

Republic of the Philippines
First Judicial Region
REGIONAL TRIAL COURT OF ILOCOS NORTE
Branch 13, Laoag City, Ilocos Norte
☎ (077) 770-5291 ✉ rtc2log013@judiciary.gov.ph

**IN RE: PETITION FOR THE
ISSUANCE OF NEW OWNER'S
DUPLICATE OF TRANSFER
CERTIFICATE OF TITLE NO. T-
15841 OF THE REGISTRY OF
DEEDS OF BATAAC COVERING
LOTS NOS. 24-B, 24-C, 24-E, 24-F, 24-
G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-
V, 24-W AND 24-X OF THE
CADASTRAL SURVEY OF
SOLSONA, ILOCOS NORTE**

**L.R.C. CAD REC NO.
7432**

**Lots Nos. 24-B, 24-C, 24-E,
24-F, 24-G, 24-I, 24-K, 24-L,
24-M, 24-P, 24-S, 24-V, 24-W
AND 24-X**

**QUEENIE RAMOS GANIR
VIRGINIA RAMOS BOMLEY A.K.A.
VIRGINIA RAMOS GANIR A.K.A
VIRGINIA TEOFILA RAMOS
GANIR, KENICH R. GANIR,
ARISTOTLE R. GANIR, CHARMINE
G. ASUNCION, FREDIE T. GANIR,
ESTRELITA R. GANIR, SAMUEL
ISRAEL R. GANIR, SAMUEL
MOISES R. GANIR, MAYVELYN
GRACE R. GANIR, IMEE GANIR
CHOU,**

**T.C.T. No. T-15841
ALL OF SOLSONA
CADASTRE**

Petitioners,

- versus -

**ATTY. KRISTELLE JOY ANN B.
QUIBUYEN, ACTING REGISTER
OF DEEDS,**

Respondent.

XX- ----- XX

ORDER

This is a verified petition seeking for the issuance of new owner's duplicate copy of *Transfer Certificate of Title No. T-15841* of the cadastral survey of the Register of Deeds for the Province of Ilocos Norte in lieu of the lost one.

Petitioners essentially alleges that Transfer Certificate of Title No. T-15841, covering a parcel of land designated as Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X

located in the Barrios of Santiago and Juan, Municipality of Solsona, Ilocos Norte is registered in the names of Spouses Felipe Ganir and Paulina Tagabi. Said owner's duplicate of said certificate of title was kept by petitioner Queenie Ramos Ganir in a brown envelope for safekeeping in their residence in Brgy. 26, Laoag City. However, sometime in May 2018, petitioner transferred residence from Brgy 26, Laoag City to Brgy 17, San Felipe, Sarrat, Ilocos Norte where she discovered that the brown envelope in which she kept said owner's duplicate of Transfer Certificate of Title No. T-15841 was missing and despite diligent and inquiry to the same could not be found, hence petitioner now considers the said owner's duplicate of said certificate of title lost and beyond recovery .

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on **November 10, 2022 at 8:30 o'clock in the morning** before this Court at 2/F Marcos Hall of Justice, Laoag City, at which date, time and place any person who is adversely affected by the said petition may file opposition and/or appear and show cause why the petition should not be granted.

For purposes of notice to persons adversely affected, let copies of this Order and Petition be posted at the Bulletin Boards of the Marcos Hall of Justice, Laoag City, the Municipal Hall of Solsona, Ilocos Norte and at the Barangay Halls of the Barrios of Santiago and Juan, Municipality of Solsona, Ilocos Norte where the property is situated.

Likewise, furnish a copy of this Order and Petition the offices of the Provincial Prosecutor, Laoag City, Ilocos Norte and the Registrar of Deeds of Ilocos Norte who is directed to submit no later than the scheduled initial hearing its Comments and/or Objection to the Petition, a certification to the existence of the original of the title, the encumbrances of any, and such other information that may guide the Court in the disposition of this case.

SO ORDERED.

GIVEN this 3rd day of October, 2022 at Laoag City.



JOHNSON VALIN PADRE
Presiding Judge

Copy furnished:

*Deputy Provincial Prosecutor Robert Garcia
The Registry of Deeds of Ilocos Norte, Batac City
Atty. Juan Conrado Respicio II
Queenie Ramos Ganir- Brgy. 17, Sarrat, Ilocos Norte*

RTC - OCC
LAOAG CITY
29 SEP 2022
BY: Walter V. J. J.
TIME: 10:33 AM

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT OF ILOCOS NORTE
FIRST JUDICIAL REGION
CITY OF LAOAG

IN RE: PETITION FOR THE ISSUANCE
OF NEW OWNER'S DUPLICATE OF
TRANSFER CERTIFICATE OF TITLE
NO. T-15841 OF THE REGISTRY OF
DEEDS OF BATAAC COVERING LOTS
NOS. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I,
24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W
AND 24-X OF THE CADASTRAL
SURVEY OF SOLSONA, ILOCOS
NORTE

L.R.C. CAD.REC. NO. 7432
LOTS NOS. 24-B, 24-C, 24-E,
24-F, 24-G, 24-I, 24-K, 24-L, 24-
M, 24-P, 24-S, 24-V, 24-W AND
24-X
ALL OF SOLSONA CADASTRE
T.C.T. NO. T-15841

QUEENIE RAMOS GANIR
VIRGINIA RAMOS BOMLEY A.K.A.
VIRGINIA RAMOS GANIR A.K.A.
VIRGINIA TEOFILA RAMOS GANIR
KENICH R. GANIR
ARISTOTLE R. GANIR
CHARMINE G. ASUNCION
FREDIE T. GANIR
ESTRELITA R. GANIR
SAMUEL ISRAEL R. GANIR
SAMUEL MOISES R. GANIR
MAYVELYN GRACE R. GANIR
IMEE GANIR CHOU

PETITIONERS,

-versus-

ATTY. KRISTELLE JOY ANN B.
QUIBUYEN
ACTING REGISTER OF DEEDS
RESPONDENT.

X-----X

PETITION

COME NOW the petitioners in the above-entitled case, thru the undersigned counsel and unto this Honorable Court, respectfully allege:

1. That petitioner, QUEENIE RAMOS GANIR is of legal age, Filipino citizen, single, formerly a resident of Brgy. 26, Laoag City, Philippines but now a resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines, in her own behalf and in behalf of VIRGINIA RAMOS BROMLEY, of legal age, Filipino citizen, widow of the late Felipe T. Ganir, Jr. but now married to Edwin Bromley and a resident of No. 17 Stonecrop Close Birchwood, Warrington, Cheshire, WA3 7PD, United Kingdom, by virtue of a Special Power of Attorney, Doc. No. 04342 ; Series of 2020 of Consul ARLENE GONZALES MACAISA, a copy of which is hereto attached as Annex "A" ; KENICH R. GANIR, married to Shiela Ganir, resident of Brgy. 5, Sarrat, Ilocos Norte, Philippines; ARISTOTLE R. GANIR, single, resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines; CHARMINA G. ASUNCION, married to Joseph Asuncion, resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines; ESTRELITA R. GANIR, widow; SAMUEL ISRAEL R. GANIR, single; SAMUEL MOISES GANIR, single; MAYVELYN GRACE R. GANIR, single, residents of Brgy. 24, Sarrat, Ilocos Norte, Philippines, all of legal age, Filipino citizens, by virtue of a Special Power of Attorney, Doc. No. 488 ; Page No. 98 ; Book No. DLXXXIV; Series of 2020 of Notary Public ATTY. JUAN CONRADO A. RESPICIO II, a copy of which is hereto attached as Annex "B" ; FREDIE TAGABI GANIR, of legal age, Filipino citizen, married to Elsa Ganir and a resident of Block 2, Lot 16, Meritville Townhomes, Pulanglupa Uno, Las Piñas City, Metro Manila, Philippines, by virtue of a Special Power of Attorney, Doc. No. 39 ; Page No. 9; Book No. VIII ; Series of 2020 of Notary Public ATTY. ARMIN L.

ROXAS, a copy of which is hereto attached as Annex "C" ; and IMEE GANIR CHOU, of legal age, Filipino citizen, married to George Chou and a resident of Brgy. 24, Sarrat, Ilocos Norte, Philippines, by virtue of a Special Power of Attorney, Doc. No. 153 ; Page No. 31; Book No. CDLXXVI ; Series of 2017 of Notary Public ATTY. JUAN CONRADO A. RESPICIO II, a copy of which is hereto attached as Annex "D" ; while respondent is sued in her official capacity as the Registrar of Deeds of Batac with office address at the Land Registration Authority Building, Batac City, Philippines, where they may be served with court processes;

2. That the SPOUSES FELIPE GANIR and PAULINA TAGABI are the registered owners of LOTS NOS. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W AND 24-X all of Solsona Cadastre, as per T.C.T. NO. T-15841, a certified photocopy of which is hereto attached as Annex "E";
3. That the SPOUSES FELIPE GANIR and PAULINA TAGABI GANIR are both deceased and were survived by FELIPE T. GANIR, JR., FREDIE T. GANIR, SAMUEL T. GANIR and IMEE GANIR CHOU, their children ;
4. That the late FELIPE GANIR died on January 13, 1981 at Sarrat, Ilocos Norte, a certified true copy of his death certificate is hereto attached as Annex "F" ;
5. That the late PAULINA TAGABI GANIR died on September 29, 1978 at Sarrat, Ilocos Norte, as per Certification issued by the Philippine Statistics Authority hereto attached as Annex "G" ;
6. That likewise, FELIPE T. GANIR, JR. is now deceased and was survived by VIRGINIA RAMOS BROMLEY A.K.A. VIRGINIA RAMOS GANIR

