



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

Office of the Sangguniang Panlungsod  
Received by: *Josef Pring*  
Date: *6/27/2024*  
Time: *3:00 pm*

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

COMMITTEE REPORT  
NO. HLUUD 054 S-2024

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Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN DEEDS OF ABSOLUTE SALE TO ACQUIRE PORTIONS OF OCT NO. O-82, OCT. NO. O-85, OCT NO. O-86, TCT NO. 167-2019000638, TCT NO. T-1192918, TCT NO. 245175, TCT NO. 245174, TCT NO. 167-2019001623 LOCATED AT BARANGAY ALIMA, FOR THE PURPOSE OF ROAD WIDENING PROJECT. (PCR 484-2024 dated 15 January 2024)**

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Acting on authorizing the city mayor to sign deeds of Absolute Sale during the 75<sup>th</sup> Regular Session dated 22 January 2024, the Committee on Housing, Land Utilization, and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan reported the following:

Under Section 16 of the Local Government Code, local government units are empowered to exercise necessary, appropriate, or incidental powers for efficient governance, and the promotion of the general welfare.

The City Government of Bacoor is committed to becoming a model first-class city, promoting the welfare of its constituents, and particularly providing humane housing facilities for the informal settlers and the underprivileged and homeless.

To fulfill this mission, the City Government has acquired adjoining real properties in Barangay Alima for the construction of a low-cost resettlement site. The expansion of existing thoroughfares is required for this project, necessitating the acquisition of portions of private properties directly adjoining the thoroughfare to be expanded.

**FINDINGS:**

The City Government of Bacoor is dedicated in promoting the welfare of its citizens by providing humane housing facilities and undertaking infrastructure projects aimed at enhancing the quality of life.

The acquisition of portions of real properties in Barangay Alima is essential for the development of a low-cost resettlement site and the expansion of existing thoroughfares, which are crucial for urban development and improved mobility.



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**RECOMMENDATION:**

After thorough evaluation, the committee respectfully recommends the **APPROVAL** of the aforementioned resolution authorizing the city mayor to sign a deed of absolute sale for the acquisition of portions of real properties in Barangay Alima for the road widening project.

**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

Signed this 29<sup>th</sup> day of January 2024 at the City of Bacoor, Cavite.

**Committee on Housing, Land Utilization and Urban Development**

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman

  
\_\_\_\_\_  
**COUN. ADRIELITO G. GAWARAN**  
Vice Chairman

  
\_\_\_\_\_  
**COUN. SIMPLICIO G. DOMINGUEZ**  
Member

  
\_\_\_\_\_  
**COUN. ALEJANDRO F. GUTIERREZ**  
Member



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

Office of the Sangguniang Panlungsod  
Received by Janet Pring  
Date: 6/27/2024  
Time: 5:00 pm

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

EXCERPT FROM THE MINUTES OF THE 75<sup>TH</sup> REGULAR SESSION  
NO. HLUUD 054 S-2024

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Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN DEEDS OF ABSOLUTE SALE TO ACQUIRE PORTIONS OF OCT NO. O-82, OCT. NO. O-85, OCT NO. O-86, TCT NO. 167-2019000638, TCT NO. T-1192918, TCT NO. 245175, TCT NO. 245174, TCT NO. 167-2019001623 LOCATED AT BARANGAY ALIMA, FOR THE PURPOSE OF ROAD WIDENING PROJECT. (PCR 484-2024 dated 15 January 2024)**

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The President Pro-Tempore, Hon. Reynaldo D. Palabrica presided over the 75<sup>th</sup> Regular Session of the 5<sup>th</sup> Sangguniang Panlungsod, dated 22 January 2024. The internal rules were suspended through the motion of Hon. Councilor Alde Joselito F. Pagulayan, which received unanimous approval from the members through a show of hands. He subsequently proposed the APPROVAL of the said item because the acquisition of portions of real properties in Barangay Alima is essential for the development of a low-cost resettlement site and the expansion of existing thoroughfares. This motion was unanimously seconded by the council. As a result, the Acting Chair declared the motion APPROVED.

