

No. 4197540

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

01460
(024)

REGISTRY OF DEEDS FOR THE PROVINCE OF BULACAN

Transfer Certificate of Title

No. T-52094

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of San Rafael Province of Bulacan bounded and described as follows:

A parcel of land (Lot 1547 of the Cad. subd. survey of San Rafael, being a portion of Lot 1, Psu-1211, Amd. GERO Rec. No. 7605), situated in the Mun. of San Rafael, Prov. of Bulacan. Bounded on the NE. along line 1-2 by Lot 1546; along line 2-19 by Lot 1546 along line 19-21 by Lot 1544; along line 21-26 by Lot 1544 along line 26-27 by Lot 1544, along line 27-32 by Lot 1550; along line 32-35 by Lot 1549, along line 35-44 by Lot 1548 along line 44-47 by Lot 2526; along line 47-50 & 50-1 by Lot 2525, all of San Rafael Cad. beginning at a point marked "1" on plan, being S. 15 deg. 01' E., 5712.57 m. from BLM 1, San Ildefonso Cad. C. d. 320-D; S. 49 deg. 06' E., 29.18 m. to pt. 2; S. 80 deg. 42' E., 18.99 m. to pt. 3 is registered in accordance with the provisions of the Property Registration Decree in the name of

ATTY. JOSE MIGUEL T. ARROYO, of legal age, Filipino, married to Gloria Macaraog

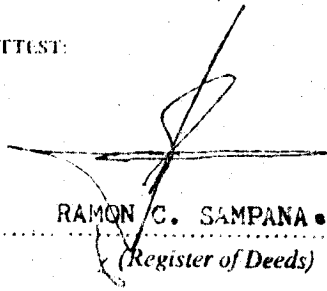
as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to the condition that it shall not be sold or in any manner transferred or encumbered w/in the period of five (5) yrs. from the date of execution (Sept. 25, 1957) w/out first obtaining the written consent of the Chairman of the LRA. (Form T-64153).

IT IS FURTHER CERTIFIED that said land was originally registered on the 12th day of December, in the year nineteen hundred and fourteen, in the Registration Book of the Office of the Register of Deeds of Bulacan, Volume A-5, in the page 16, as Original Certificate of Title No. 478, pursuant to Decree No. 18283 issued in L. R. C. Record No. 7605, in the name of

This certificate is a transfer from Ansler Certificate of Title No. RT-52178/RT-26, which is cancelled by virtue hereof in so far as the above-described land is concerned. (T-286779)

Entered at Guiguinto, Bulacan
Philippines, on the 17th day of June
in the year nineteen hundred and ninety-six
at 11:40 a.m.

ATTEST:



RAMON C. SAMPANA
(Register of Deeds)

No. 14 Badjao St. La Vista, Q. City
(Owner's postal address) less.

*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.

MEMORANDUM OF ENCUMBRANCES

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

Entry No.	cont. of T.D.
N. 49 deg. 47'W., 14.14 m.	to pt. 4; N. 80 deg. 33'W., 20.40 m. to pt. 5;
S. 17 deg. 32'W., 16.17 m.	to pt. 6; S. 48 deg. 42'W., 13.24 m. to pt. 7;
S. 34 deg. 23'W., 23.29 m.	to pt. 8; N. 25 deg. 53'W., 11.72 m. to pt. 9;
N. 30 deg. 15'W., 17.05 m.	to pt. 10; N. 52 deg. 12'W., 18.70 m. to pt. 11;
N. 48 deg. 48'W., 8.86 m.	to pt. 12; N. 64 deg. 17'W., 32.58 m. to pt. 13;
S. 19 deg. 15'W., 2.24 m.	to pt. 14; N. 68 deg. 11'W., 9.90 m. to pt. 15;
S. 24 deg. 30'E., 7.93 m.	to pt. 16; N. 66 deg. 59'E., 18.16 m. to pt. 17;
S. 20 deg. 49'E., 4.64 m.	to pt. 18; N. 64 deg. 45'E., 26.43 m. to pt. 19;
S. 35 deg. 43'E., 15.47 m.	to pt. 20; S. 33 deg. 23'W., 12.65 m. to pt. 21;
S. 4 deg. 23'W., 87.95 m.	to pt. 22; S. 15 deg. 45'E., 29.59 m. to pt. 23;
S. 4 deg. 33'W., 18.99 m.	to pt. 24; S. 31 deg. 48'E., 17.21 m. to pt. 25;
S. 52 deg. 36'E., 11.38 m.	to pt. 26; S. 51 deg. 02'W., 14.74 m. to pt. 27;
N. 56 deg. 16'W., 25.07 m.	to pt. 28; N. 18 deg. 56'W., 8.08 m. to pt. 29;
S. 77 deg. 44'W., 9.46 m.	to pt. 30; S. 66 deg. 36'W., 19.21 m. to pt. 31;
S. 66 deg. 20'E., 12.91 m.	to pt. 32; S. 70 deg. 30'W., 19.87 m. to pt. 33;
S. 67 deg. 10'W., 19.23 m.	to pt. 34; S. 74 deg. 56'W., 16.77 m. to pt. 35;
N. 30 deg. 55'W., 21.42 m.	to pt. 36; N. 66 deg. 54'W., 5.63 m. to pt. 37;
S. 25 deg. 47'W., 23.99 m.	to pt. 38; N. 27 deg. 08'W., 8.55 m. to pt. 39;
N. 58 deg. 45'E., 14.14 m.	to pt. 40; N. 31 deg. 34'W., 12.39 m. to pt. 41;
S. 80 deg. 19'W., 6.01 m.	to pt. 42; S. 64 deg. 21'W., 20.81 m. to pt. 43;
S. 65 deg. 01'W., 27.93 m.	to pt. 44; N. 11 deg. 40'E., 13.20 m. to pt. 45;
N. 7 deg. 52'E., 15.86 m.	to pt. 46; N. 17 deg. 33'E., 20.55 m. to pt. 47;
N. 6 deg. 20'W., 20.33 m.	to pt. 48; N. 5 deg. 59'W., 30.45 m. to pt. 49;
N. 24 deg. 28'W., 37.50 m.	to pt. 50; N. 55 deg. 10'E., 8.39 m. to the point

of beginning; containing an area of TWENTY NINE THOUSAND SIX HUNDRED THIRTY (29,630) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by PLS cyl. conc. mons.; 15x60 cm.; bearing true; dat of the orig. survey, Nov. 1909-Oct. 1910 and that of the cad. subd. survey, Oct. 28, 1955-Oct. 31, 1956.

RAMON C. SAMPANA
Register of Deeds/tyl.

"Pursuant to Sec. 7 of Rep. Act No. 26, this certificate of title is void in prejudice to any party whose right or interest in the property was duly recorded on the original or reconstituted certificate of title No. _____ at the time it was lost or destroyed.

(Memorandum of Encumbrances continued on Page _____
(Technical Description continued on Additional Sheet _____ Page _____)

CERTIFIED TRUE COPY

TITLE NO. / ENTRY NO. T-89094

PAGE 2 OF 3 PAGES

ISSUED BY [Signature] O.R. NO. _____

AT R.D. TABANG BULACAN

REGISTER OF DEEDS / DEP REGISTER OF DEEDS

REGISTER OF DEEDS

DEC 10 1957

Page 1-2-3

Register of Deeds