

201300745736

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

Registry of Deeds for Marikina

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF BAYANBAYANAN, MUNICIPALITY OF MARIKINA, PROVINCE OF RIZAL, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT , BLOCK , OF THE SUBDIVISION PLAN (LRC) PSD- , BEING A PORTION OF LOT (LRC) PSD- , LRC REC. NO.), SITUATED IN THE BARRIO OF BAYANBAYANAN, MUNICIPALITY OF MARIKINA, PROVINCE OF RIZAL, ISLAND OF LUZON. BOUNDED ON THE NE., POINTS (Continued on next page)

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

Owner:

Address:

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

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.:

Orig. Reg. Date:(

Decree No.:

Original RD : PROVINCE OF RIZAL

OCT No.:


Volume No.:

Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 412793 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Marikina, Philippines on the 30th day of APRIL 2014 at 11:41am.


Richard Cerna Mogello
Deputy Registrar of Deeds

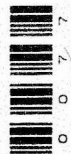


TCT No.:

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

3 TO 4 BY ROAD LOT 2; ON THE SE., POINTS 4 TO 1 BY LOT 11; ON THE SW., POINTS 1 TO 2 BY LOT 10; AND ON THE NW., POINTS 2 TO 3 BY LOT 7, ALL OF BLOCK 4; ALL OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 67 DEG. 16' E., 3288.51 M. FROM BLBM 1, BO. OF BAYANBAYANAN, MARIKINA, THENCE N. 20 DEG. 00' W., 13.00 M. TO POINT 2; THENCE N. 70 DEG. 00' E., 18.50 M. TO POINT 3; THENCE S. 20 DEG. 00' E., 13.00 M. TO POINT 4; THENCE S. 70 DEG. 00' W., 18.50 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF TWO HUNDRED FORTY SQUARE METERS AND FIFTY SQUARE DECIMETERS (240.5), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM.; BEARINGS TRUE; DATE OF ORIGINAL SURVEY, DEC. 1910 - JUNE 1911 AND THAT OF THE SUBDIVISION SURVEY, EXECUTED BY GEODETIC ENGINEER, MANUEL G. ANONUEVO, FEB. 25 - APRIL 15, 1972. /m



MEMORANDUM OF ENCUMBRANCES

ENTRY NO. / F.T.F. : RESTRICTIONS AND EASEMENTS TO RUN WITH THE LAND UP TO AUGUST 31, 2029, TO WIT:

1. SUBJECT LOT SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES. THE USE OF ANY PORTION THEREOF OR OF ANY BUILDING OR CONSTRUCTION THEREIN FOR ANY COMMERCIAL PURPOSES, HOWEVER, INCIDENTAL, SHALL BE A VIOLATION OF THIS RESTRICTION. CONSTRUCTION OF AN "ACCESORIA" THEREIN FOR RENTAL PURPOSES SHALL LIKEWISE BE A VIOLATION OF THIS RESTRICTIONS.

2. BUILDINGS ON THE LOT MUST BE OF STRONG MATERIALS AND PROVIDED WITH GUTTERS, DOWNSPOUTS, DRAINS AND SIMILAR CONTRIVANCES TO PREVENT RAIN AND EXCESS WATER COLLECTED WITHIN THE LOT FROM FALLING OR RUNNING TO ANY ADJOINING LOT.

3. SEWAGE AND WASTE MATTER SHALL BE DISPOSED OF BY MEANS OF SEPTIC TANKS OR BY SEWER SYSTEM.

4. THE CAVES OF ALL BUILDINGS, INCLUDING GARAGES, SERVANTS QUARTERS ROOFED TERRACES AND CARPORTS, THAT MAY BE CONSTRUCTED WITHIN THE LOT SHALL BE SET BACK AT LEAST THREE (3) METERS AWAY FROM THE BOUNDARY LINE THEREOF FRONTING THE STREET AND AT LEAST ONE (1) METER AWAY FROM THE SIDE AND REAR BOUNDARIES, BUT THIS ONE (1) METER SET BACK REQUIREMENT SHALL APPLY ONLY TO THE BACK AND THE FREE SIDE BOUNDARY WHEN A DUPLEX HOUSE IS BUILT ACROSS THE COMMON BOUNDARY OF TWO (2) ADJOINING LOTS. HOWEVER, SERVANTS QUARTERS AND GARAGES (NOT CARPORTS) OF NOT MORE THAN TEN (10) FEET IN HEIGHT MAY BE CONSTRUCTED WITHIN ONE (1) METER FROM THE SIDE AND REAR BOUNDARIES AS LONG AS THE WINDOWS AND OPENINGS THEREIN ARE BUILT IN ACCORDANCE WITH LAW.

5. ROOFED BUILDINGS, IN SUBJECT LOT SHALL NOT OCCUPY MORE THAN 50% OF THE AREA THEREOF.

6. THE LOT SHALL BE SUBJECT ALONG A ONE (1) METER STRIP ON THE BACK AND SIDE BOUNDARIES THEREOF, TO AN EASEMENT FOR DRAINAGE AND FOR WATER, GAS AND OTHER UTILITIES IN FAVOR OF THE ADJOINING LOT WHICH IS FURTHER FROM THE MAIN DRAINAGE CANAL OR FROM THE UTILITIES MAIN, AS THE CASE MAY BE.

7. THE FENCE ALONG ANY BOUNDARY LINE OF SUBJECT LOT SHALL NOT BE MORE THAN FOUR (4) FEET IN HEIGHT.

8. THE LOT SHALL NOT BE SUBDIVIDED OR PARTITIONED INTO SMALLER LOTS, IT BEING THE INTENTION HEREIN THAT AT NO TIME SHALL ANY SEPARATE RESIDENTIAL AREA BE LESS THAN 200 SQ.MTERS.

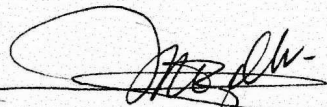
(DOC. NO. 221, PAGE 58, BK. 12, S. OF 1973 OF NOT. PUB. OF RIZAL, ROMEO C. SAN PEDRO)

DATE OF THE INSTRUMENT - MAY 31, 1973

DATE OF THE INSCRIPTION - JULY 9, 1973 AT 10:13 A.M.

(SGD)

OSCAR EUSEBIO
REG. OF DEEDS



Richard Cerna Mogello
Deputy Registrar of Deeds