Prepared By:

  
\_\_\_\_\_  
**PETER ADRIAN F. BORJA**  
Local Legislative Staff I

Attested By:

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman  
Committee on Housing, Land Utilization  
and Urban Development





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**

*Office of the Mayor*

05 January 2024

**HON. ROWENA BAUTISTA-MENDIOLA**

Vice Mayor  
City Government of Bacoor  
Legislative Building  
Bacoor Government Center  
Barangay Bayanan, Bacoor City, Cavite

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
RECEIVED  
BY: ARIEL  
DATE: 1/8/24 TIME: 3:29  
BACOOR CITY, CAVITE

**THRU: ATTY. KHALID ATEGA JR.**  
Sangguniang Panlungsod Secretary

**SUBJECT: REQUEST FOR CITY RESOLUTION AUTHORIZING THE CITY  
MAYOR – HON. STRIKE B. REVILLA TO ENTER AND SIGN DEEDS OF  
ABSOLUTE SALE TO ACQUIRE PORTIONS OF OCT No. O-82, OCT No. O-85,  
OCT No. O-86, TCT No. 167-2019000638, TCT No. T-1192918, TCT No. 245175,  
TCT No. 245174, TCT No. 167-2019001623 LOCATED AT BARANGAY ALIMA,  
FOR THE PURPOSE OF A ROAD WIDENING PROJECT.**

Dear Hon. Bautista-Mendiola,

*Greetings in the name of public service!*

Under Section 16 of the Local Government Code, local government units shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those essential to the promotion of the general welfare.

The City Government of Bacoor envisions itself as a model first-class city. It has a mission to institute and promote the well-being and general welfare of its constituents. To fulfill this noble mission, the City Government positioned itself in the forefront of providing humane housing facilities for the informal settlers, and the underprivileged and homeless.

Currently, the City Government has acquired adjoining real properties located at Barangay Alima and it shall devote the same to the construction of a suitable and low-cost resettlement site. In turn, the project necessitates the expansion of existing thoroughfares leading to the project.

The expansion requires the City Government to acquire portions of real properties owned by private individuals. The said real properties are directly adjoining the thoroughfare sought to be expanded. Below is the enumeration of the titles and their respective owners reflected on each title.





Republic of the Philippines  
Province of Cavite

**CITY OF BACOOR**


*Office of the Mayor*

Title No.	Owner	Affected Area
OCT No. O-82	Paula Ferrer	69 square meters
OCT No. O-85	Mercedes Ferrer	97 square meters
OCT No. O-86	Paula Ferrer, Benedicto Ferrer, Patrocino Ferrer, Mercedes Ferrer	12 square meters
TCT No. 167- 2019000638	Melissa, Mae De Leon, Katrina Mae Clemente, Kristoffer Romm De Leon	55 square meters
TCT No. T- 1192918	Michael Angelo Hernandez Giron	20 square meters
TCT No. 245175	Jerome Ignacio, Constantina Ignacio	18 square meters
TCT No. 245174	Jerome Ignacio, Constantina Ignacio	57 square meters
TCT No. 167- 2019001623	Emmanuel Fernando Maliksi	65 square meters

In view thereof, I respectfully request that the esteemed Sangguniang Panlungsod members pass an ordinance – authorizing the undersigned to enter into a Deed of Absolute Sale over the affected real properties and with their respective owners, their assigns, or successors-in-interest.

Respectfully yours,

**STRIKE B. REVILLA**  
*City Mayor*

Office of the Mayor   
Strike B. Revilla



SBR20240080

**STRIKE**





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**

C08CN-OCL5-02/F01/09  
10/20/2023

## OFFICE OF THE CITY LEGAL SERVICE

ENDORSEMENT LETTER NO. 30 SERIES OF 2024

TO: **HON. STRIKE B. REVILLA**  
*City Mayor*

THRU: **ATTY. PAUL MICHAEL SANGALANG** - 1/5/24 *January 1:00 PM*  
*Office of the City Mayor*

CC: **ATTY. AIMEE TORREFRANCA-NERI**  
*City Administrator*

SUBJECT: **FORMAL ENDORSEMENT AND TRANSMITTAL**

REQUEST FOR CITY RESOLUTION AUTHORIZING THE CITY MAYOR – HON. STRIKE B. REVILLA TO ENTER AND SIGN DEEDS OF ABSOLUTE SALE TO ACQUIRE PORTIONS OF OCT No. O-82, OCT No. O-85, OCT No. O-86, TCT No. 167-2019000638, TCT No. T-1192918, TCT No. 245175, TCT No. 245174, TCT No. 167-2019001623 LOCATED AT BARANGAY ALIMA, FOR THE PURPOSE OF A ROAD WIDENING PROJECT.

DATE: **05 JANUARY 2024**

This is to formally endorse and transmit the above-mentioned endorsement letter addressed to Hon. Rowena Bautista-Mendiola – City Vice Mayor, for the approval of an appropriate and relevant City Resolution. The draft deeds of absolute sale are likewise attached herewith.

Thank you.

