

WHEREAS, received by the Sangguniang Panlungsod for appropriate action is the 1st Indorsement dated April 30, 2018 from His Honor, the City Mayor, endorsing the Deed of Donation executed by Mr. Canuto de la Cruz in favor of the Naga City Government a parcel of land covered by TCT No. 598 with an area of 11,158 square meters located at Barangay Balatas, Naga City;

WHEREAS, copy of the Deed of Donation is hereto attached as integral part of this resolution;

WHEREAS, finding the same to be in order and beneficial to the city government and to the residents of Sitio Mangapo-gapo as well;

NOW, THEREFORE, on motion of Hon. Ray-An Cydrick G. Rentoy, seconded by Hon. Elmer S. Baldemoro and Hon. Julian C. Lavadia Jr.;

BE IT RESOLVED, as it is hereby resolved, to confirm the acceptance of the donation, and ratifying the Deed of Donation executed by Mr. Canuto de la Cruz represented by Mr. Emeterio de la Cruz of three (3) road lots covered by TCT No. 598 with an area of 11,158 square-meter located at Barangay Balatas, Naga City, as access road of the residents of Sitio Mangapo-Gapo, Concepcion Pequeña, this city.

LET COPIES of this resolution be furnished His Honor, the City Mayor and Mr. Canuto de la Cruz represented by Mr. Emeterio de la Cruz, for their information, the City Legal Officer, the City Assessor, and the Housing & Settlement Development Office, for their information and guidance.

APPROVED

Adopted: June 19, 2018

xxx

XXX

XXX

WE HEREBY CERTIFY to the correctness of the foregoing resolution.

GIL A. DE LA TORRE
Secretary to the
Sangguniang Panlungsod

GREGORIO R. ABONAL
City Councilor &
Acting Presiding Officer

2/F City Hall Building, Juan Miranda Avenue, Concepcion Pequeña, Naga City

☎ 473-20-51 • 473-20-49

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DEED OF DONATION

Know all men by these presents:

This **DEED OF DONATION** made and executed by and between:

CANUTO DE LA CRUZ, represented by **EMETERIO DE LA CRUZ**, Filipino, of legal age married to Dolores De la Cruz with residence and postal address at Canuto Village, Sitio Mangapo-gapo, Zone 2, Concepcion Pequeña, Naga City, Camarines Sur, hereinafter called the **DONOR**;

and

The CITY GOVERNMENT OF NAGA, a Local Government Unit created under the laws of the Republic of the Philippines, represented herein by Mayor JOHN G. BONGAT, who is of legal age, married and with office address at City Mayor's Office, 2nd Floor, City Hall Building, J. Miranda Avenue, Naga City, herein after called the **DONEE**.

WITNESSETH

That the **DONOR**, thru his representative as Attorney-in-Fact, an owner in fee simple of a parcels of land under TCT No. 598 covering an area of 11,158 square meters located at Barangay Balatas, Naga City wherein portion thereof is the subject of this instrument more particularly described as follows:

LOT 2-27 (ROAD LOT 1)

"A parcel of land (Road Lot 1 (Lot 2-27, Lot 2-27, Bsd-05-001718 (OLT) being a portion of Lot 2-27, Bsd-05-001718 (OLT), situated at Barangay Balatas, City of Naga, Island of Luzon. Bounded on the N.W., along line 20-1-2-3 by Lot 2-27, Bsd remaining portion; on the N.E., along line 3-4 by Lot 2-28, Bsd-05-001718 (OLT) (Gregoria Mendoza); on the S.E. and East, along line 4-5-6-7 by Lot 2-27, Bsd-05-001718 (OLT) remaining portion; along 7-8 by Lot 2-27, Bsd-05-001718 (OLT) remaining portion (Road Lot 2); along line 8-9 by Lot 2-27, Bsd-05-001718 (OLT) remaining portion; along line 9-10 by Lot 2-27, Bsd remaining portion (Road Lot 3); along line 10-11-12-13 by Lot 2-27, Bsd-05-001718 (OLT) remaining portion ; on the West and S.W., along line 13-14 by Lot 2-27, Bsd-05-001718 (OLT) remaining portion (Road Lot Happy Homes Resettlement Project) along line 14-15-16-17-18-19 by Lot 2-27, Bsd- remaining portion; along line 19-20 by Lot 2-27, Bsd-05-001718 (OLT) remaining portion (Road Lot of Happy Homes Resettlement Project), containing an area of **ONE THOUSAND AND SEVENTY TWO (1,072) SQUARE METERS.**"

