

# DEED OF ABSOLUTE SALE OF A PORTION OF A PARCEL LAND

## KNOW ALL MEN BY THESE PRESENT:

I, DIOMEDES R. HINAY SR., Filipino of legal age and a married to Claber O. Hinay and a resident of San Roque, Cortes, Bohol, Philippines, owner of Cadastral Lot No. 1304, PER deed of sale executed by EMERLITA NATRI, ORIGINAL OWNER entered as Document No. 499; Page No. 17; Book No. LV1; SERIES 2020 and duly notarized by Atty. **ANTONIO DELOSO ARABEJO** on JUNE 19, 2020 at Tagbilaran City, Philippines; covered by Tax Declaration No. M 21 -516, located at Nueva Fuerza, Carmen, Bohol, Philippines, containing an area of TWENTY-THREE HECTARES EIGHT THOUSAND (23 HE. 8,000 SQ. M). more or less, Whereas a joint Special Power of Attorney (SPA) was executed by EMELITA NATRI AND HER HEIRS AND BENEFICIARIES, entered as Document No. 191, Page No. 84, Book No. LXV11, series of 2024 by Atty. Antonio D. Arabejo, City of Tagbilaran, Philippines, Notary Public, in favor to DIOMEDES RENEGADO HINAY SR, the Atty. In- Fact.

### SALE

**CADASTRAL LOT NO. 1304 – F**

**Tct no. CARP2021000538**

**TAX DEC. NO. 2016-12-0021-00167**

**PHASE – 2-A, BLOCK 1, SUBD. LOT NO. 4 with an area of 300 sq.m., more or less  
LOT NO. 5, with an area of 200 sq.m., more or less and LOT NO. 6 with an area of 200  
sq.m., more or less**

**WITH AN AREA TOTAL OF 500 SQ.M. more or less**

**Located at TAYTAY HILLS, NUEVA FUERZA, CARMEN, BOHOL, PHILIPPINES**

"A portion of a parcel of land, denominated as Subdivision Lots No. 4,5, and 6, Block 1; Phase 2-A of the Subdivision plan, bounded on the North by Subdivision Road (8 meters wide) and the South by the ENVIRONMENTAL PROTECTION ZONE of the DENR and on the East by the Subdivided Lot No.3 and on the West by the Subdivided Lot No. 7 of the Subdivision Plan, xxxxxxxxxxxxxxxxxxxx containing an area of five Hundred (500 ) sq.m., more or less.

In favor to

**MARICAR CELMAR**

**FILIPINO OF LEGAL AGE, SINGLE AND A RESIDENT OF POBLACION, SAGBAYAN, BOHOL,  
PHILIPPINES**

**Hereinafter called as the Vendee**

**REPRESENTED BY**

**MICHELLE P. PARIOL**

**Filipino of legal age, single and a resident of Poblacion, Sagbayan, Bohol, Philippines**



**WITNESSETH**

That for and in consideration of the sum of SIX HUNDRED THOUSAND PESOS (Php 600, 000.00) **ONLY**, as the amount of consideration of the sale for the FIVE HUNDRED (500) SQ.M. , more or less , to us in hand paid by the aforementioned Vendee, receipt of said amount is hereby acknowledged and confessed to our full satisfaction, as Vendors, we do by these presents, hereby SELL, CEDE, TRANSFER and CONVEY by the way of his Deed unto said vendee, including all improvements thereon, free from all liens and encumbrances.

**WITNESSETH FURTHER**

That the above-mentioned property has not been registered under the Land Registration Act nor under the Spanish Mortgage Law and parties hereto have agreed to record the instrument under the Provisions of Act No. 3344

The above-described parcel of land as mentioned is not tenanted and nor had been under the CARP implementation by the DAR , free from all liens and encumbrances.

The adjoining Lot owners, were duly notified of this sale and in fact sold, but none of them appeared interested of the same, hence except to the herein Vendee

IN WITNESS WHEREOF, WE have hereunto affixed our signature this \_\_\_\_th day of \_\_\_\_\_ at Tagbilaran City, Philippines.

  
**DIOMEDES R. RINAY SR.**

HEREINAFTER CALLED AS THE AIF/ VENDOR

ID NO. 437-731-555-000 DATE: **Unstated** / ISSUED BY: BIR

**CONFORME:**

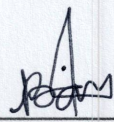
**MICHELLE P. PARIOL**  
**REPRESENTATIVE/VENDEE**

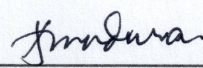
ID NO. \_\_\_\_\_

AGENCY \_\_\_\_\_

DATE . \_\_\_\_\_

**WITNESS:**

  
\_\_\_\_\_  
**CHAREZ EMOLAGA BARRO**  
NATIONAL ID NO. \_\_\_\_\_  
ISSUE DATE \_\_\_\_\_

  
\_\_\_\_\_  
**ARILE DOYDORA MADURA**  
SSS ID NO. 06-1291236-6



## ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES )

CITY OF TAGBILARAN ) S. S.

BEFORE ME, this \_\_\_\_ day of \_\_\_\_\_, 2025 at Tagbilaran City, Philippines, appeared personally the herein Vendees and their instrumental witnesses with Valid Ids, known to me and to me and known to be the same persons who executed the foregoing instrument, together with their instrumental witnesses and they acknowledgement before me that the same is their will and voluntary deed.

This instrument is composed of three (3) pages including this page where this acknowledgement is written, each and every page which has been signed by the parties and their instrumental witnesses and sealed with notarial seal.

NOTARY PUBLIC

WITNESS MY HAND AND SEAL.

Doc. No. \_\_\_\_\_

Page No. \_\_\_\_\_

Book No. \_\_\_\_\_

Series of 2025