

DEED OF EXTRAJUDICIAL SETTLEMENT OF ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That we, [JUAN R. DELA CRUZ], 42 years old, married, Filipino, and a resident of [12 Rizal Street, Barangay Malanday, Marikina City]; [MARIA DELA CRUZ-SANTOS], 38 years old, married, Filipino, and a resident of [45 Bonifacio Avenue, Barangay Concepcion, Marikina City]; and [PEDRO R. DELA CRUZ], 35 years old, single, Filipino, and a resident of [12 Rizal Street, Barangay Malanday, Marikina City], hereinafter collectively referred to as the HEIRS,

WITNESSETH: That —

WHEREAS, [PEDRO S. DELA CRUZ] (the "Decedent") died intestate on [12 March 2026] in [Marikina City], as evidenced by the Certificate of Death issued by the Philippine Statistics Authority;

WHEREAS, at the time of his death the Decedent was a [widower], and left no last will and testament;

WHEREAS, the Decedent left no debts or outstanding obligations of any kind, and no proceedings for the settlement of his estate have been instituted in any court;

WHEREAS, the HEIRS named above are the only surviving heirs of the Decedent, being his legitimate children, and all of them are of legal age;

WHEREAS, the Decedent left the following properties:

1. A parcel of land situated in [Barangay Malanday, Marikina City], containing an area of [ONE HUNDRED EIGHTY (180) SQUARE METERS], covered by [Transfer Certificate of Title

No. 22334] of the Registry of Deeds for [Marikina City], with an assessed value of [P_____];

2. A savings account with [Banco de Oro, Marikina branch], under Account No. [001234567890], with a balance of [P_____] as of the date of death;

3. One (1) [Toyota Innova, 2016 model, Plate No. XYZ 987], covered by Certificate of Registration No. [_____];

NOW THEREFORE, pursuant to Section 1, Rule 74 of the Rules of Court, the HEIRS do hereby agree to divide, adjudicate and partition the above-described estate among themselves, in the following manner:

1. The parcel of land described in paragraph 1 above shall be adjudicated to the HEIRS in equal undivided shares of one-third (1/3) each, pro indiviso;
2. The bank account described in paragraph 2 above shall be divided equally among the HEIRS, share and share alike;
3. The motor vehicle described in paragraph 3 above shall be adjudicated solely to [PEDRO R. DELA CRUZ];
4. The HEIRS jointly and severally warrant that the Decedent left no debts, and they hereby bind themselves to answer for any lawful claim that may be filed against the estate within two (2) years from the date hereof, in proportion to their respective shares, in accordance with Section 4 of Rule 74 of the Rules of Court;
- 4-A. The personal property comprised in the estate, consisting of the bank deposit and the motor vehicle described above, has an aggregate value of [P_____] as certified to under oath by the HEIRS; and the HEIRS shall file with the Register of Deeds, simultaneously with and as a condition precedent to the filing of this Deed, a bond in that amount, conditioned upon the payment of any just claim that may be filed under Section 4 of Rule 74 of the Rules of Court;
5. The HEIRS undertake to cause the publication of this Deed once a week for three (3) consecutive weeks in a newspaper of general circulation in [Marikina City / the Province of Rizal], as required by Section 1 of Rule 74, and to secure the corresponding Affidavit of Publication;
6. The HEIRS further undertake to file the estate tax return and to pay the estate tax due within the period prescribed by law, and to secure the electronic Certificate Authorizing Registration from the Bureau of Internal Revenue;
7. The HEIRS shall sign and execute any and all further documents necessary to give full effect to this settlement and to secure the transfer of the properties into their respective names.

IN WITNESS WHEREOF, the HEIRS have hereunto set their hands this ____ day of _____, 20____, at [Marikina City], Philippines.

[JUAN R. DELA CRUZ]

Heir

[MARIA DELA CRUZ-SANTOS]

Heir

[PEDRO R. DELA CRUZ]

Heir

SIGNED IN THE PRESENCE OF:

Witness

Witness

REPUBLIC OF THE PHILIPPINES)

CITY OF [MARIKINA CITY]) S.S.

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ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in [Marikina City], this ____ day of _____, 20____, personally appeared the above-named heirs, exhibiting to me their competent evidence of identity, known to me and to me known to be the same persons who executed the foregoing Deed of Extrajudicial Settlement of Estate, and they acknowledged to me that the same is their free and voluntary act and deed.

This instrument, consisting of ____ page(s), including this page on which this acknowledgment is written, has been signed by the heirs and their instrumental witnesses on each and every page hereof.

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

Notary Public

Doc. No. _____;

Page No. _____;

Book No. _____;

Series of 20_____.