

Republic of the Philippines)  
Province of Surigao del Sur)  
City of Tandag)SS

X-----X

## AFFIDAVIT OF OWNERSHIP

I, NORBERTO B. BABIA, JR., and a resident of San Agustin Sur, Tandag City, Surigao del Sur, after having been duly sworn to in accordance with law, hereby depose and state, THAT:

1. I am the absolute and exclusive owner of a residential building known as LUMBER YARD located at So. Bayabas, Brgy. Bajao, Tago, Surigao del Sur with a value of FIFTY THOUSAND (Php 50,000.00) Pesos;
2. That I hereby warrant title and ownership over the said residential building.
3. I executed this Affidavit to attest to the truthfulness of the forgoing statements, and declare the full and absolute ownership thereof, and for whatever legal purposes this may serve.

IN WITNESS WHEREOF, I have hereunto affixed my signature this July 4, 2025 at Tandag City, Surigao del Sur.

NORBERTO B. BABIA, JR.,  
Affiant  
PIC # 5402-1831-4367-4290

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, at  
Tandag City, Surigao del Sur.

Doc No 4  
Page No 4  
Book No 7  
Series of 2025.

PAUL JOHN C. MERTO  
Notary Public  
For Tandag City, Bayabas, San Miguel, Cagwait,  
Tago and Cortes, Surigao del Sur  
Until December 31, 2025  
San Agustin Sur, Tandag City  
8300 Surigao Del Sur  
P No. 332995 / 12-11-23 / Surigao del Sur  
TR No. 0773574 / 01-03-24 / Surigao del Sur  
Roll of attorney No. B2896  
Serial No. SDS-53-2024  
MCLE COMPLIANCE NO. VIII - 0023637  
ISSUED ON JULY 14, 2025



CERTIFIED TRUE COPY OF TITLES CAN NOW BE REQUESTED ONLINE AND DELIVERED DOOR-TO-DOOR VIA WWW.ESERBISYO.LRA.GOV.PH

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS ENTITLED TO UPDATE THE "OWNER'S TITLE" BY PAYING THE REGISTRATION FEE.

Journal Page No. 34  
(Second October, 1988)

Book 1991

13381

and BackPage Only

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Commission

OFFICE OF THE REGISTER OF DEEDS FOR THE PROVINCE OF SURIGAO DEL SUR

## Original Certificate of Title

No. 5160

Entered in accordance with section 122 of Act No. 496, of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 20th day of February, in the year nineteen hundred and sixty-eight and entered in the records of the Bureau of Lands, as follows:

S. L. Form No. 28-13

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES  
BUREAU OF LANDS  
MANILA

FREE PATENT No. 383735

To All To Whom These Presents Shall Come, GREETING:

WHEREAS, REGINA C. ESTRADA, possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore, entitled to a free patent to the following described agricultural public land situated in the sitio of Tanag barangay Tanag, island of Surigao, municipality of Surigao, province of Surigao del Sur, island of Surigao, Philippines, containing an area of 2 hectares, 25 trees, 0 cattails, according to the official plat of the survey hereto on file in the Survey of Lands, Manila and described on the back hereof.

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said REGINA C. ESTRADA, Philippines, of Surigao, married to Andrea Estrada, and residing in Tanag, Surigao del Sur,

the tract of land above-described.

To have and to hold the said tract of land, with the appurtenances therewith of right belonging unto the said REGINA C. ESTRADA and to her heirs and assigns forever, subject to the provisions of sections 118, 121, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or instrumentalities, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of that period; that it shall not be encumbered, alienated, or transferred to any person, corporation, association or partnership not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrance whatsoever in favor of any corporation, association or partnership except with the consent of the trustee and the approval of the Secretary of Agriculture and Natural Resources and solely for educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112, 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this patent, provided, however, that the grants or heirs may cut and utilize such timber as may be needed for his or their personal use.

In testimony whereof, and by authority vested upon me by law, I, FERNANDO R. MERCOS, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at the City of Manila on this, the 2 day of February, 1988, in the year of Our Lord one thousand nine hundred and

AUTHORITY OF THE PRESIDENT

FERNANDO LOPEZ

Secretary of Agriculture and Natural Resources

Transcribed in the "Registration Book" for the Province of Surigao del Sur, pursuant to the provisions of section 41 of Act No. 496, on the 13th day of July, 1988, nineteen hundred and sixty-eight, at 11:30 AM.

JOSUE L. GELVOSA  
Registrar of Deeds

Tanag, Surigao del Sur  
(Owner's Postal Address)

*Regina Estrada*

*PLR*

This is a Certified True Copy of OCT 5160 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: REGINA C. ESTRADA.

