

RESOLUTION NO. 2023-053
Series 2 0 2 3

Page - t w o -

BE IT RESOLVED, as it is hereby resolved, to ratify the Extrajudicial Settlement of Estate with Deed of Absolute Sale dated February 3, 2023 executed by the Heirs of Eufemia Satin, Constanca S. Cueto, Leonides S. Cueto, Briccia Adaliada S. Cueto, Asuncion S. Cueto and Ester S. Cueto relative to a 23,820 square-meter parcel of land covered by Transfer Certificate of Title No. 4068, for the implementation of the city government's Socialized Housing Program in Barangay San Felipe, Naga City.

LET COPIES of this resolution be furnished His Honor, the City Mayor, the Heirs of Eufemia Satin, Constanca S. Cueto, Leonides S. Cueto, Briccia Adaliada S. Cueto, Asuncion S. Cueto and Ester S. Cueto, and the City Legal Officer, for their information.

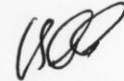
UNANIMOUSLY APPROVED.
Adopted: February 7, 2023

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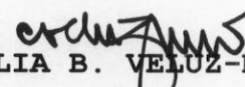
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WE HEREBY CERTIFY to the correctness of the foregoing resolution.



GIL A. DE LA TORRE
Secretary to the
Sangguniang Panlungsod



CECILIA B. VELUZ-DE ASIS
City Vice Mayor
& Presiding Officer

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This EXTRAJUDICIAL SETTLEMENT OF ESTATE with DEED OF ABSOLUTE SALE is entered into by and between the Heirs of EUFEMIA SATIN, CONSTANCIA S. CUETO, LEONIDES S. CUETO, BRICCIA ADELAIDA S. CUETO, ASUNCION S. CUETO, and ESTER S. CUETO namely:

LETICIA S. CUETO, of legal age, single Filipino, and with residence and postal address at San Juan, Batangas;

ROLANDO S. CUETO, of legal age, married to Lourdes Brena, Filipino, and with residence and postal address at San Juan, Batangas;

PURIFICACION S. CUETO, of legal age, single Filipino, and with residence and postal address at San Juan, Batangas;

EUGENIA S. CUETO, of legal age, single Filipino, and with residence and postal address at San Juan, Batangas;

GODOFREDO S. CUETO, of legal age, single Filipino, and with residence and postal address at San Juan, Batangas

and

The HEIRS OF LAZARO S. CUETO namely CATALINA GUALBERTO ENRIQUEZ, of legal age, Filipino, resident of Sanville Subdivision, Barangay Culiati, Quezon City, and TERESITA RACHEL CUETO PASCUA, of legal age, married, Filipino, a resident of Sanville Subd., Brgy. Culiati, Quezon City, and herein represented by **Rolando S. Cueto**¹, of legal age, married to Lourdes Brena, Filipino, and with residence and postal address at San Juan, Batangas;

Collectively, they shall be referred to as "HEIRS".

¹ Respectively pursuant to a Special Power of Attorney executed by Catalina Gualberto Enriquez acknowledged before Atty. Ryan C. Cortez and docketed as Doc. No. 31, Page No. 2, Book No. XXII, Series of 2022, and a Special Power of Attorney executed by Teresita Rachel Cueto Pascua acknowledged before Atty. Donato C. Mangiat and docketed as Doc. No. 132, Page No. 28, Book No. XXIII, Series of 2022

punto Asuncion S. Cueto

And

Eugenia S. Cueto

Asuncion S. Cueto



Cueto

And

WITNESSETH, that:

WHEREAS, the above-named HEIRS are the only surviving and lawful heirs of the late EUFEMIA SATIN, CONSTANCIA S. CUETO, LEONIDES S. CUETO, BRICCIA ADELAIDA S. CUETO, ASUNCION S. CUETO, and ESTER S. CUETO, EUFEMIA SATIN being the late mother of the HEIRS and CONSTANCIA S. CUETO, LEONIDES S. CUETO, BRICCIA ADELAIDA S. CUETO, ASUNCION S. CUETO, and ESTER S. CUETO being the late siblings of the HEIRS who died single and without any child.

