

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

Registry of Deeds for Baguio City

Transfer Certificate of Title

No. 018-2023003304

IT IS HEREBY CERTIFIED that certain land situated in RES. "K", CITY OF BAGUIO, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 204-1-4-B, OF THE SUBDIVISION PLAN (LRC) PSD-33688, BEING A PORTION OF LOT 204-1-4, DESCRIBED ON PLAN (LRC) PSD-29443, LRC (GLRO) REC. NO. 211, CIV. RESERVATION CASE NO. 1), SITUATED IN THE RES. "K", CITY OF BAGUIO, ISLAND OF LUZON. BOUNDED ON THE NE., (Continued on next page)

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

Owner: MARJORIE O. SAMIDAN, OF LEGAL AGE, WIDOW, FILIPINO CITIZEN

Address: WESLEY, SINOT RD., PUROK 2, PINSAO PILOT PROJECT, BAGUIO CITY

(Continued on next page)

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.:

Orig. Reg. Date: 07 11 1963

Original RD: BAGUIO CITY

Volume No.: A-3

Original Owner: WISLEY SINOT

Record No.: 211

Decree No.: N-94594

OCT No.: OCT-O-66

Page No.: 66

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2014001699 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Baguio City, Philippines on the 15th day of DECEMBER 2023 at 01:12pm.

Atty. Jonn Carlo Laroco Mabutas
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023003304 on file in Registry of Deeds of Baguio City, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Baguio City. Requested By: EDITH KUTERRER

Ref. : 2024005364 OR No. : 1031192181
Date : 04/26/2024 OR Date : Apr 26 2024
Time : 04:26:07 PM Amt Paid : 273.35



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OWNER INFORMATION (Continued from page 1)

Owner: KAMILLE O. SAMIDAN, OF LEGAL AGE, SINGLE, FILIPINO
CITIZEN

Address: WESLEY, SINOT RD., PUROK 2, PINSAO PILOT PROJECT, BAGUIO
CITY

TECHNICAL DESCRIPTION (Continued from page 1)

POINTS 4 TO 1, BY LOT 204-1-4-D, OF THE SUBDIVISION PLAN; ON THE SE., POINTS 1 TO 2, BY LOT 204-1-4-A, OF THE SUBDIVISION PLAN; ON THE SW., POINTS 2 TO 3, BY ROAD-RIGHT OF WAY - CITY OF BAGUIO; AND ON THE NW., POINTS 3 TO 4, BY LOT 204-1-4-C OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 82 DEG. 23' W., 522.86 M. FROM B.L. NO. 40, BAGUIO TOWNSITE; THENCE; S. 35 DEG. 44' W., 29.07 M. TO POINT 2; N. 55 DEG. 36' W., 31.17 M. TO POINT 3; N. 32 DEG. 42' E., 33.47 M. TO POINT 4; S. 47 DEG. 58' E., 33.13 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF ONE THOUSAND (1,000) 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. 15 X 60 CMS., BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, OCT. 4, 1916, AND THAT OF THE SUBDIVISION SURVEY, MARCH 13, 1964.

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 18594-33-238

Date: August 18, 2014 02:38:00PM

. : ENTRY NO. 18594-33-238, RESOLUTION, P.D. 1271 COMMITTEE AT JULY 21, 1983, APPROVED VALIDATION APPLICATION (B) NO. 1996, COVERING TRANSFER CERTIFICATE OF TITLE NO. T-15280 REGISTER OF DEEDS FOR THE CITY OF BAGUIO AND VALIDATING THE SAID TITLE PURSUANT TO P.D. NO. 1271, AS AMENDED BY P.D. NO. 1311 AND THE RULES AND REGULATIONS PROMULGATED THEREUNDER: PROVIDED THAT NOTHING IN THIS APPROVAL SHALL BE CONSTRUED AS CURING OR CORRECTING DEFECTS, IF ANY, IN THE AREA AND TECHNICAL DESCRIPTION OF THE LAND COVERED BY THE TITLE, NOR HAVE THE EFFECT OF VALIDATING SAID TITLE, IF OTHERWISE INVALID BECAUSE OBTAINED THROUGH FRAUD OR MISREPRESENTATION IN THE PROCEEDINGS FOR THEIR OPENING OF CIVIL RESERVATION CASE NO. 1, G.L.R.O., RECORD NO. 211. ENTERED AUGUST 26, 2003. FILE NO. T-80578.
(SGD) JUANITO K. AMPAGUEY, REGISTER OF DEEDS

Entry No.: 18596-33-238

Date: August 18, 2014 02:38:00PM

. : ENTRY NO. 18596-33-238 - THE PROPERTY DESCRIBED HEREIN WAS ACQUIRED BY VIRTUE OF A DEED OF ASSIGNMENT DATED SEPT. 1, 1999; HISTORICAL OR ACQUISITION COST OF THE PROPERTY - P12,000.00; HISTORICAL OR ACQUISITION COST OF THE SHARES OF STOCK - P21,600.00. ENTERED ON AUG. 26, 2003, 11:10 A.M. FILE NO. T-80578.
(SGD) JUANITO K. AMPAGUEY, REGISTER OF DEEDS

I HEREBY CERTIFY THAT THE FOREGOING ARE TRUE AND EXACT COPIES OF THE ANNOTATION OF ENCUMBRANCE EXISTING IN THE PREVIOUS TRANSFER CERTIFICATE OF TITLE NO. T-80579.

Entry No.: 2023005688

Date: December 15, 2023 01:10:45PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED JOHANNA SUHAT MASWENG AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT, IN ACCORDANCE WITH DOC. NO. 10, PAGE NO. 03, BOOK NO. XXVIII, SERIES OF 2023, OF NOTARY PUBLIC OF LA TRINIDAD, BENGUET, MILLER E. QUINTIN, JR. DATED NOVEMBER 10, 2023.

(SGD.) ATTY. JONN CARLO LAROCO MABUTAS
DEPUTY REGISTER OF DEEDS

COPIED FROM TCT 2014001699

Atty. Jonn Carlo Laroco Mabutas
Deputy Register of Deeds

Entry No.: 2024001106

Date: February 27, 2024 01:43:43PM

REAL ESTATE MORTGAGE : EXECUTED BY MARJORIE OLSIM SAMIDAN & KAMILLE OLSIM SAMIDAN, IN FAVOR OF BDO UNIBANK INC. FOR THE SUM OF PHP15,000,000.00, IN ACCORDANCE WITH DOC. NO. 397; PAGE NO. 80; BOOK NO. 200; SERIES OF 2024; OF NOTARY PUBLIC OF BAGUIO CITY; ROGER C. CABREROS; DATED FEBRUARY 22, 2024.

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Atty. John B. Felix
Register of Deeds IV

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