

SN No. 0000090107

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
CAGAYAN DE ORO CITY

CITY OF SURIGAO

REGISTRY OF DEEDS FOR THE

## Transfer Certificate of Title

No. T-6917

IT IS HEREBY CERTIFIED that certain land situated in the City of Surigao, Island of Mindanao, is as follows:

A PARCEL OF LAND (lot 608-A-8-A, Pad-10-005888), being a portion of lot 608-A-8, Pad-10-004717) situated in the Barrio of Mabini, (now Tagbongon), City of Surigao, Island of Mindanao. Bounded on the NE., along line 2-3 by lot 608-A-8-B, of the Subdivision Plan, Pad-10-005888, on the SE., along line 3-4 by lot 700, Surigao Cadastre; on the SW., along line 4-1 by lot 608-A-7, Pad-10-004717; on the NW., along line 1-2 by Barangay Road (20.00 m. wide), Beginning at the point marked "1" on the plan being N. 10 deg. 45' E., +18.76 m. from PBM No. 10, Cad-234, Surigao Cadastre, thence N. 18 deg. 05' E., 21.53 m. to - - - is registered in accordance with the provisions of the Property Registration Decree in the name of ROSALINA L. TARUC, widow, Filipino and a resident of Surigao City, Philippines.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the \_\_\_\_\_ day of \_\_\_\_\_, in the year nineteen hundred and \_\_\_\_\_, in the Registration Book of the Office of the Register of Deeds of Surigao, Volume III, page 34, as Original Certificate of Title No. 174, pursuant to Decree No. 55243 issued in L.R.C. Cadastre Record No 157, in the name of Fernando Lancin, et al.

This certificate is a transfer from TRANSFEREE Certificate of Title No. T-6917 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Surigao, Surigao del Norte  
Philippines, on the 17th day of August  
in the year nineteen hundred and eighty-three  
at 4:30 P.M.

ATTEST:

Surigao City

(Owner's postal address)

(Sgd.) JUAN S. AMAT, JR.

Acting (Register of Deeds)

\*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

# **EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE**

**Know All Men By These Presents:**

This Deed of Extra-Judicial Settlement of Estate with Deed of Absolute Sale is made and entered into by and between:

The legal heirs of **ROSALINA L. TARUC** namely:  
**RALDENE T. FLORANO** and **RALNA DYAN T. FLORANO-DELA PENA**, Filipinos, all of legal ages, and residents of Socorro, Surigao del Norte;

## **- WITNESSETH -**

That the above-named parties, are the legitimate compulsory heirs of the late **ROSALINA L. TARUC**, a resident of Socorro, Surigao del Norte , who died without any Will or Testament;

That said deceased, at the time of death left a parcel of real property situated at Togbongan, Barangay Rizal, Surigao City under Transfer Certificate of Title No. T-6963 and for taxation purposes declared under Tax Declaration No. K-0370995 and more particularly described as follows, to wit:

*[Handwritten signatures of heirs]*  
"a parcel of land (Lot 688-A-8-A, Psd -10-005888, being a portion of Lot 688-A-8, Psd-10-004718) situated in the Barrio of Mabini (now Togbongan), City of Surigao , Island of Mindanao. Bounded on the NE., along line 2-3 by Lot 688-A-8-B, of the Subdivision Plan, Psd-10-005888, on the SE., along line 3-4 by Lot 700, Surigao Cadastre; on the SW., along line 4-1 by Lot 688-A-7, Psd-10-004717; on the NW.,along line 1-2 by Barangay Road (20.00 m. wide), Beginning at the point marked "1" on the plan being N.10 deg.45' W., 418.76 m. from BBM No. 10, Cad-234, Surigao Cadastre, thence N.18 deg.05'E.,21.53 m. to point 2;thence S.62 deg. 23'E.,16.15 m. to point 3; thence S.20 deg 00'W 17.66 m. to point 4; thence N.70 deg.55'W., 25.20 m. to point of beginning ; containing an area of FIVE HUNDRED (500) Square meters more or less. All points referred to are indicated on the plan and marked on the ground as follows; Point 2 & 3 by P.S. Cyl.conc.mons.15x60cm. and the rest by Old Points, Bearings true date of Original survey September 1926-March 1931 and that of the Subdivision July 8, 1883 executed by Josefino C. Toreal, Geodetic Engineer and approved on August 12,1983"