LOT 2-27 (ROAD LOT 2)

"A parcel of land (Road Lot 2 (Lot 2-27, Lot 2-27, Bsd-05-001718 (OLT) being a portion of Lot 2-27, Bsd-05-001718 (OLT), , situated at Barangay Balatas, City of Naga, Island of Luzon. Bounded on the N.W., along line 1-2-3 by Lot 2-27, Bsd-05-001718 (OLT), remaining portion; on the N.E., along line 3-4 by Lot 2-28, Bsd-05-001718 (OLT) (Gregoria Mendoza); on the S.E. and along line 4-5-6 by Lot 2-27, Bsd-05-001718 (OLT), remaining portion ; on the West along line 6-1 by Lot 2-27, Bsd-05-001718 (OLT), remaining portion (Road Lot 1), containing an area of **FOUR HUNDRED TWENTY SIX (426) SQUARE METERS.**"

LOT 2-27 (ROAD LOT 3)

"A parcel of land (Road Lot 3 (Lot 2-27, Lot 2-27, Bsd-05-001718 (OLT) being a portion of Lot 2-27, Bsd-05-001718 (OLT), situated at Barangay Balatas, City of Naga, Island of Luzon. Bounded on the N.W., along line 1-2-by Lot 2-27, Bsd-05-001718 (OLT), remaining portion ; on the N.E., along line 3-4 by Lot 2-28, Bsd-05-001718 (OLT), (Gregoria Mendoza); on the S.E. along line 4-5 by Lot 2-27, Bsd-05-001718 (OLT), remaining portion ; on the West, along line 5-1 by Lot 2-27, Bsd-05-001718 (OLT), remaining portion (Road Lot 1); on the N.E along line 35-1-2-3-4-5-6-7-8-9-10 by Lot 2-27, Bsd-05-001718 (OLT), remaining portion, containing an area of **SIX HUNDRED FIFTY EIGHT (658) SQUARE METERS.**"

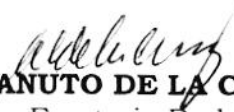
That for and in consideration of the support of the DONOR to the DONEE's continuing program on socialized housing especially to the residents of Sitio Mangapogapo, Barangay Concepcion Pequeña, Naga City, the DONOR hereby transfers and convey the above described lot subject to the following conditions, to wit:

- a. That a concrete road shall be constructed on the donated lands as an access road to and fro the Canuto Village, Sitio Mangapogapo, Concepcion Pequeña, Naga City;
- b. That a suitable drainage system shall be established to prevent flooding caused by the road construction.
- c. That the DONEE hereby undertakes, for itself and the beneficiaries, not to sell, alienate, mortgage or in any manner dispose of the donated property without prior consent from the DONOR.

That the DONOR hereby guarantees that the subject property is free from liens and encumbrances, and that it has reserved for itself sufficient property to support itself in a manner appropriate to its needs.

That the DONEE shall shoulder all expenses for Donor's Tax, Transfer Tax, Registration of Donation and all other incidental expenses necessary for transfer.

IN WITNESS WHEREOF, the parties, through their representatives, have hereunto affixed their signatures this 1st day of April, 2018 in Naga City, Philippines.