A.K.A. VIRGINIA TEOFILA RAMOS GANIR, his wife and KENICH R. GANIR, ARISTOTLE R. GANIR, QUEENIE R. GANIR and CHARMINE G. ASUNCION, their children ;

7. That the late FELIPE T. GANIR, JR. died on September 24, 1994 at Laoag City, a certified true copy of his death certificate is hereto attached as Annex "H" ;
8. That likewise, SAMUEL T. GANIR is now deceased and was survived by ESTRELITA R. GANIR, SAMUEL ISRAEL R. GANIR, SAMUEL MOISES R. GANIR and MAYVELYN GRACE R. GANIR, their children ;
9. That the late SAMUEL T. GANIR died on January 31, 2016 at Laoag City, a certified true copy of his death certificate is hereto attached as Annex "I" ;
10. That in March 2018, ESTRELITA T. GANIR, the daughter -in-law of the SPOUSES FELIPE GANIR and PAULINA TAGABI gave the owner's duplicate of T.C.T. NO. T-15841 to the petitioner, QUEENIE RAMOS GANIR ;
11. That petitioner, QUEENIE RAMOS GANIR kept the owner's duplicate of said certificate of title in a brown envelope and placed it in her files at their residence in Brgy. 26, Laoag City for safekeeping;
12. That however, in May 2018, petitioner, QUEENIE RAMOS GANIR transferred residence from Brgy. 26, Laoag City to Brgy. 17, San Felipe, Sarrat, Ilocos Norte, Philippines and all their personal belongings were transferred at their new residence in Brgy. 17, Sarrat, Ilocos Norte. That after they fixed all their personal belongings, petitioner, QUEENIE RAMOS

GANIR discovered that the brown envelope in which she kept the said owner's duplicate of said certificate of title was already missing and despite diligent search and inquiry the same could not be found so petitioners now consider the said owner's duplicate of said certificate of title as lost and beyond recovery ;

13. That the owner's duplicate of said certificate of title has never been pledged nor delivered to any person or entity to guarantee any obligation or for any other purpose;
14. That the Registrar of Deeds of Batac City was duly notified of the loss of said owner's duplicate by an Affidavit of Loss filed in her office, a duplicate copy of which is hereto attached as Annex "J";

WHEREFORE, it is respectfully prayed of this Honorable Court that after due notice and hearing, it issues an order declaring null and void the owner's duplicate of Transfer Certificate of Title No. T-15841 of the Registry of Batac City covering Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X all of the Solsona Cadastre and directing the Registrar of Deeds of Batac to issue a new owner's duplicate of said certificate of title in lieu of the lost one, which shall in all respects be entitled to like faith and credit as the original duplicate, upon payment to her of the fees prescribed by law, in accordance with Section 109 of P.D. 1529.

City of Laoag, August 20, 2020.

ATTY. JUAN CONRADO A. RESPICIO II
COUNSEL FOR PETITIONERS
LAOAG CITY
IBP OR NO. 089979
LAOAG CITY 1-4-21
ROLL NO. 32287
PAGE NO. 458
BOOK NO. XIII
MCLE COMPLIANCE NO. IV-0005334

VERIFICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, QUEENIE RAMOS GANIR, of legal age, Filipino citizen, single, formerly a resident of Brgy. 26, Laoag City, Philippines, but now a resident of Brgy. 17, San Felipe, Sarrat, Ilocos Norte, Philippines, after first having been duly sworn to in accordance with law, hereby depose and state:

That I am one of the petitioners and the attorney-in-fact of my co-petitioner in the foregoing petition; that I have caused the same to be prepared; that I have read and understood its contents and that the allegations therein are true and correct to the best of my personal knowledge and based on authentic records or documents; that the pleading is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation; that the factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery; that I have not theretofore commenced any other action or proceeding involving the same issues in the Supreme Court, the Court of Appeals or any other tribunal or agency; to the best of my knowledge; no such action or proceeding is pending in the Supreme Court, the Court of Appeals or any other tribunal or agency; if there is any such action or proceeding which is either pending or may have been terminated, I must state the status thereof; and if I should thereafter learn that a similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or any other tribunal or agency, I undertake to report that within five (5) days therefrom to the court or agency wherein the original pleading and sworn certification contemplated herein has been filed.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of August, 2020 in the City of Laoag, Philippines.



QUEENIE RAMOS GANIR

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG) S.S.



SUBSCRIBED AND SWORN TO before me this 20th day of August, 2020 in the City of Laoag, Philippines, exhibiting to me her Non-Professional Driver's License No. A03-18-001428.


ATTY. JUAN CONRADO A. RESPICIO II
NOTARY PUBLIC

Doc. No.478
Page No. 96
Book No. DLXXXIV
Series of 2020

UNTIL DECEMBER 31, 2020
PTR No. 2042624 L.C.
TIN 113-546-752
IBP NO. 089979 L.C. 1-4-20
Roll No. 32287; Page No. 458; Book No. XIII
MCLE COMPLIANCE NO.VI-0005334

REPUBLIC OF THE PHILIPPINES
 DEPARTMENT OF TRANSPORTATION
 LAND TRANSPORTATION OFFICE
DRIVER'S LICENSE



Last Name, First Name, Middle Name
GANIR, QUEENIE RAMOS

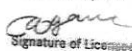
Nationality PHL **Sex** F **Date of Birth** 1984/09/26 **Weight (kg)** 46 **Height(m)** 1.54

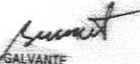
Address
BRGY 17 SAN FELIPE, SARRAT, ILOCOS NORTE

License No. A03-18-001428 **Expiration Date** 2022/09/26 **Agency Code** A03

Blood Type B+ **Eyes Color** BLACK

DL Codes A,A1,B,B1,B2 **Conditions** NONE


 Signature of Licensee


 EDGAR C. GALVANTE
 Assistant Secretary

Queenie Ramos

Queenie Ramos

Queenie Ramos

Republic of the Philippines }
EMBASSY OF THE PHILIPPINES }
London, United Kingdom } SS
x ----- x

ACKNOWLEDGEMENT

BEFORE ME, **ARLENE GONZALES-MACAISA**, Consul, duly commissioned and qualified in and for London, United Kingdom, personally appeared **VIRGINIA RAMOS BROMLEY** on **01 OCTOBER 2020** and known to me to be the same person who signed the annexed document, a **SPECIAL POWER OF ATTORNEY**, and being informed by me of the contents of said document, acknowledged before me that he/she executed the same of his/her own free will and deed.

The said party signed on the document, which, together with this acknowledgement is composed of **THREE (03)** pages. The Embassy assumes no responsibility for the contents of the annexed document.

IN WITNESS WHEREOF, I have hereunto set my hand on these presents and affixed hereon the seal of the Philippine Embassy at London, United Kingdom, this **01st day of OCTOBER 2020**.



ARLENE GONZALES-MACAISA
ARLENE GONZALES-MACAISA
Consul

Document No. : 04342
Service No. : 14991
O.R. No. : 01-000030
Fee : £23.00
Series of 2020

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, VIRGINIA RAMOS BROMLEY, of legal age, Filipino citizen, widow of the late Felipe T. Ganir Jr. but now married to Edwin Bromley and a resident of No. 17 Stonecrop Close Birchwood, Warrington, Cheshire, WA3 7PD, United Kingdom, do hereby name, constitute and appoint, QUEENIE RAMOS GANIR, of legal age, Filipino citizen, single and a resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts and deeds:

1. to represent me in filing a Petition for the Issuance of a New Owner's Duplicate of Transfer Certificate of Title No. T-15841 covering Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X all of the Solsona Cadastre with the Regional Trial Court of Ilocos Norte ;
2. to sign the verification and certification on non-forum shopping;
3. to represent me in the trial of the same;
4. to execute documents and instruments relative thereto.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform all and every act and deed requisite or necessary to carry into effect the foregoing authority as fully to all intents and purposes as I might or could lawfully do if personally present and HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 1ST day of October 2020 in LONDON UK.

Virginia R. Bromley
VIRGINIA RAMOS BROMLEY

SIGNED IN THE PRESENCE OF:

SANMICA S. LLOYD
5 Strawberry Close
Birchwood
Warrington
WA3 7HT

P.B. MACTAGARR
19 STONECROP CLOSE
BIRCHWOOD
WARRINGTON WA3 7PB
UK.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That we, KENICH R. GANIR, married to Shiela Ganir, resident of Brgy. 5, Sarrat, Ilocos Norte, Philippines; ARISTOTLE R. GANIR, single, resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines ; CHARMINE G. ASUNCION, married to Joseph Asuncion, resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines ; ESTRELITA R. GANIR, widow; SAMUEL ISRAEL R. GANIR, single ; SAMUEL MOISES R. GANIR, single; MAYVELYN GRACE R. GANIR, ^{single} residents of Brgy. 24, Sarrat, Ilocos Norte, Philippines, all of legal age, Filipino citizens, do hereby name, constitute and appoint QUEENIE RAMOS GANIR, of legal age, Filipino citizen, single and a resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines, to be our true and lawful attorney-in-fact, for us and in our names, places and stead, to do and perform all the following acts and deeds:


1. to represent us in filing a Petition for the Issuance of a New Owner's Duplicate of Transfer Certificate of Title No. T-15841 covering Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X all of the Solsona Cadastre;
2. to sign the verification and certification on non forum shopping ;
3. to represent us in the trial of the same ;
4. to execute documents and instruments relative thereon


HEREBY GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do and perform all and every act and deed requisite or necessary to carry into effect the foregoing authority as fully to all intents and purposes as I might or could lawfully do if personally present and HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set our hands this 22nd day of August, 2020 in the City of Laoag, Philippines.