RESPECTFULLY,

  
**ATTY. NATHANIEL C. DE LEON**  
*Office of the City Legal Service*

REVIEWED AND APPROVED BY:

  
**ATTY. KIM NYCA R. LOFRANCO**  
*City Legal Officer*

**STRIKE  
AS**

Address: Rabon Government Center, Bacoor Blvd., Brgy. Bayanan City of Bacoor, Cavite  
Telephone: 824-1111 Website: www.bacoor.gov.ph



SCAN ME

**DEED OF ABSOLUTE SALE**  
*Between MICHAEL ANGELO HERNANDEZ GIRON*  
*and the City Government of Bacoor.*

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**MICHAEL ANGELO HERNANDEZ GIRON**, of legal age, Filipino Citizen, with residential address at 299 Barangay Alima, Bacoor City, Province of Cavite, duly represented herein by his Attorney-in-Fact, **ROWELL J. PRIMO**, duly evidenced by a Special Power of Attorney notarized 28 November 2023, hereinafter referred to as the **SELLER**;

-and-

The **CITY GOVERNMENT OF BACCOOR**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with principal address at Bacoor Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in Sangguniang Panlungsod Resolution No. \_\_\_ Series of 2023 approved on \_\_\_\_\_ by the City Council of Bacoor and by City of Bacoor Urban Development and Housing Board Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_, hereinafter referred to as the **BUYER**;

**WITNESSETH: THAT**

**WHEREAS**, the **SELLER** is the true and absolute owner of a piece of real property located at Barangay Alima, Bacoor City Cavite, and is covered by TCT NO. T-1192918 containing a total lot area of **TWO**



**HUNDRED AND THIRTY-ONE (231) SQUARE METERS** more or less, and more particularly described as follows:

## Transfer Certificate of Title

30

[Faint, illegible text, likely a description of the property or a reference to a previous document.]

### MEMORANDUM OF THE ENCUMBRANCES

[Faint, illegible text, likely a list of encumbrances.]

**EDGAR SANTOS**  
[Signature]

**WHEREAS**, the **SELLER** is willing to sell the **TWENTY (20) SQUARE METERS** real property with all its improvements and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLER** at **SEVEN THOUSAND TWO HUNDRED PESOS (PHP 7,200.00)** per square meter.

**NOW THEREFORE**, for and in consideration of the sum of **ONE HUNDRED FORTY-FOUR THOUSAND PESOS (PHP 144,000.00)**, the **SELLER**, by these presents, hereby sells, cedes, transfers, conveys, and delivers freely and voluntarily, absolutely and irrevocably, with the full



warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the BUYER.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, Philippines.

**MICHAEL ANGELO HERNANDEZ  
GIRON**

SELLER

**STRIKE B. REVILLA**  
*City Mayor*

BUYER  
SP Reso No.

SIGNED IN THE PRESENCE OF:

NAME

**ATTY. AIMEE TORREFRANCA-  
NERI**  
*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_ day of \_\_\_\_\_ 202\_\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
MICHAEL ANGELO HERNANDEZ GIRON		

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_\_\_

**DEED OF ABSOLUTE SALE**  
**Between MICHAEL P. CUENCA**  
**and the City Government of Bacoor.**

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**MICHAEL P. CUENCA**, of legal age, married to **Mary Grace Cuenca**, both Filipino Citizens, with residential address at \_\_\_\_\_, Barangay Alima, Bacoor City, Province of Cavite, herein referred to as the **SELLER**;

-and-

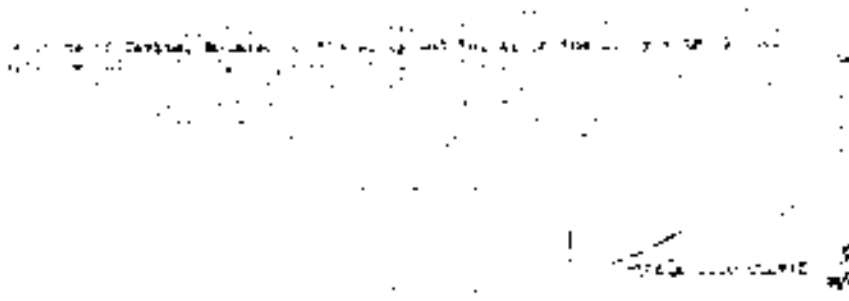
The **CITY GOVERNMENT OF BACOOD**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with principal address at Bacoor Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in Sangguniang Pantungso Resolution No. \_\_\_ Series of 2023 approved on \_\_\_\_\_ by the City Council of Bacoor and by City of Bacoor Urban Development and Housing Board Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_ hereinafter referred to as the **BUYER**.