CANUTO DE LA CRUZ
Represented by: Emeterio De la Cruz
Donor

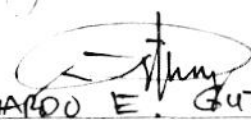
CITY GOVERNMENT OF NAGA
Donee

Represented by:


JOHN G. BONGAT
City Mayor 1

Signed in the presence of:


NIBOY ROQUID
Witness


EDUARDO E. GUTIERREZ
Witness

ACKNOWLEDGMENT

Republic of the Philippines)s.s.
City of Naga)

BEFORE me, a notary public for and in the City of Naga, personally appeared

	Competent Evidence Of Identity	Date & Place of issue
EMETERIO DE LA CRUZ	20754381	4-11-18
JOHN G. BONGAT	20716889 L64 Naga City 201604	1-8-218

Known to me to be the same persons, as duly authorized representatives of the entities they sign in behalf of, who executed the foregoing Deed of Donation and acknowledged that the same is their free and voluntary act and deed.

WITNESS my hand and seal this _____ day of April, 2018 at Naga City, Philippines.

ATTY. _____
NOTARY PUBLIC
IBP NO. 35084 12/28/17 CAMSUR

Doc. No. 240
Page No. 88
Book No. VII
Series of 2018

REFERENCE:

Primary Entry Book (for Registered land)

Book No. _____

Page No. _____

Original/Transfer Certificate of

Title No. _____

DESCRIPTION OF THE LAND

Lot 2-27, Bsd-05-001718 (OLT)

A PARCEL OF LAND (Lot 2-27, of the subdivision survey Bsd-05-002728(OLT); being a portion of Lot 2, (LRC) Pcs-5670); situated in the Barrio of Concepcion Pequena, City of Naga, Province of Camarines Sur, Island of Luzon. Bounded on the S., along line 1-2 by Lot 2-37; and along lines 2-3-4; on the SW., and NW., along lines 4-5-6-7-8-9-10 by Lot 2-25; and on the NE., along line 10-1 by Lot 2-28, all of Bsd-05-001718(OLT). Beginning at a point marked "1" on the plan being S. 73 deg. 28'E. 817.99 m. from BBM No. 9, Cad-290, Naga Cadastre.

thence S. 56 deg. 41'W.	84.27 m. to point 2;
thence S. 56 deg. 16'W.	48.76 m. to point 3;
thence S. 46 deg. 20'W.	7.92 m. to point 4;
thence N. 26 deg. 16'W.	78.85 m. to point 5;
thence N. 49 deg. 05'E.	33.83 m. to point 6;
thence N. 56 deg. 58'E.	40.59 m. to point 7;
thence N. 55 deg. 10'E.	32.74 m. to point 8;
thence N. 51 deg. 16'E.	13.02 m. to point 9;
thence N. 54 de g. 45'E.	15.87 m. to point 10;
thence S. 30 deg. 12'E.	83.51 m. to point of

beginning, containing an area of ELEVEN THOUSAND ONE HUNDRED FIFTY EIGHT (11,158) SQUARE METERS. All corners referred to are indicated on the plan and are marked on the ground by OLT cyl. conc. mons. 15 x 40 cm. Bearings true; date of original survey April 7, 1920, May 6, 1918, July 1-3 to August 2-3, 1912 December 21, 1925 and that of the subdivision survey August 16, 1987 by Geodetic Engineer Tomas O. Tipanero and was approved on January 27, 1988.