KENICH R. GANIR
Principal



ARISTOTLE R. GANIR
Principal


CHARMINE G. ASUNCION
Principal


ESTRELITA R. GANIR
Principal

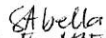

SAMUEL ISRAEL R. GANIR
Principal


SAMUEL MOISES R. GANIR
Principal


MAYVELYN GRACE R. GANIR
Principal


QUEENIE RAMOS GANIR
Attorney-in-Fact

SIGNED IN THE PRESENCE OF:


SANIATA E. ABELLA


Jocelyn E. Okalos

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG) S.S.

BEFORE ME THIS 22nd day of August, 2020 in the City of Laoag, Philippines, personally appeared KENICH R. GANIR with Voter's ID NO. 2821-0013A-B2780KRG10000; ARISTOTLE R. GANIR with Professional Driver's License No. A10-15-001322; CHARMINE G. ASUNCION with DSWD ID NO. 01-2805-000-2018-219 ; ESTRELLITA R. GANIR with Employee IDNO. 1994-6930; SAMUEL ISRAEL R. GANIR with Postal ID NO. PRN 860170483006; SAMUEL MOISES R. GANIR with PRC ID NO. 1577026 and MAYVELYN GRACE R. GANIR with Student ID NO. LRN100261070021, known me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL on the date and place first above-written.

ATTY. JUAN CONRADO A. RESPICIO II
NOTARY PUBLIC

UNTIL DECEMBER 31, 2020
PTR No. 2042624 LC 1-2-2020
TIN 113-546-752
IBP NO. 089979 LC 1-4-2020
Roll No. 32287; Page No. 458; Book No. XIII
MCLE COMPLIANCE NO. VI-0005334

Doc. No. 488
Page No. 98
Book No. DLXXXIV
Series of 2020

[Handwritten signatures and names on the left margin: Aristotle R. Ganir, Kenich R. Ganir, Samuel Israel R. Ganir, Mayvelyn Grace R. Ganir]

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, FREDIE TAGABI GANIR, f legal age, Filipino citizen, married to Elsa Ganir and a resident of Block 2 Lot 16, Meritville Townhomes, PulangLupa Uno, Las Piñas City, Metro Manila, Philippines, do hereby name, constitute and appoint, QUEENIE RAMOS GANIR, of legal age, Filipino citizen, single and a resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts and deeds:

1. to represent me in filing a Petition for the Issuance of a New Owner's Duplicate of Transfer Certificate of Title No. T-15841 covering Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X all of the Solsona Cadastre with the Regional Trial Court of Ilocos Norte ;
2. to sign the verification and certification on non-forum shopping;
3. to represent me in the trial of the same;
4. to execute documents and instruments relative thereto.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform all and every act and deed requisite or necessary to carry into effect the foregoing authority as fully to all intents and purposes as I might or could lawfully do if personally present and HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this SEP 29 2020 day of September, 2020 in Las Piñas City, Metro Manila, Philippines.



FREDIE TAGABI GANIR

SIGNED IN THE PRESENCE OF:

Wicelyn E. Orales

SARITA ABELLA

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, IMEE GANIR CHOU, of legal age, Filipino citizen, married to George Chou and a resident of Brgy. 24, Sarrat, Ilocos Norte, Philippines, do hereby name, constitute and appoint, QUEENIE RAMOS GANIR, of legal age, Filipino citizen, single and a resident of Brgy. 17, Sarrat, Ilocos Norte, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts and deeds:

1. to represent me in filing a Petition for the Issuance of a New Owner's Duplicate of Transfer Certificate of Title No. T-15841 covering Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X all of the Solsona Cadastre with the Regional Trial Court of Ilocos Norte ;
2. to sign the verification and certification and certification on non-forum shopping ;
3. to represent me in the trial of the same ;
4. to execute documents and instruments relative thereto;

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform all and every act and deed requisite or necessary to carry into effect the foregoing authority as fully to all intents and purposes as I might or could lawfully do if personally present and HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of December 2017 in the City of Laoag, Philippines.

imee chou
IMEE GANIR CHOU

SIGNED IN THE PRESENCE OF:

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG) S.S.

BEFORE ME this 19th day of December, 2017 in the City of Laoag, Philippines, personally appeared IMEE GANIR CHOU with ID NO. 026035307 known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same is her free and voluntary act and deed.

WITNESS MY HAND AND SEAL on the date and place first above-written.

JUAN CONRADO A. HERRERA II
NOTARY PUBLIC
UNTIL DECEMBER 31, 2018
PTR NO. 1350781 LC 1-3-17
TIN 113-546-752
IBF NO. 8990707 LC 12-2-16
ROLL NO. 32087; Page No. 458; Book No. 4111
MCLE COMP. NO. V-005305 AT TAMBAY CITY LGU

ANNEX B

Book 80
Page 41

JUDICIAL FORM No. 109
(Revised)

No. 232482

REPUBLIC OF THE PHILIPPINES
MINISTRY OF JUSTICE
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
(Land Registration Commission)

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-15841

IT IS HEREBY CERTIFIED that certain land situated in the Barrio Santiago & Juan, Solsona, Ilocos Norte bounded and described as follows:

1. A parcel of land (lot 24-B of the subdivision plan (LRC) Psd-201013, approved as a non subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7452), situated in the Barrios of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the SW., NW., NE., & SE., points 1 to 4 & 4 to 1 by lot 24-Y of the subdivision plan. Beginning at a point marked "1" on plan being N. 73 deg. 26' W., 1247.74 m. from BLM No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 71 deg. 42' W., 11.46 m. to point 2; thence N. 24 deg. 40' E., 259.50 m. to point 3; is registered in accordance with the provisions of the Property Registration Decree in the name of (over) spouses FELIPE GANTR and PAULINA TACABI, both of legal age, Filipino citizens and residents of Sarrat, Ilocos Norte, Philippines,

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

IT IS FURTHER CERTIFIED that said land was originally registered on the 11th day of March, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Ilocos Norte, Volume page, as Original Certificate of Title No. 40, pursuant to Decree No. 10102, issued in L. R. C. Cad. Record No. Case in the name of Luis Verzosa y Salvatierra. This certificate is a transfer from Transfer Certificate of Title No. T-13461, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Laang City, Philippines, on the 13th day of August, in the year nineteen hundred and eighty-five, at 2:25 P.M.

ATTEST:

Sarrat, Ilocos Norte, Philippines.
(Owner's postal address)

FROILAN ANDRES
Acting (Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

NOTICE

THE REGISTERED OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO E-TITLE TO ENABLE THE FULL AUTOMATION OF REGISTRY TRANSACTIONS

NOTICE

This is a system generated Certified True Copy of TCT T-15841 on file in Registry of Deeds of Province of Ilocos Norte, Batac Branch, which consists of 7 page(s). This does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Ilocos Norte, Batac Branch. Requested By: FROILAN ANDRES

Ref. No. : 2020001665 OR No. : 1022305387
Date : 09/16/2020 OR Date : Sep 16 2020
Time : 03:04:35 PM Amt. Paid: 387.92

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (Continuation of the technical description)

thence S. 76 deg. 32' E., 12.02 m. to point 4; thence S. 24 deg. 44' W., 260.52 m. to the point of beginning; containing an area of THREE THOUSAND FOURTEEN (3,014) 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. 15x60 cm., bearings true; N.A. date of the Original Survey, N.A. and that of the subdivision survey executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

2. A parcel of land (Lot 24-C of the subdivision plan (LRC Pad-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432, situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NE., SE., & NW., points 2 to 4, 4 to 1 & 1 to 2 by Lot 24-Y of the subdivision plan. Beginning at a point marked "1" on plan being N. 75 deg. 47' W., 1253.57 m. from BLIN No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 21 deg. 51' E., 50.19 m. to point 2; thence S. 73 deg. 20' E., 19.25 m. to point 3; thence S. 22 deg. 02' W., 49.80 m. to point 4; thence N. 74 deg. 29' W., 19.14 m. to the point of beginning; containing an area of NINE HUNDRED FIFTY FOUR (954) 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. 15x60 cm., bearings true; N.A. date of Original Survey, N.A. and that of the subdivision survey executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

3. A parcel of land (Lot 24-E of the subdivision plan (LRC) Pad-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrios of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the SW., NW., & NE., points 1 to 4 by Lot 24-Y; and on the SE., points 4 to 1 by Lot 24-F; both of the subdivision plan. Beginning at a point marked "1" on plan being N. 73 deg. 16' W., 1164.08 m. from BLIN No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 78 deg. 34' W., 5.30 m. to point 2; thence N. 25 deg. 34' E., 253.72 m. to point 3; thence S. 76 deg. 49' E., 5.04 m. to point 4; thence S. 25 deg. 31' W., 253.50 m. to the point of beginning; containing an area of ONE THOUSAND THREE HUNDRED TWENTY SIX (1,326) 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. 15x60 cm., bearings true; date of Original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

4. A parcel of land (Lot 24-F of the subdivision plan (LRC) Pad-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrios of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NE., SE., & S., points 2 to 4 and 4 to 1 by Lot 24-Y; and on the NW., points 1 to 2 by Lot 24-E; both of the subdivision plan; Beginning at a point marked "1" on plan being N. 73 deg. 16' W., 1164.08 m. from BLIN No. 2, Mp. of Solsona,

(Memorandum of Encumbrances continued on Page-B) (over)
(Technical Description continued on Additional Sheet Page-)

[Signature]
FLORENCIO C. GAMIAO
Actg. Register of Deeds

NOTICE

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NOTICE



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Ref. No. : 2020001665 OR No. : 1022305387
Date : 09/16/2020 OR Date : Sep 16 2020
Time : 03:04:35 PM Amt. Paid: 387.92

Technical Description
(Continuation of the Memorandum of Encumbrances from Page-A)

