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REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Bacolod City

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 092-2017001888

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF TANGUB, CITY OF BACOLOD, ISLAND OF NEGROS, bounded and described as follows:
A PARCEL OF LAND (LOT 11, BLOCK 7, PSD-06-068429, BEING A PORTION OF SUBD. OF LOT 1, PCN-06-000129), SITUATED IN THE BRGY. OF TANGUB, CITY OF BACOLOD, ISLAND OF NEGROS. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 9, BLOCK 7; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 9 (10.00 (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: NENITA C. DOCE, OF LEGAL AGE, FILIPINO, WIDOW

Address: VILLA CELIA VILLAGE, KUMINTANG, ILAYA BATANGAS CITY . .

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

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.: 55

Orig. Reg. Date: 09 & 01 07 & 09 1946,
ETC.

Decree No.: 23785, 25217

Original RD : PROVINCE OF NEGROS
OCCIDENTAL

OCT No.: OCT-2698, 3332

Volume No.: A-9

Page No.: 30, 216

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-317779 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Bacolod City, Philippines on
the 3rd day of APRIL 2017 at 03:06pm. *

ATTY. BONIFACIO LAMBERTO KHO
Registrar of Deeds



TCT No.: 092-2017001888

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

METERS WIDE); ON THE NW., ALONG LINE 3-4 BY LOT 13, BLOCK 7; AND ON THE NE., ALONG LINE 4-1 BY LOT 10, BLOCK 7; ALL OF THIS SUBD. SURVEY. BEGINNING AT A POINT MARKED "1" ON THE PLAN, BEING S. 84-12 W., 2,019.78 METERS, FROM BBM NO. 25, BACOLOD CAD. 39, THENCE, S. 5-19 W., 10.00 M. TO POINT 2; N. 74-41 W., 8.00 M. TO POINT 3; N. 15-19 E., 10.00 M. TO POINT 4; S. 74-41 E., 8.00 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF EIGHTY (80) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS., 15X40 CM., BEARINGS TRUE, SURVEYED BY ENGR. GRANT KELLY H. GUERRERO ON FEB. 1-5, 2006 AND APPROVED ON OCT. 1, 2007.



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TCT No.: 092-2017001888

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017003105

Date: April 03, 2017 03:06:37PM

RESTRICTIONS : A) LOTS MAY NOT BE SUBDIVIDED;
B) LOT MAY BE USED FOR RESIDENTIAL PURPOSES, SHALL NOT BE USED AS
PASSAGE WAY FOR VEHICLES TO ENTER ADJACENT PROPERTIES;
C) ONLY ONE (1) SINGLE FAMILY HOUSE SHALL BE ERECTED ON EACH LOT
AND SAID HOUSE BE OF STRONG MATERIALS, PROPERLY PAINTED;
D) THE RESIDENTIAL HOUSE TO BE BUILT SHALL HAVE A MINIMUM SETBACK
OF 1.50 METERS FROM THE LOT LINE FACING THE STREET. 2 METERS AT
THE BACK FROM THE LOT LINE FACING THE ADJOINING PROPERTY AND 2
METERS ON EACH SIDE FACING THE ADJOINING LOT. HOWEVER GARAGE
AND/OR CARPORT WITH ONLY ONE SERVICE ROOM MAY EXTEND UP TO THE
ADJOINING PROPERTY LINE IN WHICH CASE A FIREWALL IS REQUIRED;
E) BUILDING PLANS OF THE RESIDENTIAL HOUSE TO BE BUILT SHALL BE
SUBMITTED BY THE VENDEE TO THE VENDOR, FOR EVALUATION AD LATTER TO
ISSUE A WRITTEN CONFORMITY FAVOR OF THE VENDEE, BEFORE ANY
CONSTRUCTION IS MADE ON THE SPECIFIED LOT CONCERNED.
F) FOR EVERY BUILDING CONSTRUCTED THEREON, THERE SHALL BE PROVIDED
A SEPTIC TANK WITH .90 W X 1.80, 1 X 1.50 H MINIMUM DIMENSION, OR
AS REQUIRED BY THE SANITARY AUTHORITIES, WHICH SHALL BE KEPT AT
ALL TIMES IN SANITARY CONDITIONS.
G) BUILDING SHALL NOT BE MORE THAN 9 METERS IN HEIGHT FROM THE
LEVEL OF THE SUBD. ROAD;
H) OWNERSHIP OF LOTS, CARRIES WITH OF THE ABSOLUTE CONDITION OF
MEMBERSHIP IN HOME OWNERS ASSOCIATION BY THE VENDEE AND THIS
SUCCESSORS AND ASSIGNS.

ATTY. BONIFACIO LAMBERTO KHO
Registrar of Deeds