**WITNESSETH: THAT**

**WHEREAS**, the **SELLER**, by virtue of a duly executed Deed of Absolute Sale notarized 15 August 2022, is the lawful owner of a real property located at Barangay Alima, Bacoor City Cavite, and is covered by OCT NO. 0-82, duly registered under the name of **PAULA FERRER**, containing a total lot area of **THREE HUNDRED FORTY-TWO (342)**

**SQUARE METERS** more or less, and more particularly described as follows:

**TECHNICAL DESCRIPTION**



**WHEREAS**, the **SELLER** is willing to sell the **SIXTY-NINE (69) SQUARE METERS** real property with all its improvements and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLER** at **SIX THOUSAND FIVE HUNDRED PESOS (PHP 6,500.00)** per square meter;

**NOW THEREFORE**, for and in consideration of the sum of **FOUR HUNDRED FORTY-EIGHT THOUSAND FIVE HUNDRED (448,500) PESOS**, the **SELLER**, by these presents, hereby sells, cedes, transfers, conveys, and delivers freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

**IN WITNESS WHEREOF**, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Philippines.



**MICHAEL P. CUENCA**

**SELLER**

**STRIKE B. REVILLA**

*City Mayor*

**BUYER**

**SP Reso No.**

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AIMEE TORREFRANCA-  
NERI**

*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_\_ day of \_\_\_\_\_ 202\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon. STRIKE B. REVILLA		
MICHAEL P. CUENCA		

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

**WITNESS MY HAND SEAL** on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_

**DEED OF ABSOLUTE SALE**  
*Between and among PAULA FERRER, BENEDICTA FERRER,*  
*PATROCINO FERRER and MERCEDES FERRER*  
*and the City Government of Bacoor.*

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**PAULA FERRER**, of legal age, Filipino Citizen, with residential address at \_\_\_\_\_, Barangay Alima, Bacoor City, Province of Cavite;

**BENEDICTA FERRER**, of legal age, Filipino Citizen, residential address at \_\_\_\_\_, Barangay Alima, Bacoor City, Province of Cavite;

**PATROCINO FERRER**, of legal age, Filipino Citizen, with residential address at \_\_\_\_\_, Barangay Alima, Bacoor City, Province of Cavite;

**MERCEDES FERRER**, of legal age, Filipino Citizen, with residential address at \_\_\_\_\_, Barangay Alima, Bacoor City, Province of Cavite;

All are hereinafter referred to as **SELLERS**:

-and-

The **CITY GOVERNMENT OF BACCOOR**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with principal address at Bacoor Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in Sangguniang Panlungsod Resolution No. \_\_

**DOAS – PAULA FERRER, BENEDICTA FERRER, PATROCINO FERRER AND  
MERCEDES FERRER**

1 of 4

Series of 2023 approved on \_\_\_\_\_ by the City Council of Bacoor and by City of Bacoor Urban Development and Housing Board Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_, hereinafter referred to as the **BUYER**;

**WITNESSETH: THAT**

**WHEREAS**, the **SELLERS** are the joint true and absolute owner of a piece of a real property located at Barangay Alima, Bacoor City Cavite, and covered by OCT NO. 0-86 containing a total lot area of **SIXTY-SIX SQUARE METERS (66)** more or less, and more particularly described as follows:

**TECHNICAL DESCRIPTION**

**WHEREAS**, the **SELLER** is willing to sell the **TWELVE (12) SQUARE METERS** real property with all its improvements and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLER** at **SEVEN THOUSAND TWO HUNDRED PESOS (PHP 7,200.00)** per square meter;

**NOW THEREFORE**, for and in consideration of the sum of **EIGHTY-SIX THOUSAND FOUR HUNDRED PESOS (PHP 86,400.00)**, the **SELLER**, by these presents, hereby sells, cedes, transfers, conveys, and delivers freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

DOAS – PAULA FERRER, BENEDICTA FERRER, PATROCINO FERRER AND  
MERCEDES FERRER  
2 of 4



IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, Philippines.