Province of Ilocos Norte; thence N. 25 deg. 31' E., 263.50 m. to point 2; thence S. 79 deg. 28' E., 6.02 m. to point 3; thence S. 25 deg. 29' W., 264.23 m. to point 4; thence N. 72 deg. 26' W., 6.03 m. to the point of beginning; containing an area of ONE THOUSAND FIVE HUNDRED FIFTY SIX (1,556) 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. 15x60 cm., bearings true; date of Original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiso, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

5. A parcel of land (Lot 24-C of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NE., SW., NW., & SE., points 1 to 5 & 6 to 1 by Lot 24-Y of the subdivision plan. Beginning at a point marked "1" on plan being N. 75 deg. 07' W., 1054.46 m. from BLIM No. 2, Mp. of Solsona, Province of Ilocos Norte; thence S. 20 deg. 00' E., 9.65 m. to point 2; thence N. 84 deg. 11' W., 23.95 m. to point 3; thence N. 65 deg. 29' W., 36.49 m. to point 4; thence N. 25 deg. 51' E., 12.60 m. to point 5; thence S. 59 deg. 43' E., 16.26 m. to point 6; thence S. 69 deg. 57' E., 36.59 m. to the point of beginning; containing an area of SIX HUNDRED THIRTY FIVE (635) 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. 15x60 cm., bearings true; date of original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiso, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

6. A parcel of land (Lot 24-I of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NW., NE., SE., & SW., points 4 to 1 & 1 to 4 by Lot 24-Y of the subdivision plan. Beginning at a point marked "1" on plan being N. 73 deg. 51' W., 887.82 m. from BLIM No. 2, Mp. of Solsona, Province of Ilocos Norte; thence S. 19 deg. 55' W., 6.46 m. to point 2; thence N. 77 deg. 09' W., 164.22 m. to point 3; thence N. 2 deg. 07' E., 5.15 m. to point 4; thence S. 77 deg. 37' E., 165.97 m. to the point of beginning; containing an area of NINE HUNDRED FORTY SEVEN (947) 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. 15x60 cm., bearings true; date of original survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiso, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

7. A parcel of land (Lot 24-K of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NW., NE., & SE., points 2 to 4 & 4 to 1 by Lot 24-Y of the subdivision plan; and on the SW., points 1 to 2 by Property of Esteban Batan. Beginning at a point marked "1" on plan being N. 74 deg. 06' W., 658.87 m. from BLIM No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 74 deg. 03' W., 35.00 m. to point 2; thence N. 5 deg. 10' E., 34.92 m. to point 3; thence S. 77 deg. 28' E., 33.97 m. to point 4; thence S. 4 deg. 07' W., 37.13 m. to the point of beginning; containing an area of ONE THOUSAND TWO HUNDRED TWENTY FOUR (1,224) (over)-

(Continued on Page-C

[Signature]
Atty. Register of Deeds

NOTICE

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NOTICE

1 R A 100 V 10



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Ref. No. : 2020001665 OR No. : 1022305387
Date : 09/16/2020 OR Date : Sep 16 2020
Time : 03:04:35 PM Amt Paid: 387.92

Technical Description)
(Continuation of the Memorandum of Encumbrances from Page-B)

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. 15x60 cm., bearings true; date of original survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

8. A parcel of land (Lot 24-L of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case 7432), situated in the Barrio of Santiago & Juan Municipality Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NE., points 5 to 1 by Lot 24-M; of the subdivision plan; on the SE., points 1 to 2 by Property of Hilario Martin; and on the SW., & NW., points 2 to 5 by Lot 24-Y of the subdivision plan. Beginning at a point marked "1" on plan being N. 54 deg. 29' W., 580.56 m. from BLIN No. 2, Mp. of Solsona, Province of Ilocos Norte; thence S. 32 deg. 33' W., 8.00 m. to point 2; thence N. 78 deg. 18' W., 289.98 m. to point 3; thence N. 78 deg. 18' W., 177.05 m. to point 4; thence N. 24 deg. 27' E., 6.21 m. to point 5; thence S. 78 deg. 29' E., 178.51 m. to point 6; thence S. 78 deg. 27' E., 200.00 m. to the point of beginning; containing an area of THREE THOUSAND ONE HUNDRED SIXTY NINE (3,169) 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. 15x60 cm., bearings true; date of original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

9. A parcel of land (Lot 24-N of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NE. points 4 to 6 by lot 24-Y of the subdivision plan; on the SE., points 6 to 1 by Property of Hilario Martin; on the SW., points 1 to 3 by Lot 24-L; and on the NW., points 3 to 4 by Lot 24-Y; both of the subdivision plan; Beginning at a point marked "1" on plan being N. 54 deg. 29' W., 580.56 m. from BLIN No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 78 deg. 27' W., 290.00 m. to point 2; thence N. 78 deg. 29' W., 178.51 m. to point 3; thence N. 24 deg. 30' E., 6.20 m. to point 4; thence S. 78 deg. 39' E., 200.00 m. to point 5; thence S. 78 deg. 38' E., 269.98 m. to point 6; thence S. 32 deg. 33' W., 8.00 m. to the point of beginning; containing an area of THREE THOUSAND ONE HUNDRED SIXTY TWO (3,162) 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. 15x60 cm., bearings true; date of original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan 16 & Feb. 19, 1970.

10. A parcel of land (Lot 24-F of the subdivision plan (LRC) Psd-201013, approved as a none-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the NE., SE., SW., & NW., points 2 to 5 & 5 to 1 & 1 to 2 by Lot 24-Y of the subdivision plan. Beginning at a point marked "1" on plan being N. 61 deg. 11' W., 1256.29 m. from BLIN No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 21 deg. 16' E., 9.87 m. to point 2; thence S. 76 deg. 22' E., 80.00 m. to point 3; thence S. 76 deg. 22' E., 321.18 m. to point 4; thence S. 14 deg. 27' W., 10.58 m. to point 5; thence N. 76 deg. 15' W., 322.36 m. to point 6; thence N. 76 deg. 16' W., 80.00 m. to the point of beginning; containing an area of FOUR THOUSAND FORTY NINE (4,049) SQUARE METERS, more or less. All points re-

(Continued on Additional Sheet Page)

Acting Register of Deeds

NOTICE

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NOTICE

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MEMORANDUM OF ENCUMBRANCES
(When necessary use this page for the continuation of the technical description)

Entry No. (Continuation of the technical descriptions)

ferred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x60 cm., bearings true; date of original survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16, & Feb. 19, 1970.

11. A parcel of land (Lot 24-S of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the SW., NE., & SE., points 2 to 6 & 6 to 1 by Lot 24-Y; and on the SW., points 1 to 2 by Lot 24-R; both of the subdivision plan. Beginning at a point marked "1" on plan being N. 67 deg. 07' W., 1820.21 m. from BLIM No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 78 deg. 02' W., 393.08 m. to point 2; thence N. 78 deg. 02' W., 9.50 m. to point 3; thence N. 13 deg. 30' E., 10.23 m. to point 4; thence S. 78 deg. 01' E., 50.00 m. to point 5; thence S. 78 deg. 34' E., 351.91 m. to point 6; thence S. 13 deg. 35' W., 10.23 m. to the point of beginning; containing an area of FOUR THOUSAND THIRTEEN (4,013) 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. 15x60 cm., bearings true; date of original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

12. A parcel of land (Lot 24-V of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the SE., points 3 to 4 by Lot 24-U; on the SW., points 4 to 1 by Lot 24-Y; on the NW., points 1 to 2 by Lot 24-T; all of the subdivision plan; and on the NW., points 2 to 3 by Estero. Beginning at a point marked "1" on plan being N. 45 deg. 31' W., 1255.17 m. from BLIM No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 12 deg. 15' E., 144.07 m. to point 2; thence N. 51 deg. 02' E., 7.00 m. to point 3; thence S. 11 deg. 53' W., 148.49 m. to point 4; thence N. 79 deg. 18' N., 6.25 m. to the point of beginning; containing an area of EIGHT HUNDRED FORTY THREE (843) 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 15x60 cm., bearings true; date of original Survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16, & Feb. 19, 1970.

13. A parcel of land (Lot 24-W of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7432), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the SE., SW., & NW., points 4 to 1 and 1 to 3 by Lot 24-Y of the subdivision plan; and on the NW., points 3 to 4 by Estero. Beginning at a point marked "1" on plan being N. 42 deg. 46' W., 1191.35 m. from BLIM No. 2, Mp. of Solsona, Province of Ilocos Norte, thence N. 80 deg. 27' W., 3.20 m. to point 2; thence N. (Memorandum of Encumbrances continued on Page -B) (over) (Technical Description continued on Additional Sheet Page -)

[Signature]
Actg. Register of Deeds

NOTICE
THE REGISTERED OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO SETTLE TO ENABLE THE FULL AUTOMATION OF REGISTRY TRANSACTIONS

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Ref. No.: 2020001665 OR No. : 1022305387
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TECHNICAL DESCRIPTION

(Continuation of the Memorandum of Encumbrances from PageA)

12 deg. 45' E., 180.87 m. to point 3; thence N. 73 deg. 16' E., 7.00 m. to point 4; thence S. 13 deg. 39' W., 184.16 m. to the point of beginning; containing an area of EIGHT HUNDRED FORTY FOUR (844) 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. Nots. 15x60 cm., bearings true; date of original survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

14. A parcel of land (Lot 24-X of the subdivision plan (LRC) Psd-201013, approved as a non-subdivision project, being a portion of parcel 24; L.R.C. Record No. Case No. 7452), situated in the Barrio of Santiago & Juan, Municipality of Solsona, Province of Ilocos Norte, Island of Luzon. Bounded on the SE., SW., & NW., points 4 to 1 & 1 to 3 by Lot 24-Y of the subdivision plan; and on the NW., points 3 to 4 by Estero. Beginning at a point marked "1" on plan being N. 42 deg. 28' W., 1193.98 m. from BLM. No. 2, Mp. of Solsona, Province of Ilocos Norte; thence N. 79 deg. 17' W., 4.03 m. to point 2; thence N. 13 deg. 40' W., 1869.28 m. to point 3; thence S. 82 deg. 48' E., 6.00 m. to point 4; thence S. 14 deg. 15' W., 186.70 m. to the point of beginning; containing an area of NINE HUNDRED THIRTY (930) 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. Nots. 15x60 cm., bearings true; date of original survey, N.A. and that of the subdivision survey, executed by Florencio C. Gamiao, Geodetic Engineer, on Jan. 16 & Feb. 19, 1970.