Ref. No.: 2025002174 OR No.: 1035365252  
Date : 04/23/2025 OR Date : Apr 23 2025  
Time : 11:52:20 AM Amt. Paid: 273.35

LRA 1138741693

Page A

TECHNICAL DESCRIPTION

Lot No. 3309, Pls-710

Beginning at a point marked "1" of Lot 3309, Pls-710, being S.67-31 W., 8997.63m. from Hill No. 1, Pls-710, thence

S.12-14 E., 33.20m. to point 2; S.14-73 W., 46.26m. to point 3;

S.65-30 E., 157.03m. to point 4; S.07-02 E., 33.83m. to point 5;

S.71-13 W., 167.73m. to point 6; S.78-16 W., 107.79m. to point 7;

S.05-11 W., 122.24m. to point 8; S.69-59 E., 36.83m. to point 9;

S.68-38 E., 69.55m. to point 1; point of beginning.

Containing an area of TWENTY TWO THOUSAND SIX HUNDRED AND EIGHTY EIGHT (22,688) SQUARE METERS.

All points are marked on the ground by N.L. Cyl. Conc. Mons.

Bounded on the E., along line 1-2 by Lot 3401, Pls-710; along lines 2-3-4 by Lot 3400, Pls-710; on the SE., along line 4-5 by Tigray River; on the S., along lines 5-6-7 by Lot 3326, Pls-710; on the W., along line 7-8 by Lot 3340, Pls-710; and on the N., along line 8-9 by Lot 3307, Pls-710; and along line 9-1 by Lot 3403, Pls-710.

Bearings true.

This lot was surveyed in accordance with law and existing regulations promulgated thereunder, by N. Abellers, Public Land Surveyor, on August 9, 1961.

NOTE:

This lot is covered by P.P.A. No. (VII-S) 147.

A strip 40 meters wide starting from the bank on each side of any river or stream that may be found on the land shall be demarcated and preserved as permanent land to be planted ~~as~~ <sup>for</sup> ~~any~~ <sup>economic</sup> value. ~~and~~ <sup>make</sup> any clearing ~~12-19-67~~ <sup>for</sup> ordinary farming purposes which ~~agent~~ <sup>agent</sup> shall have been ~~responsible~~ <sup>responsible</sup> of ~~the~~ <sup>of</sup> lease shall have been ~~performed~~ <sup>performed</sup> in his favor.

For the Director of Lands  
ANSELMO A. SALVADOR  
Chief Surveyor Division  
By: *[Signature]*

(Continued on Additional Sheet       , Page       )

Register of Deeds

## EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS LEASE AGREEMENT is made and executed by and between:

HEIRS OF THE LATE JESUS CUBERO ESTRADA, namely:  
ALEJANDRA S. ESTRADA, the surviving wife of the late Jesus Cubero Estrada; GLENN S. ESTRADA, ROSALEE HERRADURA, and, JAMES S. ESTRADA, all Filipinos, and a resident of Brgy. Bajao, Tago, Surigao del Sur, hereinafter referred to as the LESSORS;

- and -

TRIPLE J LUMBER TRADING, represented by Mr. Heriberto S. Bobia, Jr., of legal age, Filipino citizen, with home address at Brgy. San Agustin Sur, Tandag City, hereinlater referred to as a LESSEE;

WITNESSETH: That

WHEREAS, the LESSORS are legitimate and exclusive heirs of the late Jesus Cubero Estrada who died in Brgy. Bajao, Tago, Surigao del Sur;

WHEREAS, the late Jesus C. Estrada died without will and without debt also to hold his estate liable;

WHEREAS, the late Jesus C. Estrada inherited a certain real property during his lifetime from his deceased mother, Regina C. Estrada, denominated as Lot No. 3399, Pls- 710 covered by OCT No. 5160 consisting of three hundred (300) square meters located in Brgy. Bajao, Tago, Surigao del Sur;

WHEREAS, in view of the death of Jesus Cubero Estrada, and pursuant to Article 777 of the New Civil Code and Rule 74 of the Rules of Court, and they are all of legal age and no impediment to succeed, the Heirs-Lessors adjudicate among themselves the entire Lot No. 3399, Pls- 710 indivisibly and in common;

WHEREAS, the LESSEE offered to lease the aforesaid area for his proposed warehouse and/or lumberyard and the LESSORS agrees to lease the same;

NOW THEREFORE, for and in consideration of the foregoing premises, the LESSORS lease unto the LESSEE the aforesaid property, subject to the following terms and conditions:

### TERMS AND CONDITIONS

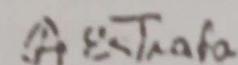
**1) PURPOSES:** That premises hereby leased shall be used exclusively by the LESSEE for purposes of doing business and shall not be diverted to other uses. It is hereby expressly agreed that if any time the premises are used for the other purposes, the LESSORS shall have the right to rescind this contract without prejudice to its rights under the law;