**STRIKE B. REVILLA**  
*City Mayor*  
**BUYER**  
SP Reso No.

**PAULA FERRER**

**BENEDICTA FERRER**

SELLER

SELLER

**PATROCINO FERRER**

**MERCEDES FERRER**

SELLER

SELLER

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AIMEE TORREFRANCA-  
NERI**  
*City Administrator*

DOAS – PAULA FERRER, BENEDICTA FERRER, PATROCINO FERRER AND  
MERCEDES FERRER  
3 of 4

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_\_ day of \_\_\_\_\_ 202\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
PAULA FERRER		
BENEDICTA FERRER		
PATROCINO FERRER		
MERCEDES FERRER		

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_

DDAS – PAULA FERRER, BENEDICTA FERRER, PATROCINO FERRER AND  
MERCEDES FERRER  
4 of 4

**DEED OF ABSOLUTE SALE**  
**Between MERCEDES FERRER**  
**and the City Government of Bacoor.**

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**THE HEIRS OF MERCEDES FERRER,**  
namely \_\_\_\_\_, of legal  
age, all Filipino Citizens, with residential address  
at \_\_\_\_\_, Barangay  
Alima, Bacoor City, Province of Cavite,  
hereinafter referred to as the **SELLERS**;

-and-

The **CITY GOVERNMENT OF BACOOR,**  
a local government unit created by Republic Act  
No. 10160 and existing under the laws of the  
Republic of the Philippines with principal address  
at Bacoor Government Center, Molino  
Boulevard, Barangay Bayanan, City of Bacoor,  
Province of Cavite, herein represented by its  
Local Chief Executive, **STRIKE B. REVILLA,**  
pursuant to its authority conferred and embodied  
in Sangguniang Panlungsod Resolution No. \_\_\_  
Series of 2023 approved on  
\_\_\_\_\_ by the City Council of  
Bacoor and by City of Bacoor Urban  
Development and Housing Board Resolution No.  
\_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_,  
hereinafter referred to as the **BUYER**;

**WITNESSETH: THAT**

**WHEREAS,** the **SELLERS** are the compulsory heirs' of the true and absolute owner of a piece of real property located at Barangay Alima, Bacoor City Cavite, and is covered by Original Certificate of Title (OCT) NO. 0-85 containing a total lot area of **THREE HUNDRED AND FORTY-**

\_\_\_\_\_ A Copy of the Extrajudicial Settlement of Estate notarized \_\_\_\_\_ is attached herewith as Annex "A" and made an integral part hereof.

DOAS - MERCEDES FERRER  
1 of 4

**THREE (343) SQUARE METERS** more or less, and more particularly described as follows:

**TECHNICAL DESCRIPTION**

**WHEREAS**, the **SELLERS** are willing to sell the **NINETY SEVEN SQUARE METERS (97)** real property with all its improvements (building) and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLERS** at **SEVEN THOUSAND TWO HUNDRED PESOS (PHP 7,200.00)** per square meter;

**NOW THEREFORE**, for and in consideration of the sum of **TWO MILLION THREE HUNDRED FORTY-SEVEN THOUSAND AND FOUR HUNDRED PESOS (PHP 2,347,400.00)**, the **SELLERS**, by these presents, hereby sell, cede, transfer, convey, and deliver freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

**IN WITNESS WHEREOF**, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
\_\_\_\_\_, Philippines.



<b>NAME</b>	<b>STRIKE B. REVILLA</b> <i>City Mayor</i>
<b>SELLER</b>	<b>BUYER</b> Sangguniang Panlungsod Resolution No. _____ Series of _____

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AMEE TORREFRANCANERI**  
*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_\_ day of \_\_\_\_\_ 202\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
NAME		
NAME		

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_\_\_

**DEED OF ABSOLUTE SALE**  
**Between MELISSA MAE DE LEON, KATRINA MAE DE LEON-**  
**CLEMENTE, KRISTOFFER ROMM B. DE LEON**  
**and the City Government of Bacoor.**

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**MELISSA MAE DE LEON**, of legal age, Filipino Citizen, with residential address at 126 Barangay Alima, Bacoor City, Cavite,

**KATRINA MAE DE LEON-CLEMENTE**, married to Noel Clemente, of legal age, Filipino Citizen, with residential address at 126 Barangay Alima, Bacoor City, Province of Cavite;

**KRISTOFFER ROMM B. DE LEON**, of legal age, Filipino Citizen, residential address at 126 Barangay Alima, Bacoor City, Province of Cavite;

All are herein referred to as the **SELLERS**:

-and-

The **CITY GOVERNMENT OF BACOOR**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with principal address at Bacoor Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in Sangguniang Panlungsod Resolution No. \_\_\_ Series of 2023 approved on \_\_\_\_\_ by the City Council of Bacoor and by City of Bacoor Urban Development and Housing Board Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_, hereinafter referred to as the **BUYER**:

**WITNESSETH: THAT**

**WHEREAS**, the **SELLERS** are the true and absolute joint owners of a piece of real property located at Barangay Alima, Bacoor City Cavita, and is covered by TCT NO. 167-2019000638 containing a total lot area of **SEVEN HUNDRED AND SEVEN (707) SQUARE METERS** more or less, and more particularly described as follows:

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
CENSO DIVISION

Registry of Deeds for Province of Cavite, Bacoor City Branch

**Transfer Certificate of Title**

**No. 167-2019000638**

THIS CERTIFICATE OF TITLE was issued in accordance with the provisions of the Act entitled "AN ACT TO AMEND AN ACT ENTITLED 'THE LAND REGISTRATION ACT', AS AMENDED, AND TO DEFINE THE JURISDICTION OF THE LAND REGISTRATION AUTHORITY AND TO DEFINE THE JURISDICTION OF THE LAND REGISTRATION AUTHORITY AND TO DEFINE THE JURISDICTION OF THE LAND REGISTRATION AUTHORITY."

ISSUED BY: **MELISSA MAE DE LEON**, REGISTRAR, OF DEEDS REG. PHILIPPINE  
ADDRESS: **1000 BACOUR CITY, CAVITE**

REG. NO. \_\_\_\_\_  
Page # \_\_\_\_\_

**OWNER INFORMATION**

NAME: **MELISSA MAE DE LEON**, SINGLE, OF LEGAL AGE, FILIPINO  
ADDRESS: **1000 BACOUR CITY, CAVITE**

**VEHICLE REGISTRATION**

**WHEREAS**, the **SELLERS** are willing to sell the **FIFTY-FIVE (55) SQUARE METERS** real property with all its improvements and

DOAS - MELISSA MAE DE LEON  
2 of 4

appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLER** at **SEVEN THOUSAND TWO HUNDRED PESOS (PHP 7,200.00)** per square meter;

**NOW THEREFORE**, for and in consideration of the sum of **THREE HUNDRED NINETY-SIX THOUSAND PESOS (PHP 396,000.00)**, the **SELLERS**, by these presents, hereby sells, cedes, transfers, conveys, and delivers freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

**IN WITNESS WHEREOF**, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, Philippines.

**MELISSA MAE DE LEON**

**SELLER**

**STRIKE B. REVILLA**

*City Mayor*

**BUYER**

**SP Reso No.**

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AIMEE TORREFRANCA-  
NERI**

*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_ day of \_\_\_\_\_, 202\_\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
MELISSA MAE DE LEON		

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **THREE (3)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_\_\_

**DEED OF ABSOLUTE SALE**  
**Between SPOUSES JEROME IGNACIO AND CONSTANTINA IGNACIO**  
**and the City Government of Bacoor.**

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**SPOUSES JEROME G. IGNACIO AND  
CONSTANTINA IGNACIO**, of legal age, both  
Filipino Citizens, with residential address at 118  
Barangay Alima, Bacoor City, Cavite, herein  
referred to as the **SELLERS**;

-and-

The **CITY GOVERNMENT OF BACOOR**,  
a local government unit created by Republic Act  
No. 10160 and existing under the laws of the  
Republic of the Philippines with principal address  
at Bacoor Government Center, Molino  
Boulevard, Barangay Bayanan, City of Bacoor,  
Province of Cavite, herein represented by its  
Local Chief Executive, **STRIKE B. REVILLA**,  
pursuant to its authority conferred and embodied  
in Sangguniang Panlungsod Resolution No. \_\_\_  
Series of 2023 approved on  
\_\_\_\_\_ by the City Council of  
Bacoor and by City of Bacoor Urban  
Development and Housing Board Resolution No.  
\_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_,  
hereinafter referred to as the **BUYER**;

**WITNESSETH: THAT**

**WHEREAS**, the **SELLERS** are the true and absolute owner of a  
piece of real property located at Barangay Alima, Bacoor City, Province of  
Cavite, and is covered by TCT NO. T-245175 containing a total lot area of  
**ONE THOUSAND SIXTY-SEVEN (1,067) SQUARE METERS** more or  
less, and more particularly described as follows:

## Transfer Certificate of Title

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*\_\_\_\_\_*

**WHEREAS**, the **SELLERS** are willing to sell the **FIFTY-SEVEN (57) SQUARE METERS** real property with all its improvements (Plants and Trees) and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLERS** at **SIX THOUSAND FIVE HUNDRED AND TWENTY PESOS (PHP 6,520.00)** per square meter;

**NOW THEREFORE**, for and in consideration of the sum of **THREE HUNDRED SEVENTY-EIGHT THOUSAND ONE HUNDRED AND TWENTY PESOS (PHP 378,120.00)**, the **SELLERS**, by these presents, hereby sell, cede, transfer, convey, and deliver freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

DOAS – SPOUSES JEROME G. IGNACIO AND CONSTANTINA IGNACIO

2 of 4



IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, Philippines.

