

## CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

I, **CRESTITA BRAO DURERO**, Filipino, of legal age, widowed, and resident of Barangay Pob. 2, Dapa, Surigao del Norte, hereinafter referred to as the **LESSOR**; and

**TEOFREDO CABASAN PORPAYAS, JR.**, Filipino, of legal age, married and resident of Barangay Pob. 13, Dapa, Surigao del Norte, herein referred to as the **LESSEE**;

That the LESSOR hereby grants and lets unto the LESSEE and the latter hereby accepts to lease a portion of a certain parcel of land and more particularly described as follows:

*"A parcel of Land (Lot No. 1607, Case 2, Cad. 419-D) situated at Tontonan, Barangay Osmeña, Dapa, Surigao del Norte containing an area of **0.923400 hectare**, more or less and bounded as follows: on the North by Lot No. 1608; East by Lot No. 1606; South by Lot No. 1604; and on the West by Provincial Road, and covered by Tax Declaration No. 2017-05-0024-00588 in the name of ARSENIO TESIORNA and Katibayan ng Orihinal na Titulo Blg. CARP2016002388 in the name of Heirs of TOMASA TESIORNA rep. by CRISTITA B. DURERO;*

That the portion of land subject of this lease is with an area of 1,539 square meters, the metes and bounds of which are known to the herein parties;

That the term of this Contract of Lease shall be for a period of TEN (10) years starting from the date of execution of this contract and shall be renewable at the will of both parties;

That the monthly rental shall be FOUR THOUSAND PESOS (Php4,000.00);

And the LESSEE, for and in consideration of this Contract of Lease, does hereby bind himself and promise to pay or cause to be paid unto the said LESSOR such monthly rental every first week of the month without need of further demand;

And it is hereby stipulated: That any fixed improvement made by the LESSEE in the above premises, and existing at the termination of the lease, shall remain as the property of the LESSOR;

That any improvement introduced by the LESSEE shall not be charged against the rentals;

That the LESSEE shall undertake to pay their monthly electric and water consumption, and any beautification/modification of the house shall be for their own account;

That the LESSOR shall pay the Real Property Tax of the leased lot and provide a copy of the tax clearance to the LESSEE;

That the LESSOR hereby guarantees the peaceful and uninterrupted occupancy of the leased premises and the period, terms and conditions of this contract will be respected in its entirety;

That this contract shall be complied with by the parties, their representatives, successors in interest, or assigns religiously and in good faith.

Lessor

Lessee

Signed in the presence of:

MERLINDA D. SALIGO

Republic of the Philippines )  
Dapa, Surigao del Norte ) S.S.

BEFORE ME, personally came and appeared the above-named persons with their competent evidences of identity as above-indicated; known to me to be the same persons who executed the foregoing *Contract of Lease* and they acknowledged to me that the same is their free and voluntary act and deed.

This instrument consisting of two (2) pages has been signed by the parties and their witnesses on each and every page thereof.

WITNESS MY HAND AND NOTARIAL SEAL this this 16<sup>th</sup> day of July, 2025 at Dapa,  
Surigao del Norte.

Doc No. 6538  
Page No. 1281  
Book No. 11  
Series of 2025

ATTY. EDGAR A. ESPARRAGO  
Notary Public  
Until December 31, 2025  
Notarial Application No. PANP-2024-  
PTR No.8152561 3/24/25  
ESP Life Member No. 012068 8/16/18  
Roll No. 38616

Republic of the Philippines       )  
Dapa, Surigao del Norte       ) S.S.

## AFFIDAVIT OF OWNERSHIP

I, **TEOFREDO CABASAN PORPAYAS, JR.**, Filipino, of legal age, married, and resident of Barangay Pob. 13, Dapa, Surigao del Norte, after being duly sworn according to law, hereby depose and state that:

1. I am the same person who have caused the execution of this *Affidavit of Ownership*;
2. I am the sole proprietor and owner of a lumberyard located at Sitio Sta. Teresita, Barangay Osmeña, Dapa, Surigao del Norte and operating under the name and style *PORPAYAS FURNITURE TRADING*;
3. I am the registered owner of the lumberyard and is authorized to operate as such by the LGU of Dapa, Surigao del Norte and other government agencies;
4. I execute this affidavit in order to attest to the truth of the foregoing; to establish my ownership of *PORPAYAS FURNITURE TRADING*; and for all legal purposes it may serve;

IN WITNESS WHEREOF, I hereby affix my hand this 16<sup>th</sup> day of July, 2025 in Dapa, Surigao del Norte, Philippines.

