

SN. Blg. 1782132

REPUBLICA NG PILIPINAS
KAGAWARAN NG KATARUNGAN,
PANGASIWAAN SA PATALaan NG LUPAIN
PATALaan NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG **SURIGAO DEL NORTE**

Katibayan ng Orihinal na Titulo
CASE 2020000081
Blg. _____

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Katarungan (Atas ng Pangulo Blg. 1000),
alinsunod sa pamantayang pinalabas ng Pangulo ng Pilipinas, sa **Surigao City** noong ika-**15** Hunyo 2020
ng **DENR** taong dalawang libo at **1500**, at nakatala sa mga kasulatan ng
gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. **13**
KALOOB NA PATENTE BLG. **166710-18-1453**

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

GINA G. KOZASA, **Filipino**,
may sapat na gulang, kasal kay **MORT- KOZASA** at nakatira sa
Pob. 2, Gen. Luna, **Surigao del Norte** na nagtagtaglaying lahat ng kwalipikasyon at
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay pinagkakaloob sa pamamagitan
ng Di-Patenteng ito ang lupaing nasa **Palinao, Gen. Luna, Surigao del Norte** na may kabuuang sukat na
5,815 metro kuadrado, 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 kapakanan ng pamahalaan o alinmang mga sangay, niga yunit, o mga institusyon nito,
na ang lupaing natamo ay hindi maaaring mapasaiba 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 pagkakasusog at ang karapatian 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 pitagkalooban o kanyang mga tagapagmana ay maaaring pumutol at
gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
RODTIGO ROA DUTERTE, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente
ang mga kasulatang ito at ikinintal ang latac ng Republika ng Pilipinas.

Nilagdaan sa **Surigao City** ngayong ika-**15th** ng
Hunyo sa taon ng Ating Panginoon, dalawang libo at **1500**.

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

MARITESS M. ALAMPO *[Signature]*
PERF. OFFICER

Nakatala sa **Surigao del Norte**,
alinsunod sa tadhana ng Seksyon 1000 Atas ng
Pangulo Blg. 1000 ngayong ika-**15th** Hunyo 2020, sa **9,02** libo at **00**

Pob. 2, Gen. Luna, SDN

(Tirahan ng May-ari)

MILIE B. BUNIE *[Signature]*
REGISTER OF DEED
Tagatala ng mga Kasulatan at Ari-arian

(PAGLALARAWANG TEKNIKAL)

LOT NO. : 2123, Cad. 789-D, Case-10,
LOCATION : Malinao, Gen. Luna, Surigao Del Norte
BOUNDARIES : N., along line 4-5 by Lot No. 2160, Cad. 789-D;
 E., along line 5-6-7-8 by Lot No. 2124, Cad. 789-D;
 S., along line 8-1 by Road, Cad. 789-D;
 W., along line 1-2 3-4 by Lot No. 2122, Cad. 789-D;

TIE LINE : Beginning at point marked "1" on plan being S. 68 deg. 11' W., 3,147.68 meters from BLLM No. 1. Cad. 789-D.

 N. 45 deg. 20' W., 33.06 meters to point 2;
 N. 50 deg. 27' W., 29.73 meters to point 3;
 N. 49 deg. 13' W., 57.18 meters to point 4;
 N. 73 deg. 39' E., 57.16 meters to point 5;
 S. 54 deg. 03' E., 66.61 meters to point 6;
 S. 58 deg. 44' E., 21.69 meters to point 7;
 S. 61 deg. 23' E., 16.47 meters to point 8;
 S. 54 deg. 20' W., 64.06 meters to point of beginning.

AREA FIVE THOUSAND EIGHT HUNDRED FIFTEEN (5,815) SQUARE METERS
CORNER
DESCRIPTION : All points referred to are marked on the ground as indicated on the plan
BEARINGS : GRID
DATE SURVEYED : September 13, to October 17, 1984
DATE APPROVED : February 16, 1994
G. E. Eulogio B. Cubio
NOTE This lot is covered by FPA No. 136710-1308.