WHEREAS, EUFEMIA SATIN died on March 16, 1995, CONSTANCIA S. CUETO on August 5, 2011, LEONIDES S. CUETO on June 22, 2021, BRICCIA ADELAIDA S. CUETO on February 9, 1995, ASUNCION S. CUETO on December 30, 2019, and ESTER S. CUETO on March 20, 2020².

WHEREAS, at the time of their respective deaths, the above-named decedents each left a 1/12 share in the parcel of land situated in Barangay San Felipe, Naga City, registered under Transfer Certificate of Title No. 4068, with a total area of Twenty Three Thousand Eight Hundred Twenty square meters (23,820q.m.), and more particularly described as follows:

"A PARCEL OF LAND (Lot 3216-B, of the subdivision plan (LRC) Psd-84532, being a portion of Lot 3216, Naga Cadastre, LRC. Cad. Record No. N-81), situated the Barrio of San Felipe, City of Naga, Island of Luzon. Bounded on the NW., and NE. , point 3-6, by Lot 721, Naga Cadastre; on the E., point 6-7, by Lot 3216-C, of the subdivision plan; on the SE. , points 7-1 and 1-2 by 709, Naga Cadastre; and on the SW., point 2-3, by Lot 3216-A, of the Subdivision plan.

Beginning at a point marked "1" on plan, being N. 51 deg. 47' E. 350.35 m. from BBM No. 4, Naga Cadastre.

Thence	S. 73 deg. 45'W	47.97 m to point 2;
Thence	N. 43 deg. 55'W	166.88 m to point 3;
Thence	N. 49 deg. 31'E	104.27 m to point 4;
Thence	N. 34 deg. 55'W	67.36 m to point 5;
Thence	S. 60 deg. 35'E.,	50.82m. to point 6;
Thence	S. 1 deg. 04'E.,	201.96m. to point 7
Thence	S. 54 deg. 29'W.,	4.83m. to the point of beginning;

containing an area of TWENTY THREE THOUSAND EIGHT HUNDRED TWENTY (23,820) SQUARE METERS, more or less."

² Copy of their respective Certificates of Death are here attached and respectively marked as Annexes "B", and "B-1" to "B-5" to become integral hereto.

parents

Eufemia S. Cueto

Abante
Asuncion S. Cueto
Abante N. Juguin

Jude
Abante N. Juguin

Leveto

hybi

WHEREAS, said decedents died intestate, without Will or Testament, and without known outstanding debts in favour of any person or entity;

WHEREAS, it is to the very best interest of the HEIRS to adjudicate unto themselves the entire estate extrajudicially in the form and manner hereinafter set forth;

NOW THEREFORE, for and in consideration of the foregoing premises and invoking the provision of Sec. 1, Rule 74 of the Rules of Court, the said HEIRS have agreed to settle the estate extrajudicially and to this effect, do hereby partition and adjudicate, in equal shares, the above-described parcel of land as part of the estate unto themselves, subject however to liabilities as imposed under Sec. 4, Rule 74 of the Rules of Court for a period of two (2) years in favour of any other possible heirs, creditors or any other person deprived of their lawful participation over the estate of the deceased and encumbrances;

The parties agree to publish this instrument in a newspaper of general circulation in the City of Naga once a week for three (3) consecutive weeks.

In the remote event that any other property of the decedent should ever be found not included hereinabove, the HEIRS hereto further agree as they do so agree to settle and distribute the same in like manner and proportion as herein established and disposed.

That the HEIRS hereby covenant and further warrant that should there be preterition or omission of one, some, or all of the compulsory heirs in the direct line, whether living or not at the time of the execution of this Deed, the terms and conditions of this Deed will not be invalidated/nullified. Instead, the HEIRS shall proportionately oblige themselves to pay to the omitted Heirs or the latter's heir(s) the share which belongs to him/them, in accordance with the rules of succession under the Civil Code of the Philippines.