[Signature]
ROSEN P. BLANCO
Acting Register of Deeds

DETACHED FROM THE RECORDS OF THE
A046 ILOCOS NORTE REGISTRY IN
VIEW OF THE TRANSFER OF THE RECORDS
TO THE BATAC, ILOCOS NORTE REGISTRY

[Signature]
ATTY. EDWARD S. BURGO
REGISTRAR OF DEEDS

(Continued on Page)

Register of Deeds

NOTICE

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NOTICE

LA 1069430213

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TCT No.: 023-T-15841

Page No.: 7

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2020000688

Date: August 25, 2020 03:28:16PM

AFFIDAVIT OF LOSS : EXECUTED BY QUEENIE RAMOS GANIR, OF LEGAL AGE, SINGLE, FILIPINO CITIZEN, FORMERLY A RESIDENT OF BRGY. 26, LAOAG CITY, ILOCOS NORTE, NOW A RESIDENT OF BRGY. 17, SAN FELIPE, SARRAT, ILOCOS NORTE, ATTESTING THAT THE OWNER'S DUPLICATE OF TITLE WAS LOST, IN ACCORDANCE WITH DOC. NO. 477; PAGE NO. 96; BOOK NO. DLXXXIV; SERIES OF 2020; OF NOTARY PUBLIC OF LAOAG CITY; ATTY. JUAN CONRADO A. RESPICIO II; DATED AUGUST 20, 2020.

Atty. Kristelle Joy Ann B. Quibuyen
Acting Register of Deeds

NOTICE

THE REGISTERED OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO eTITLE TO ENABLE THE FULL AUTOMATION OF REGISTRY TRANSACTIONS

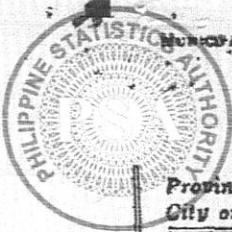
NOTICE

LR A 1069430214



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ANNEX

Municipal Form No. 103 - (Revised January, 1959)

REPUBLIC OF THE PHILIPPINES
CERTIFICATE OF DEATH

FILL OUT COMPLETELY, ACCURATELY, AND LEGIBLY WITH INK OR TYPEWRITER

LOCAL CIVIL REGISTRAR
RECEIVED
1-30-81

Register Number:
(a) Civil Registrar General No. 105-1115
(b) Local Civil Registrar No. 1079-51

Province Ilocos Norte
City or Municipality Sarrat

1. PLACE OF DEATH:		2. USUAL RESIDENCE (Where deceased lived, if institution's residence before admission).	
a. PROVINCE <u>Ilocos Norte</u>	a. PROVINCE <u>Ilocos Norte</u>	b. CITY OR TOWN <u>Sarrat</u>	b. CITY OR TOWN <u>Sarrat</u>
b. CITY OR TOWN <u>Sarrat</u>	c. LENGTH OF STAY <u>3</u>	c. ADDRESS STREET OR BARANGAY <u>Sarrat</u>	c. ADDRESS STREET OR BARANGAY <u>Sarrat</u>
3. NAME OF DECEASED (Type or print)		24. DATE OF DEATH	
a. (First) <u>Jose</u>		b. (Month) <u>April</u>	
c. (Last) <u>Pastor</u>		c. (Year) <u>1981</u>	
4. FULL NAME OF INSTITUTION (if in hospital or institution)	5. SEX	6. RACE	7. MARRIAGE STATUS
	<u>Male</u>	<u>Brown</u>	<u>Widower</u>
8. AGE (Years)	9. AGE (Months)	10. AGE (Days)	11. AGE (Hours)
<u>72</u>	<u>19</u>	<u>29</u>	<u>00</u>
12. CIRCUMSTANCES OF DEATH	13. USUAL OCCUPATION (State nature and character)	14. A. GOVERNMENT BUSINESS OR INDUSTRY	15. B. PRIVATE BUSINESS OR INDUSTRY
<u>Deceased</u>	<u>Retired</u>		
16. I. DECEASED'S PLACE OF BIRTH (Philippines or foreign country)	17. COUNTRY OF BIRTH	18. I. DECEASED'S PLACE OF BIRTH (City or town)	19. PROVINCE
<u>Philippines</u>	<u>Phil.</u>	<u>Sarrat</u>	<u>Ilocos Norte</u>
20. I. DECEASED'S PLACE OF BIRTH (City or town)	21. PROVINCE	22. I. DECEASED'S PLACE OF BIRTH (City or town)	23. PROVINCE
<u>Sarrat</u>	<u>Ilocos Norte</u>	<u>Sarrat</u>	<u>Ilocos Norte</u>
24. I. DECEASED'S PLACE OF BIRTH (City or town)		25. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
26. I. DECEASED'S PLACE OF BIRTH (City or town)		27. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
28. I. DECEASED'S PLACE OF BIRTH (City or town)		29. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
29. I. DECEASED'S PLACE OF BIRTH (City or town)		30. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
31. I. DECEASED'S PLACE OF BIRTH (City or town)		32. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
33. I. DECEASED'S PLACE OF BIRTH (City or town)		34. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
35. I. DECEASED'S PLACE OF BIRTH (City or town)		36. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
37. I. DECEASED'S PLACE OF BIRTH (City or town)		38. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
39. I. DECEASED'S PLACE OF BIRTH (City or town)		40. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
41. I. DECEASED'S PLACE OF BIRTH (City or town)		42. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
43. I. DECEASED'S PLACE OF BIRTH (City or town)		44. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
45. I. DECEASED'S PLACE OF BIRTH (City or town)		46. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
47. I. DECEASED'S PLACE OF BIRTH (City or town)		48. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
49. I. DECEASED'S PLACE OF BIRTH (City or town)		50. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
51. I. DECEASED'S PLACE OF BIRTH (City or town)		52. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
53. I. DECEASED'S PLACE OF BIRTH (City or town)		54. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
55. I. DECEASED'S PLACE OF BIRTH (City or town)		56. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
57. I. DECEASED'S PLACE OF BIRTH (City or town)		58. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
59. I. DECEASED'S PLACE OF BIRTH (City or town)		60. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
61. I. DECEASED'S PLACE OF BIRTH (City or town)		62. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
63. I. DECEASED'S PLACE OF BIRTH (City or town)		64. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
65. I. DECEASED'S PLACE OF BIRTH (City or town)		66. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
67. I. DECEASED'S PLACE OF BIRTH (City or town)		68. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
69. I. DECEASED'S PLACE OF BIRTH (City or town)		70. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
71. I. DECEASED'S PLACE OF BIRTH (City or town)		72. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
73. I. DECEASED'S PLACE OF BIRTH (City or town)		74. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
75. I. DECEASED'S PLACE OF BIRTH (City or town)		76. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
77. I. DECEASED'S PLACE OF BIRTH (City or town)		78. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
79. I. DECEASED'S PLACE OF BIRTH (City or town)		80. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
81. I. DECEASED'S PLACE OF BIRTH (City or town)		82. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
83. I. DECEASED'S PLACE OF BIRTH (City or town)		84. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
85. I. DECEASED'S PLACE OF BIRTH (City or town)		86. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
87. I. DECEASED'S PLACE OF BIRTH (City or town)		88. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
89. I. DECEASED'S PLACE OF BIRTH (City or town)		90. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
91. I. DECEASED'S PLACE OF BIRTH (City or town)		92. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
93. I. DECEASED'S PLACE OF BIRTH (City or town)		94. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
95. I. DECEASED'S PLACE OF BIRTH (City or town)		96. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
97. I. DECEASED'S PLACE OF BIRTH (City or town)		98. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	
99. I. DECEASED'S PLACE OF BIRTH (City or town)		100. PROVINCE	
<u>Sarrat</u>		<u>Ilocos Norte</u>	

RESERVE FOR BINDING

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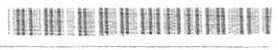
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Documentary
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CLARE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority





Republic of the Philippines
PHILIPPINE STATISTICS AUTHORITY
Manila

OFFICE OF THE CIVIL REGISTRAR GENERAL

July 29, 2020

TO WHOM IT MAY CONCERN:

We certify that we do not have any record of death of:

Name : PAULINA TAGABI GANIR
Date of Death : September 29, 1978
Place of Death : Sarrat, Ilocos Norte

Further verification may be made from the Local Civil Registry Office of Sarrat, Ilocos Norte. If available, the document may be requested for endorsement to the Office of the Civil Registrar General (OCRG). Otherwise, any interested party may apply for delayed registration.

Issued upon the request of ELSA GANIR for Claim Benefits / Loan.

CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority

Documentary
Stamp Tax Paid

Note: This certification is not valid if it contains erasures or alterations.