  
**TEOFREDO C. PORPAYAS, JR.**  
Affiant  
DL No. N26-14-002463

SUBSCRIBED AND SWORN to before me this 16<sup>th</sup> day of July, 2025 at Dapa, Surigao del Norte, Philippines.

Doc. No. 6637  
Page No. 1281  
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**ATTY. EDGAR A. ESPARRAGO**  
Notary Public  
Until **December 31, 2025**  
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Republic of the Philippines  
PROVINCE OF SURIGAO DEL NORTE  
MUNICIPALITY OF DAPA

## TAX DECLARATION OF REAL PROPERTY

Reference No. : **09511**

TD No. : **2017-05-0024-00588** Property Identification No. : **048-05-0024-009-68**

Owner: **TESIORNA, ARSENIO** TIN: \_\_\_\_\_

Address: **DAPA, SURIGAO DEL NORTE** Telephone No. : \_\_\_\_\_

Administrator/Beneficial User: **BRAO, TOMASA T.** TIN: \_\_\_\_\_

Address: **DAPA, SURIGAO DEL NORTE** Telephone No. : \_\_\_\_\_

Location of Property: **TONTONAN** **BARANGAY OSMEÑA** **DAPA, SURIGAO DEL NORTE**  
(Number and Street) (Barangay/District) (Municipality & Province/City)

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

CCT : \_\_\_\_\_ Lot No. : **1607 CASES 2 CAD-419-D**

Date : \_\_\_\_\_ Blk. No. **09**

Boundaries: North: **LOT # 1608**

East: **LOT # 1606**

South: **LOT # 1604**

West: **PROVINCIAL ROAD**

KIND OF PROPERTY ASSESSED :

☒ LAND

☐ BUILDING No. of Storeys : \_\_\_\_\_

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

☐ MACHINERY Brief Description : \_\_\_\_\_

☐ OTHERS Brief Description : \_\_\_\_\_

Classification	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	0.923400	HA	98,170.00	COCONUT LAND	30%	29,450.00
Subtotal :			98,170.00			29,450.00

Total Market Value **P 98,170.00** Total Assessed Value **P 29,450.00**

Total Assessed Value **TWENTY NINE THOUSAND FOUR HUNDRED FIFTY AND 00/100**

Taxable ☒ Exempt ☐

Effectivity of Assessment : **2018**

Appraised and Assessed By:

Recommended By:

Approved By:

(SGD.) **LYDIA D. REYES, MPA, REA**

MUNICIPAL ASSESSOR

(SGD.) **LYDIA D. REYES, MPA, REA**

MUNICIPAL ASSESSOR

(SGD.) **VICTORIA O. EDER, REA**

PROVINCIAL ASSESSOR

**12/22/2017**

Date

This declaration cancels TD No. : **2013-07-024-00561**

Previous PIN : **048-07-024-09-068**

Previous Owner : **TESIORNA, ARSENIO**

Previous Administrator : **BRAO, TOMASA T.**

Previous Area (sqm) : **9,234.00**

Previous M.V. Php : **119,200.00**

Previous A.V. Php : **23,620.00**

<b>CERTIFIED TRUE AND CORRECT</b>  <b>RACHEL P. TEJAMO</b> TAX MAPPING AIDE/ ICD  Paid Under OR # : 8325699-Z Date Issued : July 17, 2025 Amount Paid : P 305.00	<b>MEMORANDA: REVISED PURSUANT TO 5TH GENERAL REVISION UNDER SEC. 219 OF R.A. 7160 PER APPROVED PROVINCIAL TAX ORDINANCE NO. 01, SERIES OF 2017 (ETRACS PROJECT.)</b>  <b>CERTIFIED TRUE COPY</b>  <b>MUNICIPAL ASSESSOR'S OFFICE</b> <b>MUNICIPALITY OF DAPA</b> <b>July 17, 2025</b>
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Requested by: **CRISTITA DURERO**

Address : **DAPA, SURIGAO DEL NORTE**

Purpose : **REFERENCE**

**Note:** 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 SANGGUNIANG PANLALAWIGAN under Ordinance No. 01, S. 2017 dated 2017-10-23. It does not and cannot by itself alone confer any ownership or legal title to the property.