CERTIFIED CORRECT:


 EDWIN A. LIGUTOM
 Geodetic Engineer

 DPLI-CHANDRO G. TIU
 EDWIN A. LIGUTOM
 Engr. II/OIC Chief, LPPDS

 (Karugtong sa Karagdagang Pahina Pahina)
 Tagatala ng mga Kasulatan at Ari-arian

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF SURIGAO DEL NORTE)
MUNICIPALITY OF GENERAL LUNA) S.S

AFFIDAVIT OF LOT OWNER'S CONSENT

I **GINA GUBATON-KOZASA**, of legal age, with residence at Brgy. 2 (Pob.), General Luna, Surigao del Norte, after having duly sworn to in accordance with the law, do hereby depose and state that:

1. I am the owner of the lot covered by Katibayan ng Orihinal na Titulo Blg. CARP2020000081, with Cadastral Lot No. 2123 located at Brgy. Malinao, General Luna, Surigao del Norte;
2. MARINO B. GUBATON of Brgy. Malinao, General Luna, Surigao del Norte built a house in the said lot.
3. I have no objections and I am giving my full consent to such improvement in my lot;
4. I am executing this affidavit to declare the truth of the foregoing facts and for whatever legal purpose it may serve.

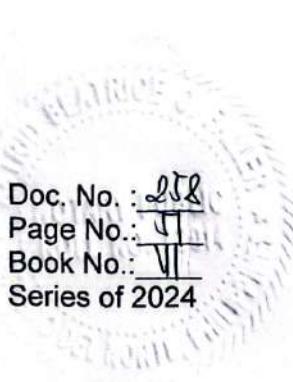
IN WITNESS WHEREOF, I have set my hand this January ___, 2024 at General Luna, Surigao del Norte.



GINA G. KOZASA
Affiant

SUBSCRIBED AND SWORN to before me this 31 JAN 2024 at General Luna, Surigao del Norte. Affiant exhibited to me her Passport as proof of her identity.

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Page No.: JT
Book No.: VII
Series of 2024



ATTY. ASTRID BEATRICE C. FALLER
NOTARY PUBLIC UNTIL 31 DECEMBER 2027
FOR SIARGAO ISLAND, SURIGAO DEL NORTE
(COMMISSION NO. P&NP-2023-04)
ROLL NO. 72014/TIN 342-917-051-000
PTN NO. 7190524 (01/08/24) SURIGAO CITY
IBP NO. 371335 (12/21/23) PASIG CITY
MCLE COMPLIANCE NO. VII-0003437 (06/24/2021)
PASIG CITY, VALID UNTIL 14 APRIL 2025



Republic of the Philippines
PROVINCE OF SURIGAO DEL NORTE
MUNICIPALITY OF GENERAL LUNA

TAX DECLARATION OF REAL PROPERTY

Reference No. : 11373

TD No. : 2017-07-0015-01220

Property Identification No. :

048-07-0015-017-36

Owner: KOZASA, GINA G.

TIN:

Address: POBLACION DOS, GENERAL LUNA, SURIGAO DEL NORTE

Telephone No. :

Administrator/Beneficial User:

TIN:

Address:

Telephone No. :

Location of Property: CAMANGAHIT MALINAO GENERAL LUNA, SURIGAO DEL NORTE
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : KOT BLG. CARP 2020000081 Survey No. : KALOOB NA PATENTE BLG. 166710-18-1453

CCT : Lot No. : 2123

Date : Blk. No.

Boundaries: North: LOT# 2160

KIND OF PROPERTY ASSESSED :

LAND

MACHINERY Brief Description :

BUILDING No. of Storeys :

OTHERS Brief Description :

Brief Description :

Classification	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	0.581500	HA	60,560.00	COCONUT LAND	30%	18,170.00
Subtotal :			60,560.00			18,170.00

Total Market Value P 60,560.00 Total Assessed Value P 18,170.00

Total Assessed Value EIGHTEEN THOUSAND ONE HUNDRED SEVENTY AND 00/100

Taxable Exempt

Effectivity of Assessment : 2018

Appraised and Assessed By:

Recommended By:

Approved By:

(SGD.) DEBORAH T. CATURLA (SGD.) DEBORAH T. CATURLA (SGD.) CONSTANTINO C. 09/04/2020
LAOO II LAOO II PROVINCIAL ASSESSOR Date

This declaration cancels TD No. : 2013-10-015-01014

Previous PIN : 048-07-0015-017-37

Previous Owner : KOZASA, GINA G.

Previous Administrator :

Previous Area (sqm) : 5,815.00 Previous M.V. Php : 48,570.00 Previous A.V. Php : 14,570.00

CERTIFIED TRUE AND CORRECT

[Signature]

MILLY L. REYES, REB
MUNICIPAL ASSESSOR

Paid Under OR # : 7095462
Date Issued : January 26, 2024
Amount Paid : P 150.00

MEMORANDA: REVISED PURSUANT TO 5TH GENERAL REVISION UNDER SEC.219 OF R.A. 7160
PER APPROVED PROVINCIAL TAX ORDINANCE NO. 1, SERIES OF 2017 (ETRACS PROJECT).