CERTIFIED CORRECT:

T/D checked by:

ABELHIAN I. MAGDUA
Sr. Geodetic Engineer

CONCURRED BY:

JOSE O. LLAMES
Regional Director

(Continued on Page B, _____)

Greta J. Parais
Register of Deeds

SN No. A - 189889
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
REGISTRY OF DEEDS FOR THE CITY OF NAGA

Transfer Certificate of Title
No. 598

Entered in accordance with Presidential Decree Nos. 266 and 1529, pursuant to an EMANCIPATION PATENT issued by the Department of Agrarian Reform, at Quezon City, on the 2nd day of August, in the year nineteen hundred and Eighty Eight, and spread in the records of the said Department of Agrarian Reform, as follows:

“REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
EMANCIPATION PATENT No. A - 189889

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Presidential Decree No. 27, dated October 21, 1972, DECREES THE EMANCIPATION OF TENANTS FROM THE BONDAGE OF THE SOIL, TRANSFERRING TO THEM THE OWNERSHIP OF THE LAND THEY TILL AND PROVIDING THE INSTRUMENTS AND MECHANISM THEREFOR, a Certificate of Land Transfer was issued on the 2nd day of August, 1973, unto

CANUTO DELA CRUZ, covering a parcel of agricultural land, situated in the Barrio of Balates, Municipality of Naga City, Province of Camarines Sur, Philippines, containing an area of ELEVEN THOUSAND ONE HUNDRED FIFTY EIGHT (11,158) 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 grantee has fully complied with the requirements for the final grant of title under said Presidential Decree No. 27.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Presidential Decree No. 266, dated August 4, 1973, issued in relation to Presidential Decree No. 27, dated October 21, 1972, there is hereby granted unto the said CANUTO DELA CRUZ, of legal age, Filipino, married to Dolores dela Cruz,

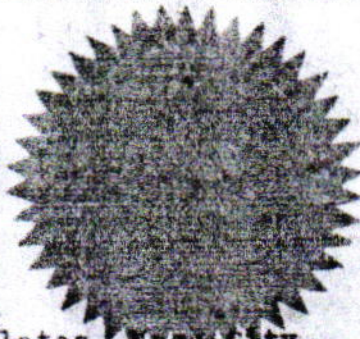
this EMANCIPATION PATENT covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD said parcel of agricultural land in absolute ownership, with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be transferred except by hereditary succession or to the Government in accordance with the provisions of Presidential Decree No. 27, Code of Agrarian Reforms of the Philippines and other existing laws and regulations, and to the further conditions that the herein grantee shall remain a member of a duly registered farmers' cooperative and that he shall not at any time employ tenants in the cultivation of the land.

Ownership over the parcel of agricultural land subject hereof has been originally recorded in the National Land Titles and Deeds Registration Administration and in the office of the Register of Deeds of City of Naga, in the name of the herein grantee pursuant to a Certificate of Land Transfer numbered 598, as annotated at the back.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, CORAZON C. AQUINO, President of the Philippines, hereby caused 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 2nd day of August, in the year of Our Lord nineteen hundred and Eighty Eight.



Belatas, Naga City

(Owner's postal address)

CORAZON C. AQUINO

President of the Philippines

Philip Ella Juico

By:

PHILIP ELLA JUICO

Secretary of Agrarian Reform

Entered in the Registry of Deeds of City of Naga, pursuant to Section 2 of Presidential Decree No. 266 and Section 105 of Presidential Decree No. 1529, on this 1st day of February, nineteen hundred and eighty-nine, at 10:45.

Arturo J. Paraiso
GATA P. PARAISSO
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

ANNO TATION

The farm/home lot described in this Emancipation Patent is encumbered in favor of:

LBP

LBP Landowner

to ensure full payment of its loan under PD27/LOI705 by the farmer-beneficiary named herein.

Date: DEC 06 1988

[Signature]
WILFREDO S. GILAN
REG. & REC. CLERK

ENTRY NO. 1725-CERTIFICATION(LBP)

The encumbrance in favor of the Land Bank of the Philippines dated December 06, 1988 is hereby cancelled per Certification of Full Payment issued by Cesar O. Buenaobra, Dept. Manager III, LBP, Naga Branch, Naga City dated April 13, 1998. Inscribed March 21, 2000 at 10:58 a.m.

[Signature]
GREGA FILIO-PARAISSO
Reg. of Deeds, Naga City