**2) TERM:** That the term of this Contract of Lease shall be for a period of one (1) year commencing on May 1, 2025 until May 1, 2026 renewable upon mutual agreement of both parties. Upon its expiration, this lease may be renewable upon mutual agreed upon by both parties, written notice of intention to renew the lease shall be served to the LESSORS not later than seven (7) days prior to the expiry date of the period herein agreed upon;

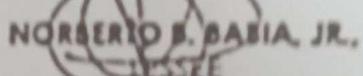
**3) RENTAL:** The rental fee shall be One thousand Five Hundred Pesos (1,500.00) per month; and

**4) This contract shall be renewed annually.**

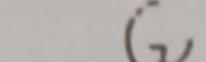
IN WITNESS WHEREOF, parties herein affixed their signatures on the date and place above written.



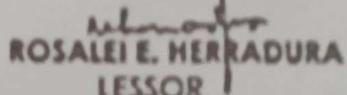
ALEJANDRA S. ESTRADA  
LESSOR



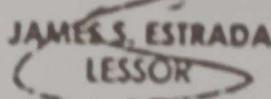
NORBERTO B. BABIA, JR.  
LESSOR



GLENN S. ESTRADA  
LESSOR



ROSALEI E. HERRADURA  
LESSOR



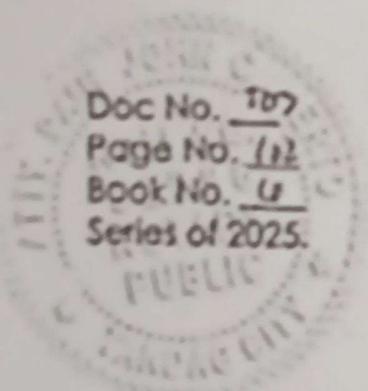
JAMES S. ESTRADA  
LESSOR

## ACKNOWLEDGMENT

Republic of the Philippines  
City of Tandog  
Province of Surigao del Sur 55

BEFORE ME, a Notary Public for and in the Province of Surigao del Sur, this  
09 MAY 2025, the above-named parties and their witnesses personally  
appeared and known to me to be the same persons who executed the  
foregoing instrument and they acknowledged to me that the same is their free  
act and deed.

WITNESS MY HAND AND SEAL on the date and place above-written.



Doc No. 707  
Page No. 112  
Book No. 6  
Series of 2025.

And Cor:  
Until Date:  
in Agustin  
3500 Sur  
332925 / 12  
0773574 / 01  
Roll of a  
Serial No. 773574

Republic of the Philippines  
OFFICE OF THE CIVIL REGISTRAR GENERAL  
**CERTIFICATE OF DEATH**

Please fill completely, accurately and legibly. Use ink or typewriter.  
Please X below the appropriate answer in Boxes 2, 8, 10, 15, 16, 18, 19, 21 and 23.

Province Surigao del Sur  
City/Municipality Tage

Registry No. 2104-2X

1. NAME <b>MENGIMA</b>		(First) (Middle)		(Last)	
		<b>SURIBO</b>		<b>ESTRADA</b>	
2. SEX <input checked="" type="checkbox"/> 1. MALE <input type="checkbox"/> 2. FEMALE		3. RELIGION <u>Catholic</u>		4. AGE <u>51</u>	
		5. PLACE OF DEATH <u>Hajue Tage, Surigao del Sur</u>		6. DATE OF DEATH <u>17 March 2004</u>	
7. CITIZENSHIP <u>Filipino</u>		8. RESIDENCE House No. Street, Barangay <u>Hajue Tage, Surigao del Sur</u>		9. CIVIL STATUS <input checked="" type="checkbox"/> 1. Single <input type="checkbox"/> 2. Married <input checked="" type="checkbox"/> 3. Widowed <input type="checkbox"/> 4. Others	
10. OCCUPATION <u>Housekeeper</u>		11. MEDICAL CERTIFICATE (For ages 0 to 7 days, accomplish items 11-17 at the back)		12. CAUSES OF DEATH Interval Between Onset and Death	

1. Immediate cause : a. _____ b. _____ c. _____	2. Antecedent cause : b. _____ c. _____	3. Underlying cause : c. _____	4. Other significant conditions contributing to death : d. _____
13. DEATH BY NON NATURAL CAUSES 1. Method of Death : <u>1. Homicide</u> <u>2. Suicide</u> <u>3. Accident</u> 2. Place of Occurrence : <u>Home, factory, school, sea, etc.</u>			
14. ATTENDANT If attended, state duration: 1. Private Physician _____ From _____ To _____ 2. Public Health Officer _____ 3. Hospital Authority _____			