**CERTIFIED
TRUE COPY**

ASSESSOR'S OFFICE
MUNICIPALITY OF GENERAL LUNA
January 26, 2024

Requested by: KOZASA, GINA G. Address : POBLACION DOS, GENERAL LUNA, SURIGAO DEL NORTE
Purpose : PERSONAL COPY

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
PROVINCE OF SURIGAO DEL NORTE)
MUNICIPALITY OF GENERAL LUNA) S.S

AFFIDAVIT OF OWNERSHIP

I **MARINO B. GUBATON**, of legal age, with residence at Brgy. Malinao, General Luna, Surigao del Norte, after having duly sworn to in accordance with the law, do hereby depose and state the following:

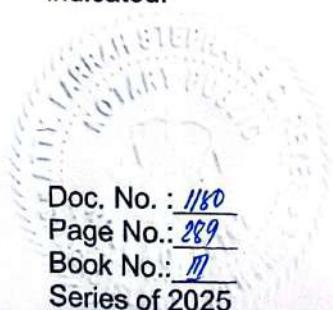
1. I am the same person who caused the preparation of this Affidavit;
2. I am the lawful owner of a business enterprise known as "MALIN LUMBER TRADING" a lumber dealership duly operating and engaged in the trade of lumber materials and related products;
3. My business yard, including all our stockpiles of lumber and supplies, is currently situated in a parcel of land identified as Lot No. 2160 & Lot No. 2123 located in Brgy. Malinao, General Luna, Surigao del Norte;
4. I do not own the abovementioned properties, but I am given the owners' consent to construct/build/introduce improvements to their lot, and it is now being used as my storage and display of my lumber and supply inventory;
5. This affidavit is executed to affirm my ownership of the said lumber dealership and its stock-in-trade, to attest the lawful use of Lot Nos. 2160 & 2123 as our supply yard under Affidavit of Lot Owner's Consent and for what legal purpose it may serve.

AFFIANT FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, I have set my hand this August ____, 2025 at General Luna, Surigao del Norte.


MARINO B. GUBATON
Affiant
Passport No: P2232217B

SUBSCRIBED AND SWORN to before me this 11 AUG 2025 at General Luna, Surigao del Norte who presented to me competent evidence of his identity above indicated.



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ATTY. FARAH STEPHANIE C. REYES
Notary Public for Surigao Island, Philippines
Roll of Attorneys No. 83762
IBP No. 500712/January 7, 2025/Cebu Chapter
PTR No. 80096032/January 10, 2025/Surigao del Norte
MCLE Compliance No. VIII-0018547
San Roque St., Purok 5 – Poblacion, General Luna,
Surigao Island, Surigao del Norte
reyesfsc@gmail.com/09124223496

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF SURIGAO DEL NORTE)
MUNICIPALITY OF GENERAL LUNA) S.S.

AFFIDAVIT OF EXPLANATION

I, MARINO B. GUBATON, Filipino, of legal age, married, and with residence at Barangay Malinao, General Luna, Surigao del Norte, Philippines, after having been duly sworn to in accordance with law, do hereby depose and state that:

1. I am the Owner/Sole Proprietor of the MALIN LUMBER TRADING with business address at Barangay Malinao, General Luna, Surigao del Norte;
2. As the Owner/Sole Proprietor of the said business, I have full power and authority to do, execute, and perform any and all acts and things necessary to operate and manage the said business, including but not limited to, complying with all applicable environmental laws and regulations;
3. I am applying for the renewal of my lumber dealer permit before the DENR CARAGA Regional Office, which expired last July 11, 2025;
4. I entered into a lumber supply contract with Ms. LILIA LIMGUANGCO on May 14, 2024 valid for a period of one (1) year;
5. Within the one (1) year period of the lumber supply contract, I wasn't able to purchase planted species lumber (falcata) due to the following reasons:
 - Changes in price per board feet; and
 - Lack of order for Falcata species
6. The said business has not been blacklisted or barred from bidding by the Government of the Philippines or any of its agencies; and
7. I am executing this Affidavit to attest to the truth of the foregoing facts and for whatever legal purpose it may serve, particularly for the requirements of the Department of Environment and Natural Resources (DENR) renewal of my registration my lumber dealer;

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of August 2025, in the Municipality of General Luna, Province of Surigao del Norte, Philippines.