07515-M4-028JLE-00211-D1004

36/D//GANIR/PA*//09/29/1978////OFF



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K0800499537



ANNEX 4

(COPY FOR OCRG)



Municipal Form No. 103 (Revised January 1993) (To be accomplished in quadruplicate)

Republic of the Philippines
CERTIFICATE OF DEATH

(Fill out completely, accurately and legibly. Use ink or typewriter. Place X before the appropriate answer in items 2, 9, 13, 15, 16, 18, 19, 21 and 23.)

Province Ilocos Norte Registry No. 94-608
City/Municipality Laoag City

1. NAME (First) FELIPE (Middle) TAGABI (Last) GANIR, JR.

2. SEX 1 Male 2 Female
3. RELIGION Roman Catholic

4. AGE a. 1 YEAR OR ABOVE b. UNDER 1 YEAR c. UNDER 1 DAY
Completed years 37 Months 0 Days 0 Hrs/Min/Sec

5. PLACE OF DEATH (Name of Hospital/Clinic/Institution/ House No., Street, Barangay) (City/Municipality) (Province)
Gov. Roque B. Ablan, Sr. Memorial Hospital, Laoag City

6. DATE OF DEATH (day) (month) (year) 7. CITIZENSHIP
26 September 1994 Filipino

8. RESIDENCE (House No., Street, Barangay) (City/Municipality) (Province)
Brgy. 24, Sarrat, Ilocos Norte

9. CIVIL STATUS 1 Single 2 Married 3 Widowed 4 Others 5 Unknown
10. OCCUPATION Private Employee

MEDICAL CERTIFICATE
(For ages 0 to 7 days, accomplish items 11-17 at the back)

17. CAUSES OF DEATH Upper Gastro Intestinal Bleeding (Interval Between Onset and Death)
i. Immediate cause: a. Esophageal VARICES
Antecedent cause: b. Hypatic Encephalopathy
Secondary Alcoholic liver disease
Underlying cause: c. Cirrhosis
ii. Other significant conditions contributing to death:

18. DEATH BY NON-NATURAL CAUSES
a. Manner of Death 1 Homicide 2 Suicide 3 Accident 4 Others (Specify) _____
b. Place of Occurrence (e.g. home, farm, factory, street, sea, etc.) _____

19. ATTENDANT 3 Hospital Authority If attended, state duration: September 26, 1994
 1 Private Physician 2 Public Health Officer 3 Hospital Authority 4 None 5 Others (Specify) _____ From _____ To _____

20. CERTIFICATION OF DEATH
I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I
 have not attended the deceased
 have attended the deceased and that death occurred at 8:35 P.M. on the date indicated above.

Signature TEOFANES G. CRUCES, M.D.
Name in Print TEOFANES G. CRUCES, M.D.
Title or Position Medical Specialist II
Address GRRASMH, Laoag City
Date 9/28/94

REVIEWED BY: [Signature]
Signature over printed name of Health Officer
10-27-94
Date

21. CORPSE DISPOSAL 1 Burial 2 Cremation 3 Others (Specify) _____
22. BURIAL/CREMATION PERMIT Number _____ Date Issued _____
23. AUTOPSY 1 Yes 2 No

24. NAME AND ADDRESS OF CEMETERY OR CREMATORY

25. INFORMANT Samuel Ganir
Signature SAMUEL GANIR
Name in Print SAMUEL GANIR
Relationship to the deceased Brother
Address Sarrat, Ilocos Norte
Date 9/28/94

26. PREPARED BY Purissima A. Victoria
Signature PURISSIMA A. VILORIA
Name in Print PURISSIMA A. VILORIA
Title or Position Clerk I
Date 9/28/94

27. RECEIVED AT THE OFFICE OF THE CIVIL REGISTRAR
Signature VIRGINIA R. SAPPATAN
Name in Print VIRGINIA R. SAPPATAN
Title or Position Registration Officer I
Date October 4, 1994

REMARKS/ANNOTATION

FOR OCRG USE ONLY: Population Reference No. _____

TO BE FILLED UP AT THE OFFICE OF THE CIVIL REGISTRAR

41 26094001
48 1
49 1 50 1 51 237
54 28126
59 26094001 65 1
66 28217
71 2 72 X30
75 271
79 3
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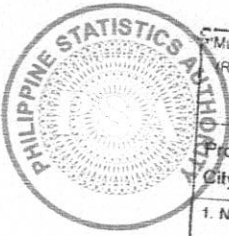


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CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority





Municipal Form No. 103
(Revised January 2007)

Republic of the Philippines
OFFICE OF THE CIVIL REGISTRAR GENERAL
CERTIFICATE OF DEATH

Completed in quadruplicate using black ink

ANNEX

Province **ILOCOS NORTE**
 City/Municipality **LAOAG CITY (Capital)** Registry No. **2016-91**

1. NAME (First) (Middle) (Last) **SAMUEL TAGABI GANIR** 2. SEX (Male/Female) **Male**

3. DATE OF DEATH (Day, Month, Year) **31-January-2016** 4. DATE OF BIRTH (Day) (Month) (Year) **13-October-1965** 5. AGE AT THE TIME OF DEATH (Fill-in below accord. to age category)
 a. IF 1 YEAR OR ABOVE [2] Completed years **50** b. IF UNDER 1 YEAR [1] Months [2] Days [3] Hours [4] Min/Sec

6. PLACE OF DEATH (Name of Hospital/Clinic/Institution/House No., St., Barangay, City/Municipality, Province) **Gov. Roque B. Ablan Sr. Memorial Hospital, Laoag City, Ilocos Norte Norte** 7. CIVIL STATUS (Single/Married/Widow/Widower/Annulled/Divorced) **Married**

8. RELIGION/RELIGIOUS SECT **Roman Catholic** 9. CITIZENSHIP **Filipino** 10. RESIDENCE (House No., St., Barangay, City/Municipality, Province, Country) **Brgy. 24 San Roque, Sarrat, Ilocos Norte**

11. OCCUPATION **Self-Employed** 12. NAME OF FATHER (First, Middle, Last) **FELIPE GANIR SR. (DECEASED)** 13. MAIDEN NAME OF MOTHER (First, Middle, Last) **PAULINA TAGABI (DECEASED)**

MEDICAL CERTIFICATE
(For ages 0 to 7 days, accomplish items 14-19a at the back)

19b. CAUSES OF DEATH (If the deceased is aged 8 days and over)
 I. Immediate cause : a. **Cardiorespiratory Arrest 2x** Interval Between Onset and Death
 Antecedent cause : b. **Hypovolemic Shock;**
 Underlying cause : c. **Stabbed wound, abdomen, subcostal area, penetrating;**
 II. Other significant conditions contributing to death: **Perforating injury**

19c. MATERNAL CONDITION (If the deceased is female aged 15-49 years old)
 a. pregnant, not in labour b. pregnant, in labour c. less than 42 days after delivery d. 42 days to 1 year after delivery e. None of the choices

19d. DEATH BY EXTERNAL CAUSES
 a. Manner of death (Homicide, Suicide, Accident, Legal intervention, etc.)
 b. Place of Occurrence of External Cause (e.g. home, farm, factory, street, sea, etc.)

20. AUTOPSY (Yes / No)

21a. ATTENDANT
 1 Private Physician 2 Public Health Officer 3 Hospital Authority 4 None 5 Others (Specify)

21b. If attended, state duration (mm/dd/yy)
 From **01/31/16 @ 10:51 P.M.** To **01/31/16 @ 11:42 P.M.**

22. CERTIFICATION OF DEATH
 I hereby certify that the foregoing particulars are correct as near as same can be ascertained and I further certify that I have attended the deceased and that death occurred at **11:42 P.M.** am/pm on the date of death specified above.

Signature **EMMANUEL N. PICHAY, MD.**
 Name in Print **EMMANUEL N. PICHAY, MD.**
 Title or Position **Medical Specialist III**
 Address **G.R.B.A.S.M.H., Laoag City, Ilocos Norte**
 Date **February 2, 2016**

REVIEWED BY:
JOSEPH D. ADAYA, M.D.
 Signature Over Printed Name of Health Officer
February 02, 2016
 Date

23. CORPSE DISPOSAL (Burial, Cremation, if others, specify) **Burial** 24a. BURIAL/CREMATION PERMIT Number Date Issued 24b. TRANSFER PERMIT Number Date Issued

25. NAME AND ADDRESS OF CEMETERY OR CREMATORY

26. CERTIFICATION OF INFORMANT
 I hereby certify that all information supplied are true and correct to my own knowledge and belief.
 Signature **Estrelita R. Ganir**
 Name in Print **ESTRELITA R. GANIR**
 Relationship to the Deceased **Wife**
 Address **Brgy. 24, Sarrat, Ilocos Norte**
 Date **February 2, 2016**

27. PREPARED BY
 Signature **Jozzel Charlie M. Salacup**
 Name in Print **JOZZEL CHARLIE M. SALACUP**
 Title or Position **Administrative Aide IV**
 Date **February 2, 2016**

28. RECEIVED BY
 Signature **Marnelle M. Silao**
 Name in Print **MARNELLE M. SILAO**
 Title or Position **Administrative Aide I**
 Date **February 2, 2016**

29. REGISTERED BY THE CIVIL REGISTRAR
 Signature **Lilian R. Abijero**
 Name in Print **LILIAN R. ABIJERO**
 Title or Position **City Civil Registrar**
 Date **February 2, 2016**

REMARKS/ANNOTATIONS (For LCRO/OCRG Use Only)

TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR
 5 8 9 10 11 19a(a)/19b 19a(c)
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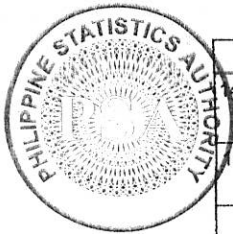
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CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority





FOR CHILDREN AGED 0 TO 7 DAYS		
14. AGE OF MOTHER	15. METHOD OF DELIVERY (Normal spontaneous vertex, if others, specify)	16. LENGTH OF PREGNANCY: (in completed weeks)
17. TYPE OF BIRTH (Single, Twin, Triplet, etc)		18. IF MULTIPLE BIRTH, CHILD WAS (First, Second, Third, etc)

MEDICAL CERTIFICATE

19a. CAUSES OF DEATH

a. Main disease/condition of infant _____

b. Other diseases/conditions of infant _____

c. Main maternal disease/condition affecting infant _____

d. Other maternal disease/condition affecting infant _____

e. Other relevant circumstances _____

CONTINUE TO FILL UP ITEM 20

POSTMORTEM CERTIFICATE OF DEATH

I HEREBY CERTIFY that I have performed an autopsy upon the body of the deceased and that the cause of death was _____

Signature _____ Title/Designation _____

Name in Print _____ Address _____

Date _____

CERTIFICATION OF EMBALMER

I HEREBY CERTIFY that I have embalmed SAMUEL T. GARDI following all the regulations prescribed by the Department of Health.

