

## AFFIDAVIT OF OWNERSHIP

I, JUANITA BACUS, of legal age, Filipino, residing at Villa Verna Subdivision, Cruzan Bulakao, Talisay City Cebu, Philippines.

BEFORE Me, the undersigned authority on this 13<sup>th</sup> day of August 2025, personally appeared.

JUANITA BACUS of legal age a resident of Villa Verna Subdivision, Cruzan Bulakao, Talisay City Cebu, after being duly sworn, deposes and says.

1. That I am the sole and lawful owner of the business RNCB Lumber Trading and Lumber yard located at Purok 2 Hilltop, St.Christine, Lianga, Surigao del Sur ;

2. That I acquired ownership of the Lumber yard includes, but is not limited to;

\*Inventory of lumber and wood products

\*Business Equipment

\*Office equipment and furniture

3. That there are no undisclosed claims, liens, or encumbrances against the Lumber yard or its assets.

4. That this affidavit is made to affirm ownership for the purposes of the business registration, sale, and legal documentation, and for all other lawful purposes.

SUBSCRIBED AND SWORN TO BEFORE ME, on this 13<sup>th</sup> day of August, 2025,  
at TANDAG CITY, SDS  who is personally known to me or has produced identification

NOTARY PUBLIC

Doc. No. 137  
Page. No. 20  
Book No. 14  
series of 2025

~~NOTARY PUBLIC~~  
~~JOSE ZAFRA IV, R.M.T.~~  
~~ZAFRA LAW OFFICES~~  
~~Notary Public/Attorney-at-law~~  
~~Cortes, Tago, San Miguel, Bayabos, Cagweit,~~  
~~Tandag City, Surigao del Sur~~  
~~Until December 31, 2026/SDS-66-2024~~  
~~zlotandag@gmail.com/zafraoffices@gmail.com~~  
~~Attorney Roll No. 52822-5/6/2014~~  
~~IBP no. 488949/2026/Pasig City~~  
~~PTR no. 1337957/01-03-2025/Tandag City~~  
~~COLE NO.: VIII-0022458 Valid until 04/14/2028~~





CERTIFIED TRUE COPY OF TITLES CAN NOW BE REQUESTED ONLINE AND DELIVERED DOOR-TO-DOOR VIA [WWW.ESERBISYOLRA.GOV.PH](http://WWW.ESERBISYOLRA.GOV.PH)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(PAGLALARAWANG TEKNIKAL)

Lot and Survey Nos. : 2001, Cad 980-D, Lianga Cadastre  
 Location : Hilltop, St. Christine, Lianga, Surigao Sur  
 Boundaries : N., along line 5-1 by Lot 2334;  
                  E., along line 1-2 by Lot 2139;  
                  line 2-3 by Lot 2140;  
                  S., along line 3-4 by Provincial Road;  
                  W., along line 4-5 by Lot 2002,  
                  all of Cad 980-D.  
 Tie Line : Beginning from point marked "1" on plan,  
                  being N. 38 deg. 45' E., 6,431.40 m. from  
                  BLIM No. 1, Cad 980-D.

T h a n e e :

1-2	S.	26	deg.	10'	E.,	15.64 m.
2-3	S.	22	deg.	55'	E.,	20.05 m.
3-4	S.	70	deg.	29'	W.,	27.35 m.
4-5	N.	23	deg.	21'	W.,	37.96 m.
5-1	N.	75	deg.	24'	E.,	26.98 m.

Area : ONE THOUSAND ONE (1,001) SQUARE METERS  
 Corner Descriptions : All corners are EL. Cyl. Cone. Mons. 15x40cm.  
 Bearings : Grid  
 Date Surveyed : May 20 to July 31, 1989  
 Geodetic Engineer : Rolando S. Bagneas  
 Date Approved : April 25, 1995  
 NOTE : This lot is covered by IPA No. 166811-325-B.

CERTIFIED CORRECT:

*REY B. PATAGOC*  
 REY B. PATAGOC  
 Engineer I

*Alyx. Bagneas, Esq.*  
 ALYX. BAGNEAS, ESQ.

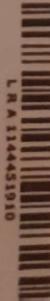
(Karugtong sa Karagdagang Pahina ..... Pahina ..... )  
 Tagatala ng mga Kasulatan at Ari-anan

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

18-401

This is a Certified True Copy of OCT CARP2020001553 on file at Registry of Deeds of Tandag, Surigao del Sur. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792 Printed at Registry of Deeds of Tandag, Surigao del Sur. Requested By: RENDIZA, ROSELYN DONASCO.

