
**Memoranda:**

Previous A V Php: \_\_\_\_\_

7th GENERAL REVISION PURSUANT TO R.A. 7160

TO DECLARE NEW, THE LAND DECLARED SEPARATELY UNDER THE NAME OF DURANO, INOCENCIA B. WITH TD No. 23-06-0012-00431 7TH GR.

FILE NO. 06-24-7GR-092 AD

INITIALED:

Date Received:

**Sworn Statement No:** \_\_\_\_\_

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sanguniang Panlalawigan under ORDINANCE NO. BBE3-469 6th SP Series (2023) Dated: May 16, 2023. It does not and cannot alone confer any ownership or legal title to the property.

**IMPORTANT:** Issued for taxation purposes and should not be considered as title to the property.