Signature Dennis Alcantara Title/Designation EMBALMER

Name in Print DENNIS ALCANTARA License No. 2724

Address # 15 BALIGAS BATAAC, 3RD DISTRICT, BATAAC, BULACAN Issued on 9-10-99 at D. O. - A. HLA

Expiry Date NOV. 2018

AFFIDAVIT FOR DELAYED REGISTRATION OF DEATH

I, _____, of legal age, single/married/divorced/widow/widower, with residence and postal address _____, after being duly sworn in accordance with law, do hereby depose and say:

- That _____ died on _____ in _____ and was buried/cremated in _____ on _____.
- That the deceased at the time of his/her death:
 - was attended by _____;
 - was not attended.
- That the cause of death of the deceased was _____.
- That the reason for the delay in registering this death was due to _____.
- That I am executing this affidavit to attest to the truthfulness of the foregoing statements for all legal intents and purposes.

In truth whereof, I have affixed my signature below this _____ day of _____ at _____, Philippines.

(Signature Over Printed Name of Affiant)

SUBSCRIBED AND SWORN to before me this _____ day of _____ at _____, Philippines, affiant who exhibited to me his Community Tax Cert. issued on _____ at _____.

Signature of the Administering Officer

Position / Title / Designation

Name in Print

Address

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Documentary Stamp Tax Paid

CDSM

CLAIRE DENNIS S. MAPA, Ph. D.
National Statistician and Civil Registrar General
Philippine Statistics Authority



ANNEX

AFFIDAVIT OF LOSS

KNOW ALL MEN BY THESE PRESENTS:

That I, **QUEENIE RAMOS GANIR**, of legal age, Filipino citizen, single, formerly a resident of Brgy. 26, Laoag City, Philippines, but now a resident of Brgy. 17, San Felipe, Sarrat, Ilocos Norte, Philippines, after first having been duly sworn to in accordance with law, hereby depose and state:

RECEIVED
 Province of Ilocos Norte, Batac Branch
 Registry of Deeds

Electronic Entry Book for:
 Register of Land (Vol. 196)

Entry No. 2020000688
 Date: 8-25-2020
 Time: 3:28 PM

1. That SPOUSES FELIPE GANIR and PAULINA TAGABI are the registered owners of Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W and 24-X all of the Solsona Cadastre, as per T.C.T. NO. T-15841 ;
2. That in March 2018, ESTRELITA GANIR, the daughter-in-law of the registered owners gave to me the owner's duplicate of T.C.T. NO. T-15841 and I kept it in my files for safekeeping ;
3. That however, in May 2018, we transferred our residence from Brgy. 26, Laoag City to Brgy. 17, San Felipe, Sarrat, Ilocos Norte and that was the time that I discovered that the owner's duplicate of T.C.T. NO. T-15841 was already missing and despite diligent search and inquiry the same could not be found so I now consider the said owner's duplicate of T.C.T. NO. T-15841 as lost and beyond recovery ;
4. That this affidavit is hereby executed to attest to the truth of the facts above-stated and for whatever legal purpose it may be used;

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of August, 2020 in City of Laoag, Philippines.

Queenie Ramos Ganir

QUEENIE RAMOS GANIR

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG)S.S.

... that this duplicate has been duly
 cancelled in the Office of the Provincial Registrar, Batac Branch
 of the Province of Ilocos Norte, Ilocos Norte, Philippines, and the
 same has been cancelled on _____

Atty. *Juan Conrado A. Respicio II*
 by *Juan Conrado A. Respicio II*
BUYEN
 Notary Public
 Province of Ilocos Norte, Batac Branch, Registry of Deeds

SUBSCRIBED AND SWORN TO before me this 20th day of August, 2020 in the City of Laoag, Philippines, affiant exhibiting to me her Non-Professional Driver's License No. A03-18-001428.

ATTY. JUAN CONRADO A. RESPICIO II
 NOTARY PUBLIC
 Until December 31, 2020
 PTR No. 2042624
 Issued at Laoag City 01-02-20
 TIN 113-546-75
 IBP OR NO. 061766 L.C. 12-19-18
 ROLL NO. 32287;PAGE NO. 458;
 BOOK NO. XIII
 MCLE COMPLIANCE NO. VI-0005334

Doc. No. 477
Page No. 96
Book No. DLXXXIV
Series of 2020

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FIRST JUDICIAL REGION
CITY OF LAOAG

IN RE: PETITION FOR THE ISSUANCE
OF NEW OWNER'S DUPLICATE OF
TRANSFER CERTIFICATE OF TITLE
NO. T-15841 OF THE REGISTRY OF
DEEDS OF BATAAC COVERING LOTS
NOS. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I,
24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W
AND 24-X OF THE CADASTRAL
SURVEY OF SOLSONA, ILOCOS
NORTE

L.R.C. CAD.REC. NO. *7432*
LOTS NOS. 24-B, 24-C, 24-E,
24-F, 24-G, 24-I, 24-K, 24-L, 24-
M, 24-P, 24-S, 24-V, 24-W AND
24-X
ALL OF SOLSONA CADASTRE
T.C.T. N O. T-15841

mab
QUEENIE RAMOS GANIR
VIRGINIA RAMOS BROMLEY A.K.A.
VIRGINIA RAMOS GANIR
KENICH R. GANIR
ARISTOTLE R. GANIR
CHARMINE G. ASUNCION
FREDIE T. GANIR
ESTRELITA R. GANIR
SAMUEL ISRAEL R. GANIR
SAMUEL MOISES R. GANIR
MAYVELYN GRACE R. GANIR
IMEE GANIR CHOU
PETITIONERS,

-versus-

ATTY. KRISTELLE JOY ANN B.
QUIBUYEN
ACTING REGISTER OF DEEDS
RESPONDENT.

X- - - - - X

JUDICIAL AFFIDAVIT OF QUEENIE RAMOS GANIR

I, QUEENIE RAMOS GANIR, 36 years old, Filipino citizen, single, formerly a resident of Brgy. 26, Laoag City, Philippines, but presently at Brgy. 17, Sarrat, Ilocos Norte, Philippines, after having been duly sworn to in accordance with law, do hereby voluntarily submit myself for examination before ATTY. JUAN CONRADO A. RESPICIO II at the RESPICIO & RESPICIO LAW OFFICES with address at the 3rd Floor, Old Far East Bank Building, Los Martires de la Patria St., 2900, Laoag City, Philippines and that I will answer all the questions being asked duly conscious that I am under oath and that I may face criminal liability for false testimony or perjury.

Q1: Are you the same QUEENIE RAMOS GANIR, one of the petitioners who filed this petition?

A1: Yes Sir.

Q2: Do you know your co-petitioner, VIRGINIA RAMOS BROMLEY A.K.A. VIRGINIA RAMOS GANIR?

A2: Yes Sir. She is my mother.

Q3: How about KENICH R. GANIR, ARISTOTLE R. GANIR and CHARMINE G. ASUNCION, your co-petitioners?

A3: They are my siblings Sir.

Q4: Do you also know FREDIE T. GANIR, one of the petitioners?

A4: Yes Sir. He is my uncle. He being the brother of my late father, FELIPE T. GANIR JR.

Q5: Do you also know ESTRELITA R. GANIR, SAMUEL ISRAEL R. GANIR, SAMUEL MOISES R. GANIR and MAYVELYN GRACE R. GANIR, your co-petitioners?

Queenie Ramos Ganir

A5: Yes Sir. ESTRELITA R. GANIR is the wife of my late uncle, SAMUEL T. GANIR while SAMUEL ISRAEL R. GANIR, SAMUEL MOISES R. GANIR and MAYVELYN GRACE R. GANIR are their children.

Q6: How about IMEE GANIR CHOU, do you also know her?

A6: Yes Sir. She is my aunt, she being the sister of my late father, FELIPE T. GANIR JR.

Q7: It is alleged in your Petition that you are the attorney-in-fact of your co-petitioners. Are they aware of the petition that you filed?

A7: Yes Sir.

Q8: Do you have documentary evidence to prove that you are representing your mother, VIRGINIA RAMOS BROMLEY in the above-entitled case?

A8: There is Sir. The Special Power of Attorney she executed Sir.

Q9: Is this the Special Power of Attorney you are referring to attached to the records of the case as Annex "A" and which I am marking as Exhibit "B" and attaching as part of your Judicial Affidavit?

A9: Yes Sir.

Q10: Do you also have documentary evidence to prove that you are the attorney-in-fact of KENICH R. GANIR, ARISTOTLE R. GANIR, CHARMINE G. ASUNCION, ESTRELITA R. GANIR, SAMUEL ISRAEL R. GANIR, SAMUEL MOISES GANIR and MAYVELYN GRACE R. GANIR in the above-entitled case?