FURTHERMORE, for and in consideration of the amount of SIX HUNDRED PESOS (PhP600.00) per square meter or the total sum of FOURTEEN MILLION TWO HUNDRED NINETY TWO THOUSAND PESOS (PhP14,292,000.00) Philippine Currency, receipt of the full amount of which is hereby acknowledged from the **CITY GOVERNMENT OF NAGA** as represented by the City Mayor, **ATTY.**

Manoel R. Jagsi

Genelia S. Curato

Abelardo

Justo

Genelia

Manoel

NELSON S. LEGACION³, the HEIRS, do hereby SELL, CEDE, TRANSFER and CONVEY to the CITY GOVERNMENT OF NAGA, for SOCIALIZED HOUSING PURPOSES, and other related public purposes, the above-specified Twenty Three Thousand Eight Hundred Twenty square meter (23,820q.m.) parcel of land, free from all liens and encumbrances.

IN WITNESS WHEREOF, we hereto set our hands this
FEB 03 2023 in Naga City, Philippines.

HEIRS OF EUFEMIA SATIN, CONSTANCIA S. CUETO,
LEONIDES S. CUETO, BRICCIA ADELAIDA S. CUETO,
ASUNCION S. CUETO, and ESTER S. CUETO

Leticia
LETICIA S. CUETO
I.D. SC 0385
T.I.N. 017-292-195-000

Godofredo
GODOFREDO S. CUETO
I.D. D485 4499
T.I.N. 617-455-061-000

Purificacion
PURIFICACION S. CUETO
I.D. SC 012952
T.I.N. 617-454-534-000

Eugenia S. Cueto
EUGENIA S. CUETO
I.D. SC 034551
T.I.N. 017-291-901-000

Rolando
ROLANDO S. CUETO
I.D. SC 08601
T.I.N. 140-969-737-000
For himself in and representation of
the Heirs of Lazaro S. Cueto

Marital Consent:

Lourdes Brena
LOURDES BRENA
I.D. SC 012901
T.I.N. 144-198-046-000

CITY GOVERNMENT OF NAGA

T.I.N. _____

Represented by:

Nelson S. Legacion
HON. NELSON S. LEGACION
LGU Naga City I.D. No.1612

³ Pursuant to Resolution No. 2022-697 as amended by Resolution No. 2022-787 both of the Sangguniang Panlungsod of Naga City. Copy of Resolution No. 2022-697 and Resolution No. 2022-787 are here attached and respectively marked as Annexes "C" and "C-1"

Signed in the presence of:

Aurora S. Cueto

KNLE R. ROAUID

Republic of the Philippines...)
NAGA CITY.....) S.S.

ACKNOWLEDGEMENT

BEFORE ME, this FEB 03 2023 in **NAGA CITY** Philippines, personally appeared LETICIA S. CUETO, ROLANDO S. CUETO, PURIFICACION S. CUETO, EUGENIA S. CUETO, GODOFREDO S. CUETO, LOURDES BRENA and NELSON S. LEGACION with their respective identification cards above-written below their respective names as their competent evidence of identity, known to me to be the same persons who executed the foregoing Extrajudicial Settlement of Estate with Deed of Absolute Sale, and acknowledged to me that the same is their free act and voluntary deed.

This Extrajudicial Settlement of Estate with Deed of Absolute Sale of a parcel of land, covered by Transfer Certificate of Title No. 4068 with an area of Twenty Three Thousand Eight Hundred Twenty square meters (23,820q.m.), consists of five (5) pages, including this page for the Acknowledgment, and has been signed by the parties and their witnesses and impressed with my notarial seal on each and every page thereof.

WITNESS MY HAND and affix my notarial seal this FEB 03 2023 at Naga City, Philippines.