Ref. No : 2025005125 OR No : 1035369418  
 Date : 09/02/2025 OR Date : Sep 2 2025  
 Time : 02:27:42 PM Amt. Paid: 273 35



## KASUNDUAN SA PAGPAUPA SA LUPA

Sa mga Kinauukulan nito:

**RICHARD P. TEJERO** may sapat na gulang, Pilipino at naninirahan sa **PUROK 2 HILLTOP ST. CHRISTINE LIANGA SURIGAO DEL SUR** na siyay nagpapaupa.

At **JUANITA L. BACUS**, may sapat na gulang at naninirahan sa **CEBU CITY** na siyay tatawaging uupa.

### SUMASAKSI

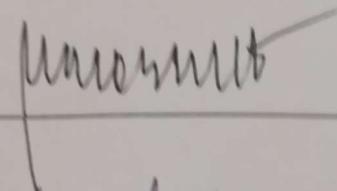
Na ang nagpapaupa ay isang tunay at ganap na nagmamay-ari ng isang lupa na matatagpuan sa **PUROK 2 HILLTOP ST. CHRISTINE LIANGA SURIGAO DEL SUR** at sa  
may sukat na FOUR HUNDRED SQUARE METERS (400 SQ.M.)

Na ang nagpapaupa at uupa ay nagkasundo na uupahan at papaupahan ang  
nasasabing lupa sa ilalim ng patakaran at alituntunin na gaya ng mga sumusunod.

1. Na ang nasasabing lupa ay gagamitin sa pagnenegosyo sa loob ng isang taon na magsisimula JUNE 2025, at magtatapos JUNE 2026 at maaaring paupahan muli sa bagong kasunduan.
2. Na ang lupa ay magbabayad ng 3,000.00 bilang kabayaran o upa sa loob ng isang buwan at dapat bayaran tuwing ika 10 ng bawat buwan.
3. Na ang uupa ay magbibigay ng isang buwan deposito at isang buwan na paunang kabayaran sa upa o sa halagang 6,000.00
4. Na ang uupa ay magpapatayo ng sarili niyang lugar na gagamitin pang negosyo, na kung sakali na ang uupa ay hindi na itutuloy ang nasasabing negosyob, ang itinitayo na istraktura ay maiwan na sa nagpapaupa at magiging bahagi na sa pag aari nito.
5. Na ang buwarang bayaran sa kuryente ay sariling gasto sa nag uupa
6. Na ang nasasabing paupahan ay hindi gagamitin sa anumang Negosyo na labag sa batas tulad ng sugal at iba pa.
7. Na kung sakaling aalis o lilipat ang uupa na mas maaga kaysa itinitakdang araw ng pagtatapos ng kasunduang ito, kailangan may paunang abiso sa loob ng tatlumpong araw bago isigawa ang pag alis at pag lipat.

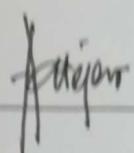
Aron pamatud-an among pagapirmahan sa ubos niining ika-16, nga adlaw bulan sa HUNYOD 2025 Barangay, St. Christine, Lianga, Surigao Del Sur.

Witness:



RICHARD P. TEJERO

Nag paupa



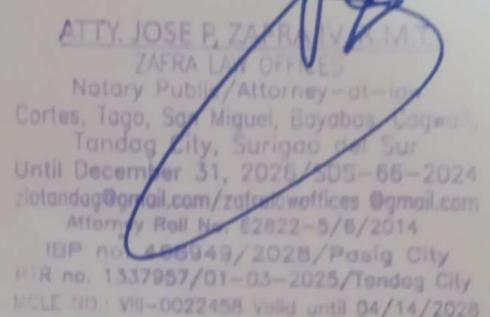
JUANITA L. BACUS

Uupa

#### ACKNOWLEDGEMENT

BEFORE ME, a Notary Public for and in the Province of Surigao del Sur, this 16 JUN 2025. At Tandag City, Surigao del Sur personally appeared the above-named parties with their respective Identification Cards, who are personally known to me and to me known to be the same persons who executed this instrument and they all acknowledged to me that the same are their free and voluntary act and deed.

Doc. No.: 140  
Page No.: 112  
Book No.: 13  
Series of: 2025

  
ATTY. JOSE P. ZAFRA, IV, A.M.D.  
ZAFRA LAW OFFICES  
Notary Public/Attorney-at-law  
Cortes, Tago, San Miguel, Bayabas, Cogon, Tandag City, Surigao del Sur  
Until December 31, 2026/505-66-2024  
zolandug@gmail.com/zafra.law.offices@gmail.com  
Attorney Roll No. 62822-5/6/2014  
IBP no. 463943/2028/Pasig City  
PRR no. 1337957/01-03-2025/Tandag City  
MCLE NO: VIII-0022458 Valid until 04/14/2028