

Judicial Form No. 140-A
CLOA Form No. 2-A
(Revised July 1989)

Book 7
Page 135

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

SN No. 00262100

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF SURIGAO DEL SUR

Transfer Certificate of Title No. T-935

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00262100

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto LUCITA B. AZARCON, ET. AL.

Sta. Juana, Municipality of Hinatuan, Province of Surigao del Sur, Island of Mindanao, Philippines, containing an area of NINETY NINE THOUSAND NINE HUNDRED NINETY TWO (99,992) square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said * Lucita Azarcon, Filipino, of legal age, married to Esmeraldo Azarcon; Cynthia Espinos, Filipino, of legal age, married to Fidel V. Ramos, this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years. Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FIDEL V. RAMOS, President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this 25th day of September, in the year of Our Lord nineteen hundred and ninety five.

*to Eduardo Espinos, Bonifacio Limabanganon, Filipino, of legal age, married to Lecenia Simpon; Florecito Elegio -

Ernesto D. Carilao
ERNESTO D. CARILAO
Secretary of Agrarian Reform

Entered in the Registry of Deeds of Surigao del Sur pursuant to Section 24 of Republic Act No. 6657 on this 27th day of September, nineteen hundred and ninety five at 9:15 AM.

Anastacio T. Alvar
ANASTACIO T. ALVAR
Acting Register of Deeds

TRANSFER
T-6997
Sta. Juana, Tagbina, SDS.
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-935 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: NOQUIL, WILMAR RYAN TAMBIS.

Ref. No. : 2025000199 OR No. : 1032650801
Date : 01/16/2025 OR Date : Jan 16 2025
Time : 01:12:27 PM Amt Paid: 470.32



DESCRIPTION OF THE LAND

Lot No. 1313, Pla-427-4

A parcel of land (lot No. 1313, Pla-427-4) situated in the Barrio of Batac Jana, Municipality of Matnog, (now Batac Jana, Tandag) Province of Surigao del Sur, Island of Mindanao, Philippines. Beginning at a point marked "pt" of lot No. 1313, Pla-427-4; being S. 72°55' W., 13750.83 m. from BLK No. 1, Pla-427-4; thence s.s.s.

S. 60°30' E., 219.99 m. to point 2;
 S. 29°30' E., 399.96 m. to point 3;
 S. 60°30' E., 219.99 m. to point 4;
 N. 29°30' E., 399.97 m. to point 1;
 point of beginning.

Containing an area of NINETY NINE THOUSAND NINE HUNDRED NINETY TWO (99,992) SQUARE METERS. All points are marked on the ground by P.S. Cyls. Gauge Marks. Bounded on the NE., along line 1-2 by Lot 1183, Pla-5; on the SE., along line 2-3 by Lot 1312, Pla-427-5; on the SW., along line 3-4 by Public Land; and on the NW., along line 4-1 by Lot 1314, Pla-427-6.

Bearings true. This lot was surveyed in accordance with law and existing regulations promulgated thereunder, by N. Ladaga, Deputy Public Land Surveyor, on October 25, 1956. NOTE: This lot is covered by H.A. No. 26-89.

CERTIFIED CORRECT:

JORGE L. QUIJADA
Engineer IIANASTACIO T. ALMA
Acting Register of Deeds

(Continued on Page B.)

Register of Deeds



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Ref. No.: 2025000189 OR No.: 1032650801
 Date: 01/16/2025 OR Date: Jan 16 2025
 Time: 01:12:27 PM Amt. Paid: 470.32

MEMORANDUM OF ENCUMBRANCES

Entry No. (Continuation)

*filipino, of legal age, married to Lorena Golpe; Sabino Golez, filipino, of legal age, married to Eretodes Laus; Berolo Bumel, filipino, of legal age, single; Gavino Pusa, filipino, of legal age, married to Ernesta Benes; Delfin Tabulo, filipino, of legal age, married to Marilou Tabulo, all residents of Sta. Juana, Tagbina, SIB.