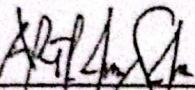
That we, the heirs of the decedent, all of legal age , with full capacity to contract pursuant to Rule 74 , Sec. 1 of the Revised Rules of Court of the Philippines , do hereby by these presents agree to divide and adjudicate unto ourselves the land described above , in equal shares;

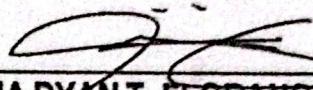
*[Handwritten signatures of heirs]*

That WE, RALDENE T. FLORANO and RALNA DYAN T. FLORANO-DELA PENA FOR AND IN CONSIDERATION of the sum of THREE MILLION PESOS (PHP 3,000,000.00), Philippine Currency, in hand paid to us in full satisfaction and acknowledged having received from SPOUSES RONIE R. NAVEJAS and CRESILDA B. NAVEJAS, do hereby SELL, TRANSFER, CONVEY and DELIVER, by way of ABSOLUTE SALE, unto the said persons, their heirs, assigns, and successors in interest, the above described parcel of real property and that we hereby warrant to defend this sale and conveyance against the lawful claims of any and all persons whomsoever,

That we hereby affirm that we have executed this instrument of our own free will, without force, intimidation or violence upon our person and that we have received our just and proper share and have no more claim or demand against each other.

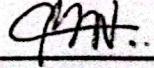
IN WITNESS WHEREOF, the parties have hereunto affixed their respective signatures, this \_\_\_\_\_ day of 11 APR 2025, in Surigao City, Philippines.

  
**RALDENET FLORANO**  
Legal Heir/Vendor  
Driver's License No. K0711002719

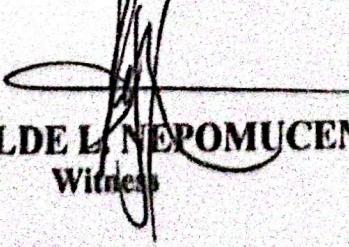
  
**RALNA DYANT. FLORANO-DELA PENA**  
Legal Heir/Vendor  
IBP Lifetime No. 017321

**ACCEPTED :**

  
**RONIE R. NAVEJAS**  
Vendee  
TIN: 318-194-303-000

  
**CRESILDA B. NAVEJAS**  
Vendee  
TIN: 497-492-644

**- SIGNED IN THE PRESENCE OF -**

  
**ELIZALDE L. NEPOMUCENO**  
Witness

  
**ALMA J. NEPOMUCENO**  
Witness

Republic of the Philippines )  
----- / )  
X ----- / ) S.S.  
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BEFORE ME, in the Philippines, on the day of 11 APR 2023, personally appeared all the above-mentioned parties, including their witnesses, with the parties exhibiting to me their respective identification cards, as disclosed above, known to me as the same persons who executed the foregoing Deed of Absolute Sale over a parcel of land stated therein.

This instrument consists of ( ) pages, including the page on which this Acknowledgment is written, and signed at the left margin in all the pages by the parties and their witnesses, and sealed with my notarial seal and said parties further acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date and place earlier mentioned.

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Page No. 692  
Book No. 1  
Series of 2025

  
**ATTY. FLORDELIZA P. DEDOMO-CARO**  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2025  
PTR No. 139969 JAN. 2, 2025  
IBP No. 493384 JANUARY 2, 2025  
ROLL No. 28403  
MCLE No. VIII-0030416 VALID UNTIL APRIL 14, 2026  
TIN No. 160-177-091-000  
SURIGAO CITY, SURIGAO DEL NORTE