Republic of the Philippines  
OFFICE OF THE CIVIL REGISTRAR GENERAL  
**CERTIFICATE OF LIVE BIRTH**Province **SURIGAO DEL NORTE**  
City/Municipality **DAPA**Registry No.  
**2025-587**

<b>CHILD</b>	1. NAME (First) (Middle) (Last) <b>CRESTITA TESIORNA BRAO</b>		
	2. SEX (Male / Female) <b>FEMALE</b>	3. DATE OF BIRTH (Day) (Month) (Year) <b>28 JULY 1941</b>	
	4. PLACE OF BIRTH (Name of Hospital/Clinic/Institution/ House No., St., Barangay) (City/Municipality) (Province) <b>DAPA SURIGAO DEL NORTE</b>		
	5a. TYPE OF BIRTH (Single, Twin, Triplet, etc.) <b>SINGLE</b>	5b. IF MULTIPLE BIRTH, CHILD WAS (First, Second, Third, etc.) <b>NOT APPLICABLE</b>	5c. BIRTH ORDER (Order of this birth to previous live births including fetal death) (First, Second, Third, etc.) <b>SECOND</b>

<b>MOTHER</b>	7. MAIDEN NAME (First) (Middle) (Last) <b>TOMASA TESIORNA</b>				
	8. CITIZENSHIP <b>FILIPINO</b>	9. RELIGION/RELIGIOUS SECT <b>ROMAN CATHOLIC</b>			
	10a. Total number of children born alive <b>2</b>	10b. No. of children still living including this birth <b>2</b>	10c. No. of children born alive but are now dead <b>0</b>	11. OCCUPATION <b>HOUSEKEEPER</b>	12. AGE at the time of this birth (completed years) <b>D.K.</b>
	13. RESIDENCE (House No., St., Barangay) (City/Municipality) (Province) (Country) <b>DAPA SURIGAO DEL NORTE PHILIPPINES</b>				

<b>FATHER</b>	14. NAME (First) (Middle) (Last) <b>PELAGIO BRAO</b>			
	15. CITIZENSHIP <b>FILIPINO</b>	16. RELIGION/RELIGIOUS SECT <b>ROMAN CATHOLIC</b>	17. OCCUPATION <b>FARMER</b>	18. AGE at the time of this birth (completed years) <b>D.K.</b>
	19. RESIDENCE (House No., St., Barangay) (City/Municipality) (Province) (Country) <b>DAPA SURIGAO DEL NORTE PHILIPPINES</b>			

**MARRIAGE OF PARENTS** (If not married, accomplish Affidavit of Acknowledgement/Admission of Paternity at the back.)20a. DATE (Month) (Day) (Year) **DONT KNOW** 20b. PLACE (City / Municipality) (Province) (Country) **NOT APPLICABLE****21a. ATTENDANT**1 Physician 2 Nurse 3 Midwife ☒ 4 Hilot (Traditional Birth Attendant) 5 Others (Specify)21b. CERTIFICATION OF ATTENDANT AT BIRTH (Physician, Nurse, Midwife, Traditional Birth Attendant/Hilot, etc.)  
I hereby certify that I attended the birth of the child who was born alive at **DONT KNOW** am/pm on the date of birth specified above.

Signature

Address **NOT APPLICABLE**Name in Print **DONT KNOW**Title or Position **HILOT**

Date

**22. CERTIFICATION OF INFORMANT**

I hereby certify that all information supplied are true and correct to my own knowledge and belief.

