



## DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE made and executed by and between -

The **CITY GOVERNMENT OF NAGA**, a local government unit created under the laws of the Republic of the Philippines, represented by **City Mayor JOHN G. BONGAT**, who is of legal age, married and with office address at 2<sup>nd</sup> Floor City Hall Building, J. Miranda Avenue, Naga City, hereafter referred to as the **VENDEE**,

And

The **ESTATE OF IRENE MARIANO**, represented by its two court-appointed administrators, namely, **MA. CATALINA SOFIA S. MARIANO** and **EDITHA S. SANTUYO**, as evidenced their respective Oaths of Office both dated May 29, 2008 marked as Annexes "A" and "B," respectively, hereafter referred to as the **VENDOR**,

WITNESSETH:

*Witness*

That the VENDOR is the owner in fee simple of a property with an area of Four Hundred Five (405) square meters denominated as Block 7 of the subdivision plan (LRC) Psd-10681 located in Barangay Dayangdang, Naga City, which property is covered by Transfer Certificate of Title No. 3518 in the name of Macario Mariano and registered with the Registry of Deeds for Naga City.

*Witness*

That the Barangay Hall and Multi-Purpose Building of Barangay Dayangdang were constructed on said property, specifically on Lot 7-B which is more particularly described as follows:

"A parcel of land (Lot 606-L, Csd-9426 (portion) - Dayangdang Barangay Hall and Multi Purpose Building), situated at Barangay Dayangdang, City of Naga, Island of Luzon. Bounded on the N.E., along line 1-2 by Lot 606-E, Csd-9426 Melinda Balance, along line 2-3 by Lot 606-F, Csd-9426 Sulficio Antonio; on the East along line 3-4 by Lot 606-L, Csd-9426 (remaining portion); on the S.E., along line 4-5 by Dayangdang Street 15.00 meters wide; on the S.W., along line 5-6 by Lot 606-L, Csd-9426 (remaining portion); on the N.W., along line 6-1 by Lot 606-E, Csd-9426 Melinda Balance. Beginning on a point marked "1" on the plan being S. 44 deg. 22'E., 220.55 m. from BBM No. 10, Cad-290, Naga Cadastre

*Witness*

thence S. 84 deg. 31' E., 7.07 m. to point 2;  
 thence S. 84 deg. 33' E., 9.14 m. to point 3;  
 thence S. 08 deg. 33' E., 3.41 m. to point 4;  
 thence S. 81 deg. 04' W., 23.25 m. to point 5;  
 thence N. 08 deg. 33' W., 6.36 m. to point 6;  
 thence N. 73 deg. 01' E., 7.61 m. to point

of beginning, containing an area of ONE HUNDRED THIRTY-SEVEN (137) SQUARE METERS."

That during the Preliminary Conference in the case for Unlawful Detainer filed by the VENDOR, it agreed to sell the property to the VENDEE.

That, in the said case, the trial court adopted the valuation of Two Thousand One Hundred Pesos (P2,100.00) given by the three-man board constituted to determine the lot's fair market value.

That on February 16, 2010, the Sangguniang Panlungsod of Naga City passed Resolution No. 2010-051 to settle the legitimacy of the use and occupancy of the property on which the said Barangay Hall and Multi-Purpose Building stand.

That on October 2, 2013, in its Resolution No. 2013-3, the Naga City Appraisal Committee re-appraised the property and valued it for the same price of Two Thousand One Hundred Pesos (P2,100.00) per square meter. A copy of the resolution is hereto attached as Annex "C."

That the VENDOR had agreed to the price of P2,100.00 per square meter subject to the condition that the VENDEE shall assume the Capital Gains Tax, the Documentary Stamp Tax and the costs for the notarization of this Deed of Absolute Sale given that the said price is substantially below the prevailing BIR zonal value of properties in the area.

WHEREFORE, for and in consideration of the foregoing premises, the VENDOR hereby sells, transfers and conveys the said 137-square meter property to the VENDEE for the price of Two Thousand One Hundred Pesos (P2,100.00) per square meter, or a total amount of Two Hundred Eighty Seven Thousand Seven Hundred Pesos (P287,700.00), *Provided*, however, that the VENDEE shall assume the Capital Gains Tax, the Documentary Stamp Tax and the costs for the notarization of this Deed of Absolute Sale.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this \_\_\_\_ day of May 2017 in Naga City, Philippines.

**ESTATE OF IRENE MARIANO**

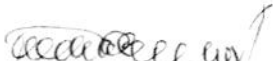
Vendor

Represented by:



MA. CATALINA SOFIA S. MARIANO

Administrator



EDITHA S. SANTUYO

Administrator

**CITY GOVERNMENT OF NAGA**

Vendee

Represented by:



JOHN G. BONGAT

City Mayor

WITNESSES

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ACKNOWLEDGMENT

Republic of the Philippines)  
City of Naga. .... )s.s.

BEFORE ME, a notary public in the City of Naga, personally appeared:

	Competent Evidence Of Identity	Validity Period
MA. CATALINA SOFIA S. MARIANO	<u>604-94-07756</u>	<u>June 9, 2018</u>
EDITHA S. SANTUYO	<u>SC 4698</u>	<u>9/12-10</u>
JOHN G. BONGAT	<u>LGU Naga City ID# 1604</u>	

known to me to be the same persons, duly authorized by the entities they represent, who executed the foregoing Deed of Absolute Sale and acknowledged that the same is their free and voluntary act and deed.

This DEED OF ABSOLUTE SALE, consisting of four (4) pages, including this page where the acknowledgment is written, has been signed by the parties and their witnesses on each page thereof.

WITNESS MY HAND and SEAL this 8<sup>th</sup> day of May, 2017 in Naga City, Philippines.

Doc. No. 24  
Page No. 4  
Book No. V  
Series of 2017

~~Notary Public~~  
~~ATTY. ARMEEN ALVIN B. GOMEZ~~  
~~NOTARY PUBLIC UNTIL DEC 31 2017~~  
~~IBP NO. 1062245 1/9/17 N.C.~~  
~~DIR NO. 5494373 1/4/17 N.C.~~  
~~ROLL NO. 55664~~

*acknowledgment*