MARINO B. GUBATON
Affiant
DL No. K07-89-006259

SUBSCRIBED AND SWORN to before me this 28th day of August 2025, in General Luna, Surigao del Norte, Philippines. Affiant exhibiting to me his competent proof of identity stated above.

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Page No. 33 ;
Book No. III ;
Series of 2025.


ATTY. SHERLAINNE ANNE P. ANTEPASADO
Notary Public for and in the Island of Siargao
Notarial Commission No. PN-PNP-2024-01
Until December 31, 2025
Roll No. 79291
IBP No. 485903/20 Dec 2024/ Surigao del Norte
PTR No. 7887760/07 Jan 2025/ Surigao del Norte
MCLE Exemption No. VIII-BEP003172
Tourism Road, Barangay 3-Pob., General Luna, Surigao del Norte

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

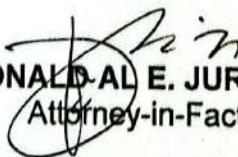
That I **MARINO B. GUBATON**, Filipino, of legal age, with residence at Brgy. Malinao, General Luna, Surigao del Norte do hereby APPOINT, NAME, and CONSTITUTE, **RONALD AL E. JURADO**, Filipino, of legal age, with residence at Brgy. 2 (Pob.), General Luna, Surigao del Norte as my true and legal representative to act for and in my name and stead and perform the following acts:

1. To make representations, apply for, process, follow-up, and claim any and all documents relating or involving any and all transactions of **MALIN LUMBER TRADING** located at Brgy. Malinao, General Luna, Surigao del Norte with the following government offices; (a) Bureau of Internal Revenue (BIR), (b) Local Government of General Luna, (c) Protected Area Management Office, (d) Department of Environment and Natural Resources, and (e) PPA;
2. To make representations, apply for, process, follow-up, and claim any update of the abovementioned government permits such as but not limited to; (a) *Lumber Dealer Permit*, (b) *Business and Building Permit*, (c) *BIR Receipts*, and (d) *Other permits that the abovementioned office may require*;
3. To process the RECEIPT/INVOICE catalogue and claim an Authority to Print the Official Receipt for **MALIN LUMBER TRADING**;
4. To submit, claim, and/or received any and all books of account of MALIN LUMBER TRADING with the Bureau of Internal Revenue (BIR);
5. To make, sign, execute, deliver and receive any and all documents and other writings necessary to effect the powers herein granted; and
6. To do and perform any and all acts necessary for the faithful execution of the foregoing acts and deeds.

HEREBY GIVING AND GRANTING unto my Attorney-in-Fact the full power and authority to do and perform all acts and thing whatsoever necessary to be done in and about the premises, as fully to all intent and purposes as we might or could do if personally present hereby ratifying and confirming all previous transaction of all kinds and all that my said Attorney-in-Fact, his/her delegates or substitute shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF , We have hereunto set our hands this 06 day of May 2024, in the Municipality of General Luna.


MARINO B. GUBATON
Principal


RONALD AL E. JURADO
Attorney-in-Fact

SIGNED IN THE PRESENCE OF


RODELYN C. AVENDIDO

ACKNOWLEDGMENT

)

) S.S.

Before me, a Notary Public for and in the _____ of _____,
this 06 MAY 2024 day of _____ 2024 personally came and appeared:

NAME MARINO B. GUBATON IDENTIFICATION DOCUMENT
Driver's License No. K07-89-006259

Known to me to be the same person who executed the foregoing Special Power of Attorney in favor of John Kerby T. Borda, and acknowledged to me the same is his/her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the date and place above written.

NOTARY PUBLIC

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Beatrice C. Faller
ATTY. ASTRID BEATRICE C. FALLER
NOTARY PUBLIC UNTIL 31 DECEMBER 2025
FOR SIARGAO ISLAND, SURIGAO DEL NORTE
(COMMISSION NO. PAMP-2023-04)
ROLL NO. 72014/TIN 342-947-051-000
PTR NO. 7190524 (01/08/24) PASIG CITY
IBP NO. 371335 (12/21/23) PASIG CITY
MCLE COMPLIANCE NO. VII-0003437 (06/24/2023)
PASIG CITY, VALID UNTIL 14 APRIL 2025