Signature

Name in Print **CRESTITA T. BRAO-DURERO**Relationship to the Child **MYSELF**Address **SITIO STA. TERESITA, BRGY. OSMEÑA, DAPA, SURIGAO DEL NORTE**Date **APRIL 14, 2025****24. RECEIVED BY**

Signature

Name in Print **ANGIE E. IJAPON**Title or Position **REGISTRATION OFFICER**Date **APRIL 14, 2025****23. PREPARED BY**

Signature

Name in Print **ANGIE E. IJAPON**Title or Position **REGISTRATION OFFICER**Date **APRIL 14, 2025****25. REGISTERED AT THE OFFICE OF THE CIVIL REGISTRAR**

Signature

Name in Print **ESTRELLA D. SAPURAS**Title or Position **MUNICIPAL CIVIL REGISTRAR**Date **APRIL 30, 2025****REMARKS/ANNOTATIONS (For LCRO/OCRG Use Only)**  
**LATE REGISTRATION UNDER "BRAP"****TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR**8 9 11 13 15 16 17 19  
0 1 0 8 1 1 3 6 0 8 0 6 7 0 7 0 1 0 8 1 1 3 6 0 8 0 6 7 0 7



# AFFIDAVIT OF ACKNOWLEDGMENT/ADMISSION OF PATERNITY

(For births before 3 August 1988)

(For births on or after 3 August 1988)

I/We, \_\_\_\_\_ and \_\_\_\_\_  
of legal age, am/are the natural mother and/or father of \_\_\_\_\_, who was  
born on \_\_\_\_\_ at \_\_\_\_\_.

I am / We are executing this affidavit to attest to the truthfulness of the foregoing statements and for purposes of  
acknowledging my/our child.

\_\_\_\_\_  
(Signature Over Printed Name of Father)

\_\_\_\_\_  
(Signature Over Printed Name of Mother)

**SUBSCRIBED AND SWORN** to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by  
\_\_\_\_\_ and \_\_\_\_\_, who exhibited to me his/her  
CTC/valid ID \_\_\_\_\_ issued on \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_  
Signature of the Administering Officer

\_\_\_\_\_  
Position / Title / Designation

\_\_\_\_\_  
Name in Print

\_\_\_\_\_  
Address

## AFFIDAVIT FOR DELAYED REGISTRATION OF BIRTH

(To be accomplished by the hospital/clinic administrator, father, mother, or guardian or the person himself if 18 years old or over.)

**CRESTITA TESIORNA BRAO-DURERO**, of legal age, single/married/divorced/widow/widower, with  
residence and postal address at **SITIO STA. TERESITA, BRGY. OSMEÑA, DAPA, SURIGAO DEL NORTE**  
after having been duly sworn in accordance with law, do hereby depose and say:

1. That I am the applicant for the delayed registration of:

☒ my birth in **DAPA, SURIGAO DEL NORTE** on **JULY 28, 1941**.

☐ the birth of \_\_\_\_\_ who was born in \_\_\_\_\_  
on \_\_\_\_\_.

2. That I/he/she was attended at birth by **DONT KNOW** who resides at  
**NOT APPLICABLE**.

3. That I am/he/she is a citizen of **PHILIPPINES**.

4. That my/his/her parents were ☐ married on \_\_\_\_\_ at \_\_\_\_\_.

☐ not married but I/he/she was acknowledged/not acknowledged by my/his/her  
father whose name is \_\_\_\_\_.

5. That the reason for the delay in registering my/his/her birth was  
**NEGLIGENCE**.

6. (For the applicant only) That I am married to **URCESIO P. DURERO**.

(If the applicant is other than the document owner) That I am the \_\_\_\_\_ of the said person.

7. That I am executing this affidavit to attest to the truthfulness of the foregoing statements for all legal intents and purposes.

In truth whereof, I have affixed my signature below this **14th** day of **APRIL 2025**  
at **DAPA, SURIGAO DEL NORTE**, Philippines.

**CRESTITA TESIORNA BRAO-DURERO**

(Signature Over Printed Name of Affiant)

**SUBSCRIBED AND SWORN** to before me this **14th** day of **APRIL 2025** at  
**DAPA, SURIGAO DEL NORTE**, Philippines, affiant who exhibited to me his/her CTC/valid ID  
ID NO 3280-6124-0963- issued on \_\_\_\_\_ at **DAPA, SURIGAO DEL NORTE**

**ATTY. CLAY VINCENT L. BARCELON**  
Signature of the Administering Officer

\_\_\_\_\_  
Position / Title / Designation

\_\_\_\_\_  
Name in Print

\_\_\_\_\_  
Address