15. CERTIFICATION OF DEATH I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I have not attended the deceased have attended the deceased and that death occurred at <u>8:20</u> hours on the date indicated above.		16. REVIEWED BY: <u>PAMPAIS SERRANO, M.D.</u> Public Health Officer Tage, Surigao del Sur Date <u>March 12, 2004</u>
17. CORPSE DISPOSAL 1. Burial _____ 2. Cremation _____ 3. Others (Specify) _____	18. BURIAL/CREMATION PERMIT Number <u>0002712</u> Date issued <u>March 22, 2004</u>	19. AUTOPSY 1. Yes _____ 2. No _____
20. NAME AND ADDRESS OF CEMETERY OR CREMATORIAL <u>Astura</u> <u>Cemetery Tage, Surigao del Sur</u>		
21. INFORMANT		

FOR ODRG USE ONLY:  
Population Reference No. \_\_\_\_\_

TO BE FILED UP AT THE  
OFFICE OF THE CIVIL  
REGISTRAR

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REPUBLIC OF THE PHILIPPINES  
OFFICE OF THE CIVIL REGISTRAR GENERAL  
**CERTIFICATE OF DEATH**

(It is required to completely, accurately and legibly. Use ink - no typewritten  
Please X before the appropriate answer in Items 9, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)

Province **SURIGAO DEL SUR**  
City/Municipality **TANDAG**

Famility No  
**2003-122**

1. NAME	2. SEX	3. RELIGION	4. AGE	5. 1 YEAR OR ABOVE	6. UNDER 1 YEAR	7. UNDER 1 DAY	
<input checked="" type="checkbox"/> 1. Male		R.C	2. Female	Completed years <b>54 y.o.</b>	Months 1	Days 0	Hours/Minutes
8. PLACE OF DEATH		(Name of Hospital/Clinic/institution) House No., Street, Barangay)		(City/Municipality)		(Province)	
ADELA SERRA TY MEMORIAL MEDICAL CENTER, TANDAG, SURIGAO DEL SUR							
9. DATE OF DEATH		Days <b>7</b>	Month <b>May</b>	Year <b>2003</b>	10. CITIZENSHIP		
					<b>FILIPINO</b>		
11. RESIDENCE		House No., Street, Barangay		(City/Municipality)		(Province)	
		<b>Bajao, Tago, Surigao del Sur</b>					
12. CIVIL STATUS		1 Single <input checked="" type="checkbox"/>		2 Widowed <input type="checkbox"/>		3 Unknown <input type="checkbox"/>	
		4 Others <input type="checkbox"/>		5 Unknown <input type="checkbox"/>		6 Unknown <input type="checkbox"/>	
13. CAUSES OF DEATH		MEDICAL CERTIFICATE (For ages 0 to 7 days, accomplish Items 11-17 at the back)					
14. DEATH BY NON-NATURAL CAUSES		Interval Between Onset and Death					
15. ATTENDANT		If attended, state duration:					
16. CERTIFICATION OF DEATH		I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I <input checked="" type="checkbox"/> have not attended the deceased <input type="checkbox"/> have attended the deceased and that death occurred at <b>1:05 P.M.</b> on the date indicated above.					
17. NAME AND ADDRESS OF CEMETERY OR CREMATORIUM		REVIEWED BY: <b>JOSEPHINE F. ELPA, M.D.</b> Signature _____ Name in Print <b>NOVELYN L. MORENO, M.D.</b> Title or Position <b>Medical Officer III</b> Address <b>ASTMMC, Tandag, Surigao del Sur</b> Date <b>May 8, 2003</b>					
18. CORPSE DISPOSAL		1 Burial <input type="checkbox"/> 2 Cremation <input type="checkbox"/>		22 BURIAL/CREMATION PERMIT Number <b>7044821</b> Date issued <b>May 13, 2003</b>		23. AUTOPSY 1 Yes <input type="checkbox"/> 2 No <input type="checkbox"/>	
19. INFORMANT		Signature <b>MA. HERMINIE D. CRUZ</b> Name in Print <b>MA. HERMINIE D. CRUZ</b> Relationship to the deceased <b>Cousin</b>					
20. PREPARED BY		24. RECEIVED AT THE OFFICE OF THE CIVIL REGISTRAR Signature <b>VICENTE C. EGONRA</b> Name in Print <b>VICENTE C. EGONRA</b>					
25. SIGNATURE		26. SIGNATURE					
27. SIGNATURE		28. SIGNATURE					

THIS FORM IS TO BE ACCOMPLISHED IN BLACK INK ONLY  
Presentation Signature No.

TO BE FILLED OUT BY THE  
OFFICE OF THE CIVIL  
REGISTRAR

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