**STRIKE B. REVILLA**

*City Mayor*

**BUYER**

SP Raso No.

**JEROME G. IGNACIO**

**SELLER**

**CONSTANTINA IGNACIO**

**BUYER**

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AIMEE TORREFRANCA-  
NERI**

*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_\_ day of \_\_\_\_\_ 202\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
CONSTANTINA IGNACIO	TIN ID: 169-865-828	
JEROME IGNACIO	TIN ID: 141-244-678-000	09/14/2018

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_

**DEED OF ABSOLUTE SALE**  
*Between EMMANUEL FERNANDO MALIKSI*  
*and the City Government of Bacoor.*

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**EMMANUEL FERNANDO MALIKSI**, of legal age, Filipino Citizen, with residential address at 56-C Malinis Street, Barangay Alima, Bacoor City, Cavite, herein referred to as the **SELLER**;

-and-

The **CITY GOVERNMENT OF BACCOOR**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with principal address at Bacoor Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in Sangguniang Panlungsod Resolution No. \_\_\_\_\_ Series of 2023 approved on \_\_\_\_\_ by the City Council of Bacoor and by City of Bacoor Urban Development and Housing Board Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_ hereinafter referred to as the **BUYER**;

**WITNESSETH: THAT**

**WHEREAS**, the **SELLER** is the true and absolute owner of a piece of real property located at Barangay Alima, Bacoor City Cavite, and is covered by TCT NO. 167-2019001623 containing a total lot area of **ONE THOUSAND SIXTY-SEVEN (1,067) SQUARE METERS** more or less, and more particularly described as follows:

DOAS – EMMANUEL FERNANDO MALIKSI

1 of 4

TCC No. 1 167-2019001627

Page No. 2

**OWNER INFORMATION** (continued from page 1)

Owner: **JARED DELOS SANTOS MALIKSI**, OF LEGAL AGE, FILIPINO,  
**SINGLE**

Address: **56 C MALINIS STREET, BRGY. ALIMA, BACOR, CAVITE**

Owner: **MARK ALBERTO DELOS SANTOS MALIKSI**, OF LEGAL AGE, **SINGLE**,  
**FILIPINO**

Address: **56-C MALINIS STREET, BRGY. ALIMA, BACOR, CAVITE**

**TECHNICAL DESCRIPTION** (continued from page 1)

ON THE S. BY PROPERTY OF THE OVILA RAILROAD COMPANY; AND ON THE W. BY A CALLEJON 3.26 M. WIDE, BEGINNING AT A POINT MARKED 2 ON PLAN BEING... S. BY DEG. 95°W. 621.47 M. FROM LUJICA SEMISE HP. OF BACOR. THENCE N. 81 DEG. 12'W. 30.90 M. TO PT. 2; THENCE N. 3 DEG. 12'W. 9.68 M. TO PT. 1; THENCE N. 81 DEG. 58'W. 24.50 M. TO PT. 4; THENCE S. 8 DEG. 51'W. 13.28 M. TO PT. 3; THENCE S. 31 DEG. 28'W. 28.91 M. TO PT. 6; THENCE S. 8 DEG. 21'W. 14.68 M. TO PT. 7; THENCE S. 31 DEG. 49'W. 45.70 M. TO PT. 8; THENCE N. 3 DEG. 21'W. 22.63 M. TO PT. 0P; BEGINNING, CONTAINING AN AREA OF ONE THOUSAND SIXTY SEVEN (1,067) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BEARING THIS DATE OF SURVEY SEPT. 26, 1952

**WHEREAS**, the **SELLER** is willing to sell the **SIXTY-FIVE (65) SQUARE METERS** real property with all its improvements and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLER** at **SIX THOUSAND FIVE HUNDRED FIFTY PESOS (PHP 6,500.00)** per square meter;

**NOW THEREFORE**, for and in consideration of the sum of **FOUR HUNDRED TWENTY-TWO THOUSAND AND FIVE HUNDRED PESOS (PHP 422,500.00)**, the **SELLER**, by these presents, hereby sells, cedes, transfers, conveys, and delivers freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

