

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."

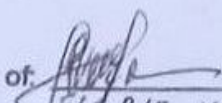
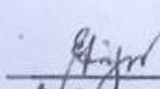
For and consideration of the sum of THIRTY THOUSAND [P 30,000.00] PESOS, Philippine Currency, We, SPOUSES LEO B. DURANO and INOCENCIA B. DURANO, do hereby SELL, CEDE, TRANSFER and CONVEY, absolutely and unconditionally, to SPOUSES SILVESTRE T. CASPE and MARIA CONIEFE P. CASPE who are also both Filipinos, 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

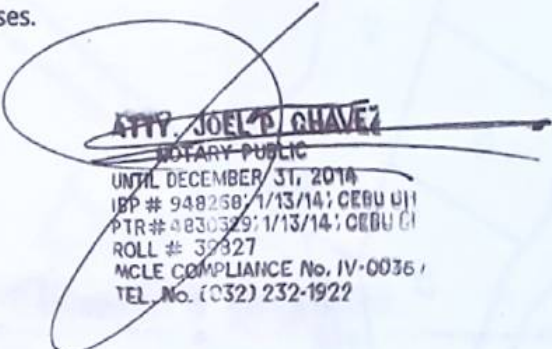
Signed in the presence of:  FLORENCE VILLAPANDO  ELECITA C. HINAYON

## 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.I  
SERIES OF 2014.

  
**ATTY. JOEL P. CHAVEZ**

**NOTARY PUBLIC**

UNTIL DECEMBER 31, 2016

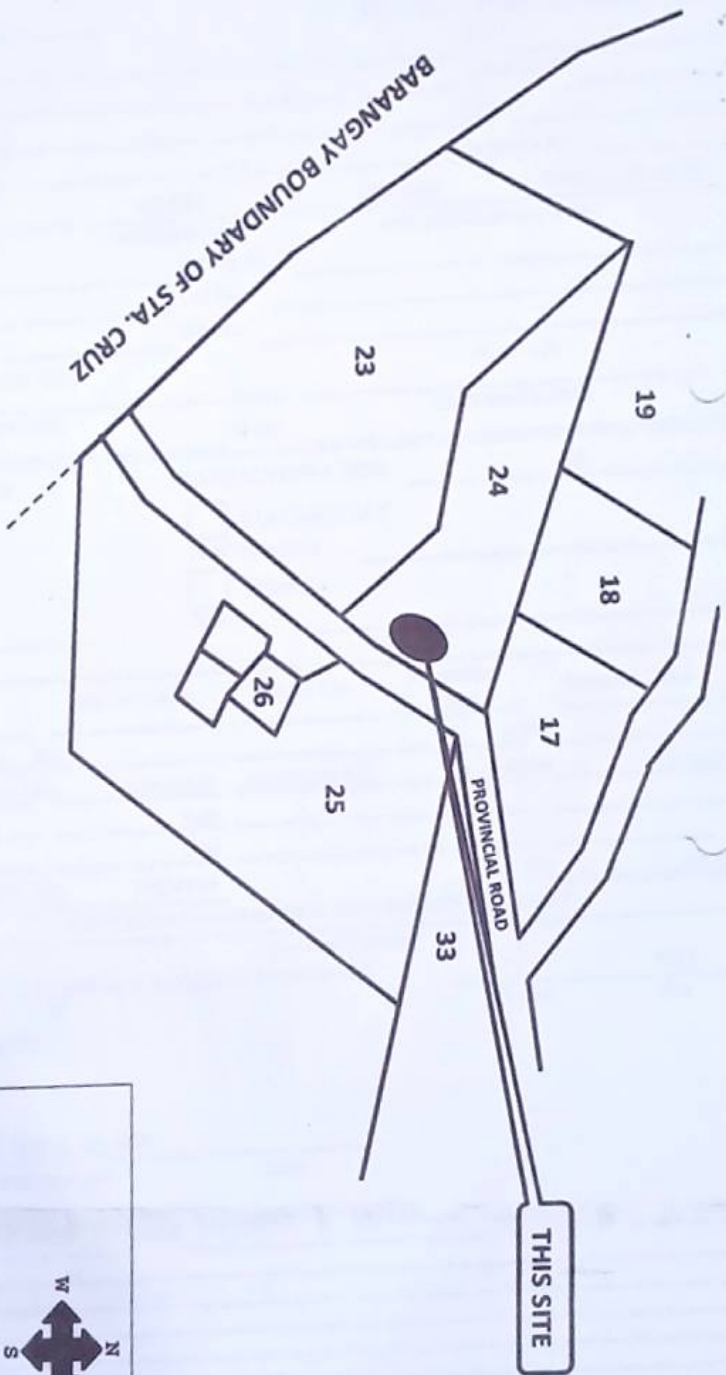
IBP # 948258; 1/13/14; CEBU CI

PTR # 4830329; 1/13/14; CEBU CI

ROLL # 32327

MCLE COMPLIANCE No. IV-0036 /

TEL. No. (032) 232-1922



Declared Owner : DURANO, INOCENCIA B.  
 Tax Declaration No. : 20-06-0012-08465 6<sup>TH</sup> GR  
 Location : WILSON, SAN JOSE, DINAGAT ISLANDS  
 Note :

Boundaries:  
 North : VALENTIN TELLO  
 East : PEDRO RIN  
 South : PEDRO RIN  
 West : SESIMANDO ESTOBO

Paid under OR No. : 1191447 A  
 Dated : 5/11/2023  
 Amount : 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.

081	06
Province	Municipality
0012	010
Barangay	Section



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

Attachment 10  
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

OWNERS COPY

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

Barangay/District

Municipality and Province/ City

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

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

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

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

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

Blk No: \_\_\_\_\_

**Boundaries :**

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**KIND OF PROPERTY ASSESSED:**



**LAND**

BUILDING TYPE

Type II-A

ECO LIFE SPAN: \_\_\_\_\_

8

YRS.



**BUILDING**

DATE CONSTRUCTED: \_\_\_\_\_

2024

No of Storeys: \_\_\_\_\_

1

Brief Description :

**WOODEN MATERIALS**

**TRANSACTION CODE:** \_\_\_\_\_

**DC**



**MACHINERY**

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



**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**

Taxable ☒

Exempt ☐

Effectivity of Assessment/ Reassessment (Amount in Words)

Quarter: \_\_\_\_\_

2025

Year

**APPROVED BY:**

**JOPHER S. TARRE, CE, REA**

**9/11/2024**

Provincial Assessor

Date

This declaration cancels TD No. \_\_\_\_\_

**NEW**

Owner

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

**Memoranda:**

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: \_\_\_\_\_

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

**Date Received:** \_\_\_\_\_

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.