

ANNEX G

TCT of Norma Espiritu's Lot

SN No. 4431811

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

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. (207823) 104129

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa, Philippines, bounded and described as follows:

---A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro-Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40'E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06'W., 4.35 m. to point 2; thence S. 75 deg. 53'E., 175.44 m. to point 3; is registered in accordance with the provisions of the Property Registration Decree in the name of*

NORMA ESPIRITU, married to Virgilio Espiritu, of legal age, Filipino,

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 On the Northeastern portion there is a Salvage Zone (2.00 m. wide).

IT IS FURTHER CERTIFIED that said land was originally registered on the 16th day of December, in the year nineteen hundred and thirteen in the Registration Book of the Office of the Register of Deeds of Rizal, Volume 4-7, page 57, as Original Certificate of Title No. 656, pursuant to Decree No. 9329 issued in L. R. C. Record No. 2721, in the name of

This certificate is a transfer from Transfer Certificate of Title No. 204453/T-1021, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at City of Makati
Philippines, on the 12th day of December
in the year nineteen hundred and ninety-six
at 10:08 a.m.

ATTEST:

Taguig, Metro Manila

(Owner's postal address)

MILAGROS
(Register of Deeds) Y ajg/rgf

*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.

thence S. 8 deg. 56'W., 9.00 m. to point 4; thence S. 81 deg. 48'W., 120.35 m. to point 5; thence N. 6 deg. 06'W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQ. METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, 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., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, On March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996./.

X-X-X-X

Mila G. Flores

MILA G. FLORES
Register of Deeds

Sampaguita Subj

Entry No. *166423-(207823)104/29*
Bank, Inc.
% sum of P. *1,500,000.00*
reference with Doc. No. *183-184* of No. *59* Date No. *17*
att'y. *David S. Siano, Jr.* of *Quezon City*
Date of Instrument - *7-20-2012*
Date of Inscription - *7-26-2012*

[Signature]
ATTY. SILVERIO GARING
REGISTER OF DEEDS
ca

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