**IN WITNESS WHEREOF**, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, Philippines.

**EMMANUEL FERNANDO  
MALIKSI**

**SELLER**

**STRIKE B. REVILLA**  
*City Mayor*

**BUYER**  
SP Reso No.

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AIMEE  
TORREFRANCA-NERI**  
*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_\_ day of \_\_\_\_\_ 202\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
EMMANUEL FERNANDO MALIKSI		

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 202\_\_

**DEED OF ABSOLUTE SALE**  
**Between SPOUSES JEROME IGNACIO AND CONSTANTINA IGNACIO**  
**and the City Government of Bacoor.**

**KNOWN ALL MEN BY THESE PRESENTS:**

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

**SPOUSES JEROME G. IGNACIO AND  
CONSTANTINA IGNACIO**, of legal age, both  
Filipino Citizens, with residential address at 118  
Barangay Alima, Bacoor City, Cavite, herein  
referred to as the **SELLERS**;

-and-

The **CITY GOVERNMENT OF BACOOR**,  
a local government unit created by Republic Act  
No. 10160 and existing under the laws of the  
Republic of the Philippines with principal address  
at Bacoor Government Center, Molino  
Boulevard, Barangay Bayanan, City of Bacoor,  
Province of Cavite, herein represented by its  
Local Chief Executive, **STRIKE B. REVILLA**,  
pursuant to its authority conferred and embodied  
in Sangguniang Panlungsod Resolution No. \_\_\_  
Series of 2023 approved on  
\_\_\_\_\_ by the City Council of  
Bacoor and by City of Bacoor Urban  
Development and Housing Board Resolution No.  
\_\_\_\_\_ Series of \_\_\_\_\_ dated \_\_\_\_\_,  
hereinafter referred to as the **BUYER**;

**WITNESSETH: THAT**

**WHEREAS**, the **SELLERS** are the true and absolute owner of a  
piece of real property located at Barangay Alima, Bacoor City, Province of  
Cavite, and is covered by TCT NO. T-245174 containing a total lot area of  
**TWO HUNDRED THIRTY-ONE (231) SQUARE METERS** more or less,  
and more particularly described as follows:

## Transfer Certificate of Title

11

**WHEREAS**, the **SELLERS** are willing to sell the **EIGHTEEN (18) SQUARE METERS** real property with all its improvements and appurtenances to the herein **BUYER** and the **BUYER** is willing to purchase the aforesaid property from the **SELLERS** at **SIX THOUSAND FIVE HUNDRED AND TWENTY PESOS (PHP 6,520.00)** per square meter,

**NOW THEREFORE**, for and in consideration of the sum of **ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED AND SIXTY PESOS (PHP 117,360.00)**, the **SELLERS**, by these presents, hereby sell, cede, transfer, convey, and deliver freely and voluntarily, absolutely and irrevocably, with the full warranty of a legal and valid title as provided by law, free from all liens, encumbrances, his heirs, successors and assigns, the above-described parcel of land. The Capital Gains Tax, Documentary Stamp Tax, and other charges and expenses for the transfer and registration of the sale of the property shall be borne by the **BUYER**.

**IN WITNESS WHEREOF**, the parties have hereunto affixed their signatures, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
\_\_\_\_\_, Philippines.

DOAS - SPOUSES JEROME G. IGNACIO AND CONSTANTINA IGNACIO

2 of 4



**STRIKE B. REVILLA**

*City Mayor*

**BUYER**

SP Reso No.

**JEROME G. IGNACIO**  
SELLER

**CONSTANTINA IGNACIO**  
BUYER

**SIGNED IN THE PRESENCE OF:**

**NAME**

**ATTY. AIMEE TORREFRANCA-  
NERI**

*City Administrator*

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES)**  
**City of Bacoor, Cavite) S.S.**

BEFORE ME, a Notary Public for and in the City of Bacoor, Province of Cavite, this \_\_\_ day of \_\_\_\_\_, 202\_\_\_, personally appeared the following persons:

	Competent Proof of Identity	Date/Place of Issue/expiration
Hon STRIKE B. REVILLA		
CONSTANTINA IGNACIO	TIN ID: 169-665-828	
JEROME IGNACIO	TIN ID: 141-244-678-000	09/14/2018

Known to me, and to me known to be the same persons who executed the foregoing Deed of Absolute Sale and acknowledged to me that they executed the same as their free and voluntary act and deed as well as those of the entities that they represent. The foregoing Agreement consisting of **FOUR (4)** pages, including this page where the acknowledgment appears, has been signed by the parties and their instrumental witnesses on each page hereof.

WITNESS MY HAND SEAL on the date and at the place above written.

Doc. No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series of 202\_\_\_\_\_