A10: There is Sir. The Special Power of Attorney they executed Sir.

msb

Q11: Is this the Special Power of Attorney you are referring to attached to the records of the case as Annex "B" and which I am marking as Exhibit "C" and attaching as part of your Judicial Affidavit?

A11: Yes Sir.

Q12: Do you also have documentary evidence to prove that you are also the attorney-in-fact of FREDIE T. GANIR?

A12: There is Sir. The Special Power of Attorney he executed in my favor.

Q13: Is this the Special Power of Attorney executed by FREDIE T. GANIR you are referring to attached to the records of the case as Annex "C" and which I am marking as Exhibit "D" and attaching as part of your Judicial Affidavit?

A13: Yes Sir.

Q14: Do you also have documentary evidence to prove that you are the attorney-in-fact of IMEE GANIR CHOU?

A14: There is Sir. The Special Power of Attorney she executed in my favor.

Q15: Is this the Special Power of Attorney you are referring to attached to the records of the case Annex "D" and which I am marking as Exhibit "E" and attaching as part of your Judicial Affidavit?

A15: Yes Sir.

Q16: Do you know the SPOUSES FELIPE GANIR and PAULINA TAGABI GANIR?

A16: Yes Sir. They are my grandparents. They are the parents of my late father, FELIPE T. GANIR, JR.

Q17: Do you know Lots Nos. 24-B, 24-C, 24-E, 24-F, 24-G, 24-I, 24-K, 24-L, 24-M, 24-P, 24-S, 24-V, 24-W AND 24-X of the Cadastral Survey of Solsona, Ilocos Norte?

me

A17: Yes Sir. Because the said lots are owned by my late grandparents, the said SPOUSES FELIPE GANIR and PAULINA TAGABI GANIR Sir.

Q18: Do you have a certified true copy of the certificate of title of the said lots?

A18: There is Sir.

Q19: Is this the certified true copy of the certificate of title you are referring to attached to the records of the case as Annex "E" and which I am marking as Exhibit "F" and attaching as part of your Judicial Affidavit?

A19: Yes Sir.

Q20: You said that the said SPOUSES FELIPE GANIR and PAULINA TAGABI GANIR are both deceased. When and where did FELIPE GANIR die?

A20: He died on January 13, 1981 at Sarrat, Ilocos Norte Sir.

Q21: Do you have a certified true copy of his death certificate?

A21: Yes Sir.

Q22: Is this the certified true copy of his death certificate you are referring to attached to the records of the case as Annex "F" and which I am marking as Exhibit "G" and attaching as part of your Judicial Affidavit?

A22: Yes Sir.

Q23: How about your grandmother, PAULINA TAGABI GANIR, when and where did she die?

A23: She died on September 29, 1978 at Sarrat Ilocos Norte Sir.

Q24: Do you have a certified true copy of her death certificate?

Tagabi

A24: None Sir. I only have a copy of the Certification issued by the Philippine Statistics Authority certifying that it has no available records.

Q25: Is this the Certification you are referring to attached to the records of the case as Annex "G" and which I am marking as Exhibit "H" and attaching as part of your Judicial Affidavit?

A25: Yes Sir.

Q26: Will you state the name of the children of the SPOUSES FELIPE GANIR and PAULINA TAGABI GANIR?

A26: My late father, FELIPE T. GANIR, JR., FREDDIE T. GANIR, SAMUEL T. GANIR and IMEE TAGABI GANIR Sir.

Q27: You also said that your father, FELIPE T. GANIR JR. is already dead. When and where did he die?

A27: He died on September 26, 1994 at Laoag City Sir.

Q28: Do you have a certified true copy of his death certificate?

A28: There is Sir.

Q29: Is this the certified true copy of his death certificate you are referring to attached to the records of the case as Annex "H" and which I am marking as Exhibit "I" and attaching as part of your Judicial Affidavit?

A29: Yes Sir.

Q30: Who are the heirs of FELIPE T. GANIR JR.?

A30: I and my mother, VIRGINIA RAMOS BROMLEY and my siblings, KENICH R. GANIR, ARISTOTLE R. GANIR and CHARMINE G. ASUNCION Sir.

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- Q31: Are they aware of this petition?
A31: Yes Sir. My mother already executed a Special Power of Attorney in my favor already marked as Annex "A" and my siblings, KENICH R. GANIR, ARISTOTLE R. GANIR and CHARMINE G. ASUNCION likewise executed a Special Power of Attorney in my favor already marked as Annex "B" Sir.
- Q32: How about FREDIE T. GANIR, your uncle, is he aware of this petition that you filed?
A32: Yes Sir. He already executed a Special Power of Attorney already marked as Annex "C".
- Q33: Where is SAMUEL T. GANIR now?
A33: He is already dead Sir.
- Q34: When and where did he die?
A34: He died on January 31, 2016 at Laoag City Sir?
- Q35: Is this the certified true copy of his death certificate you are referring to attached to the records of the case as Annex "T" and which I am marking as Exhibit "J" and attaching as part of your Judicial Affidavit?
A35: Yes Sir.
- Q36: Who are the heirs of SAMUEL T. GANIR?
A36: His wife, ESTRELITA GANIR and their children, SAMUEL ISRAEL R. GANIR, SAMUE MOISES R. GANIR, MAYVELYN GRACE R. GANIR Sir.
- Q37: Are they aware of the petition that you filed?
A37: Yes Sir. They already executed a Special Power of Attorney in my favor already marked as Annex "B" Sir.
- Q38: How about IMEE GANIR CHOU is she aware of the petition that you filed?
A38: Yes Sir. She already executed a Special Power of Attorney in my favor already marked as Annex "D".

Musta

Q39: It is alleged in your Petition that you lost the owner's duplicate of said certificate of title. Will you tell the circumstance how it was lost?

A39: In March 2018, my aunt, ESTRELITA T. GANIR, wife of the late SAMUEL T. GANIR gave to me the owner's duplicate of said certificate of title.

That I kept the said owner's duplicate of said certificate of title in a brown envelope and placed it in my files in our house at Brgy. 26, Laoag City for safekeeping.

In May 2018, we transferred residence from Brgy. 26, Laoag City to Brgy. 17, San Felipe, Sarrat, Ilocos Norte and all our personal belongings were transferred at our new residence at Brgy. 17, Sarrat, Ilocos Norte.

After we fixed all our personal belongings, I discovered that the brown envelope in which I kept the said owner's duplicate of said certificate of title was already missing Sir.

Q40: What then did you do when the owner's duplicate of said certificate of title was missing?

A40: I asked my siblings, KENICH RAMOS GANIR, ARISTOTLE R. GANIR and CHARMINE G.ASUNCION if they saw or got the said certificate of title but they told me that they never saw it Sir. I likewise exerted efforts to look for the same but I could not find the same Sir.

Q41: Did you execute an Affidavit of Loss to prove the circumstances of the loss of the owner's duplicate?

A41: There is Sir.

Q42: Is this the Affidavit of Loss you are referring to attached to the records of the case as Annex "J" and which I am marking as Exhibit "K" and attaching as part of your Judicial Affidavit?

A42: Yes Sir.

Estrelita

Q43: Has the Affidavit of Loss been registered with the Office of the Registry of Deeds of Solsona, Ilocos Norte?

A43 : Yes Sir, it was already annotated at the back of said certificate of title.

Q44: Are you sure that the owner's duplicate has never been pledged nor delivered to any person or entity to guarantee any obligation or for any other purpose?

A44: I am sure Sir.

Q45: Since you said that the owner's duplicate of said T-15841 was lost, what then do you pray of this Honorable Court?

A45: I pray that the Honorable Court will direct the Registrar of Deeds of Batac City to issue a new owner's duplicate of T.C.T. NO. T-15841 in lieu of the lost one.

Q46: Do you confirm and affirm the veracity of the contents of your Judicial Affidavit?

A46: Yes Sir.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of September, 2022 in the City of Laoag, Philippines.



QUEENIE RAMOS GANIR
DRIVER'S LICENSE NO. A03-18-001428

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG)S.S.

SUBSCRIBED AND SWORN TO before me this 27th day of September, 2022 in the City of Laoag, Philippines.

ATTY. JUAN CONRADO A. RESPICIO II
NOTARY PUBLIC

Doc. No. 18
Page No. 5
Book No. DCLXXX
Series of 2022

Until December 31, 2022
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IBP OR No. 190933; Laoag City 01-06-2022
Roll No. 32287; Page No. 458; Book No. XIII
TIN 113-546-752
MCLE Compliance No. VI-0005334

ATTESTATION

I, ATTY. JUAN CONRADO A. RESPICIO II, under oath, hereby attests that I have faithfully recorded or caused to be recorded the questions, I asked and the corresponding answers that the witness gave and that neither I nor any other person then present or assisting her coached the witness regarding the latter's answer.

**ATTY. JUAN CONRADO A. RESPICIO II
COUNSEL FOR PETITIONERS
LAOAG CITY
IBP OR NO. 190933
ROLL NO. 32287
PAGE NO. 458
BOOK NO. XIII
MCLE COMPLIANCE NO.0005334**

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG)S.S.

SUBSCRIBED AND SWORN to before me this 27th day of September, 2022 in the City of Laoag, Philippines. Affiant exhibiting to me his Unified Multi-Purpose ID No. CRN-006-0049-8420-7.


**ATTY. FRANKLIN DANTE A. RESPICIO
NOTARY PUBLIC**

Doc. No. 307 Until December 31, 2022
Page No. 79 PTR No. 2332898 ; Laoag City 1-03-2022
Book No. ~~10001~~ TIN 186-267-782; Roll No. 41083
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