ANNOTATION

The parcel of land described in this Certificate of Land Ownership Award (CLOA) is encumbered in favor of:

LAND BANK OF THE PHILIPPINES

to ensure full payment of its value pursuant to RA 6657 by the agrarian reform beneficiaries named herein. This landholdings is covered under CARP thru Voluntary Offer to Sell (VOS) scheme.

September 18, 1995

JUAN C. BARROT
Prov'l. Agrarian Reform Officer II

NOTE: Owner's duplicate certificate of title with serial no. as follows:

- | | | |
|-----------------------------|-----------|----------|
| 1. Lucita B. Azarcon | • • • • • | 00262100 |
| 2. Cynthia L. Espinos | • • • • • | 00262100 |
| 3. Bonifacio M. Limbanganan | • • • • | 00262100 |
| 4. Florecito L. Elégio | • • • • • | 00262100 |
| 5. Sabino T. Golez | • • • • • | 00262100 |
| 6. Berolo L. Buñuel | • • • • • | 00262100 |
| 7. Gavino Pusa | • • • • • | 00262100 |
| 8. Delfin M. Tablado | • • • • • | 00262100 |

= = = Nothing Follows = = =

ANASTACIO T. ALZA
Acting Register of Deeds

(Memorandum of Encumbrances continued on Page _____)

Register of Design

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Ref. No. : 2025000199 OR No. : 1032650801
Date : 01/16/2025 OR Date : Jan 16 2025
Time : 01:12:27 PM Amt. Paid: 470.32



Republic of the Philippines
City of Bislig, Province of Surigao del Sur s.s

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, **LUCITA B. AZARCON**, of legal age, Filipino citizen, widow, **CYNTHIA L. ESPINOS**, of legal age, Filipino citizen, widow, **FLORECITO L. ELEGIO**, of legal age, Filipino citizen, widower, **ANANIAS L. GOLEZ**, son of deceased **Sabino T. Golez**, of legal age, Filipino citizens, widower, and, **REBECCA P. PELICANO**, daughter of deceased **Gavino Pusa**, of legal age, Filipino citizens, married, all residents of Santa Juana, Tagbina, Surigao del Sur, Philippines, do hereby constitute and appoint **WILMAR RYAN T. NOQUIL**, likewise of legal age, Filipino citizen, single, and resident of P2 Santa Juana, Tagbina, Surigao del Sur, Philippines, as my true and lawful attorneys-in-fact for me and in my name, place, and stead, to do and perform the following acts and things:

1. To apply and process the permit to construct and operate a Lumberyard specifically in **Lot No. 1313, Pls-427-D**, covered by Transfer Certificate of Title (TCT) No. **T-935**, located in Barrio of Sta. Juana, Municipality of Tagbina, Province of Surigao del Sur, Island of Mindanao;
2. To supervise the construction and operation of such Lumberyard in the aforementioned Lot;
3. To sign, acknowledge, withdraw, and deliver whatever writings, or documents of whatever nature and upon terms and conditions acceptable to my herein Attorney-in-fact;
4. To process and claim the necessary forms and documents related to the abovestated purpose, with the Environment and Natural Resources Office (CENRO) Bislig; *Community*
5. To claim and receive the aforestated document/s and such other pertinent documents with the same office/s, and to pay the corresponding fees and dues thereon which may be required under the premises;
6. To do all acts necessary in the premises thereto.

We hereby give and grant unto the said attorneys-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I/we might or could do if personally present, hereby ratifying and confirming all that my/our said attorneys-in-fact shall lawfully do or cause to be done by virtue of this Special Power of Attorney.

This Special Power of Attorney shall be valid and effective for Five from the date of its execution until the fulfillment of the above-stated purpose unless earlier revoked by me/us in writing.

IN WITNESS WHEREOF, we have hereunto set my hand this _____ at Mangagoy, Bislig City, Surigao del Sur.