Doc. No. 301 ;
Page No. 62 ;
Book No. 1 ;
Series of 2022

MC YVER GERARD S. ORBINA
NOTARY PUBLIC FOR NAGA CITY AND CAMARINES SUR
DATE OF REGISTRATION: ZONE 3, BRCY. LIBOTON, NAGA CITY
ATTORNEY'S ROLL NO. 68989, IBP LIFETIME NO. 016529
PTR C NO. 7607847 K (01-03-2023) NAGA CITY
COMMISSION NO. 22-23, UNTIL DECEMBER 31, 2023

Vertical handwritten notes on the left margin:
- Aurora S. Cueto
- Leticia S. Cueto
- Rolando S. Cueto
- Purificacion S. Cueto
- Godofredo S. Cueto
- Lourdes Brena
- Nelson S. Legacion

RESOLUTION NO. 2021-06

TANSAPAN NE
SANGGUNIANG PANLUNGSOD NG NAGA

SEP 06 2021

**RESOLUTION DETERMINING THE FAIR MARKET VALUE OF LAND
DECLARED IN THE NAME OF EUFEMIA SATIN & CONSTANCIA CUETO LOCATED
AT BARANGAY SAN FELIPE, THIS CITY, INTENDED FOR PUBLIC USE.**

WHEREAS, the Sangguniang Panlungsod of Naga in response to the intent or offer to sell made by Ms. Asuncion R. Joaquin pertaining to the property of Eufemia Satin and Constancia Cueto being potential for public and or for Socialized Housing Project;

WHEREAS, the property offered is seen to have been strategically beneficial and appropriate for the purpose is the property of Eufemia Satin and Constancia Cueto located in Barangay San Felipe, this City, Described as Lot 3216-B containing an area of 23,820 square meters;

WHEREAS, for the intent of acquisition thereof, the determination of market value is elemental and the evaluation as to its viability is essential;

WHEREAS, the Sangguniang Panlungsod of Naga, has directed this committee to undertake appropriate valuation and assessment of the subject property;

WHEREAS, in compliance thereof, this committee has instructed the City Assessor's Office to conduct an ocular inspection thence submit an appraisal report pertaining thereto;

WHEREAS, on August 13, 2021, an appraisal Report dated August 12, 2021 was submitted to this committee for review and evaluation;

WHEREAS, on August 16, 2021, this committee called for a conference to discuss among others, the above mentioned Appraisal Report on the property of Satin and Cueto;

WHEREAS, during deliberation, noted on the subject property's location is the absence of an access road which will impede its development. Also, it was contemplated that the suitable mode for its acquisition is through expropriation;

WHEREAS, this committee, after consideration of the significant viewpoints, proposes that a portion of the property be allotted for Road-Right-of-Way as manifested in the appraisal report.

WHEREAS, in conclusion, this committee finds the Appraisal Report to be substantial and fitting, that the value thereof is reflective of the fair market value of the subject property.

WHEREAS, premises considered, on joint and collective motion of the members of this committee:

BE IT RESOLVED, as it is hereby resolved, that the market value of the land owned by Satin and Cueto intended for public uses located in Barangay San Felipe, this City, is at **FORTY NINE MILLION SEVEN HUNDRED SIXTY FOUR THOUSAND PESOS (P 49,764,000.00)** for the entire area of **TWENTY THREE THOUSAND EIGHT HUNDRED TWENTY (23,820) SQUARE METERS**.

LET COPIES of this resolution be furnished His Honor, the City Mayor, the Sanggunian Panglungsod, the City Legal Officer, the City Accountant, the City Auditor, this city, for their information and guidance.

APPROVED.

Adapted: August 16, 2021

ALEXANDER N. CANING
City Engineer
NCAC Member

CESAR R. MAGISTRADO
City Assessor
NCAC Chairman

MA. SOCORRO R. GAYANILO
City Treasurer
NCAC Member