Chalarm
LUCITA B. AZARCON
Principal
ID 24-6032

J. C. E.
FLORECITO L. ELEGIO
ID 23-0013432 05 27

Opina
CYNTHIA L. ESPINOS
Principal
ID 449-549-329-000

Ananias F. Golez
ANANIAS L. GOLEZ
Page 1 of 2
PCN 3195-4827-9461-5974

Principal
ID _____

Principal
ID: _____

Pelicano
REBECCA P. PELICANO
Principal
ID 22-4045

Wilmar Ryan T. Noquil
WILMAR RYAN T. NOQUIL
Attorney-in-fact
LTO L01-18-006975

Signed in the presence of:

_____ ID

_____ ID

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF BISLIG) S.S.

BEFORE ME, a Notary Public for and in the City of Bislig, personally appeared all parties, who presented their identification documents, known to me to be the same person/s who executed the foregoing instrument and acknowledged to me that the same is his/her/their free and voluntary act and deed.

WITNESS MY HAND AND SEAL, this MAR 08 2025 at the City of Bislig,
Province of Surigao del Sur, Philippines.

Doc. No.; 270
Page No.; 54
Book No.; 2
Series of 2025.



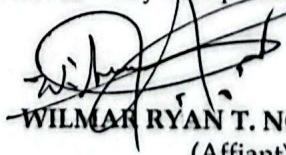
Lara Faye M. Miranda
ATTY. LARA FAYE M. MIRANDA
Notary Public
Comm. No. BIS-021-2024 valid until Dec. 31, 2025
Roll of Attorneys No. 90787
PTR No. 1584052; 01/03/2025; TIN: 325-528-875
IBP O.R. No. 497831; 01/04/2025;
MCLE Compliance No. VIII-0013896,
attymiranda.law@gmail.com | Bislig City, Philippines

AFFIDAVIT OF OWNERSHIP

I, WILMAR RYAN T. NOQUIL, of legal age, Filipino, single and a resident of Purok 2, Sta. Juana, Tagbina, Surigao del Sur, after being sworn according to law, hereby depose and say:

1. That I am the same person who executed this affidavit;
2. That I am the sole proprietor of retail sale of lumber business operation under the registered business name, WILMAR'S LUMBER TRADING, with business address at Purok 2, Sta. Juana, Tagbina, Surigao del Sur;
3. That the said business is engaged in the sale and distribution of lumber and related construction materials to the general public;
4. That the lumberyard being used for the business operations of WILMAR'S LUMBER TRADING is situated within a parcel of land covered with TCT No. T-965, registered in the name of Lucita B. Azarcon, Et.Al;
5. That the owners have given their full, voluntary, and informed consent for the use of the said titled property in support of and as part of the physical site of operations of our business, WILMAR'S LUMBER TRADING;
6. That since the acquisition of the said property and the establishment of the business, I have been in actual, peaceful, uninterrupted, and continuous possession and management of the lumberyard located thereon, exercising all rights of ownership and control over the same in the regular conduct of my business operations;
7. That both the business and the lumberyard are duly compliant with the government regulations and have been registered with the Department of Trade and Industry (DTI) and the Local Government (LGU) of Sta. Juana, Tagbina, Surigao del Sur;
8. That I am fully aware of the consequences of committing the criminal act of perjury if we will state any falsehood in this affidavit;
9. That I am executing this affidavit to formally declare and affirm my lawful ownership of the lumberyard used in my retail lumber business and for whatever legal purpose this may serve.

IN WITNESS WHEREOF, I hereunto set my hand this 22nd day of September, 2025 at Bislig City, Surigao del Sur.


WILMAR RYAN T. NOQUIL
(Affiant)

SUBSCRIBED AND SWORN to before me this 22nd day of September, 2025 at Bislig City, Surigao del Sur, affiant having shown to me his Driver's License ID bearing no. L01-18-006975.

Doc. No. 525;
Page No. 106;
Book No. 16;
Series of 2025.



ATTY. FLORANTE CLOD T. SANICO
Notary Public Bislig City
N.I.N. 59922
Commission Expires on Dec. 31, 2025
P.R. No. 1503977/01-02-25
IBP Official Receipt No. 494486 / 01-02-2025
TIN: 933-686-076