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STBB ATTORNEYS

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

ET SEQ

T 36361/85 C7W

DEED OF TRANSFER

VAN DER SPUY AND PARTNERS
CAPE TOWN

A G Van der Spuy
Prepared by me,
Conveyancer.

A G VAN DER SPUY

Know all men whom it may concern that

ANDRE GERHARD VAN DER SPUY
appeared before me, Registrar of Deeds at Cape Town, he being duly authorised
thereto by a Power of Attorney executed at KATHU
on the 16th day of JULY 19 85 by

BAREND JACOBUS VILJOEN

Identity number 520902 5027 006

and

CECILIA CORNELIA MAGRIETA VILJOEN

Identity number 560401 0016 008

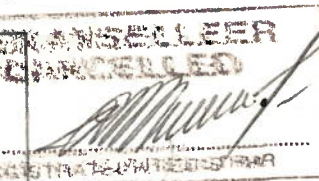
Married in community of property to each other

AND THE APPEARER THUS AUTHORISED DECLARED THAT:

WHEREAS/...

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34017/85		BC 23921-93
B...../19.....	GEKANSELLEER CANCELLED	
VERBIND MORTGAGED	1985-10-02	 REGISTRATEUR/REGISTRAR 27 04 93
vir for R. 48 000,00	(met voorkeur (with preference)	
vir 'n verdere bedrag wat for an additional amount not exceeding		
R. 24 000,00	niet te bowe gaan nie	
Aktekantoor Deeds Office KAAPSTAD/CAPE TOWN	 *.-Registrateur/ Registrar	

VERBIND		MORTGAGED		BC 23920-93
VIR FOR R. 6 900,00		GEKANSELLEER CANCELLED		 REGISTRATEUR/REGISTRAR 27 04 93
B	42867-92			
1992-06-26		 REGISTRATEUR/REGISTRAR		

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE.....

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WHEREAS the hereinafter property was sold to the hereinafter Transferee on the 14th day of May 1985.

NOW THEREFORE he, the said Appearer, in his capacity aforesaid did by these presents cede and transfer in full and free property to and on behalf of

RONALD BOVEY

Identity number 601013 5002 007

Unmarried

WHITE GROUP

His Heirs, Executors, Administrators of Assigns

ERF 1847 HUNTERS RETREAT

in the Municipality and Division of PORT ELIZABETH

IN EXTENT 800 (EIGHT HUNDRED) Square metres

FIRST TRANSFERRED by Deed of Transfer No T 29197/1975
with General Plan T.P 9125 relating thereto, and

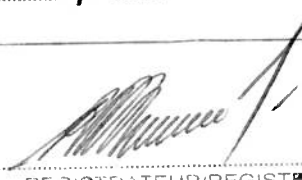
HELD BY Deed of Transfer No T 25402/1982.

A. SUBJECT to the conditions referred to in Deed of
Transfer No T 21394/1972.

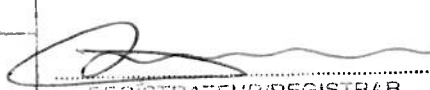
B. SUBJECT/...

WHITE GROUP
BLANKE GROEP

7

VERBIND		MORTGAGED	
VIR FOR R <u>75000,00</u>		BC 00006469 / 2024	
B 28412 93 27.04 93		GEKANSELLEER CANCELLED  REGISTRATEUR / REGISTRAR	
		13 JUN 2024	

BC 0006470 / 2024	
GEKANSELLEER CANCELLED  REGISTRATEUR / REGISTRAR	
13 JUN 2024	

VERBIND		MORTGAGED	
VIR FOR R <u>25 000 -00</u>			
B 14394/97 05 03 '97		 REGISTRATEUR/REGISTRAR	

DIE IDENTITEITSNOMMER VAN DIE <u>Han Sjere</u>	THE IDENTITY NUMBER OF THE
IS VERANDER NA <u>6010135002080</u>	HAS BEEN CHANGED TO
05 03 '97	 REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KUN BEADSY
 FOR ENDORSEMENTS SEE PAGE 8

- B. SUBJECT FURTHER to the special condition contained in Certificate of Consolidated Title No 21393/1972, imposed by the National Transport Commission in terms of Sections 12(1) and (3) of Act No 54 of 1971, namely:

"No structure or any other thing whatsoever shall be erected within a distance of 20 metres measured from the National Road Reserve boundary without the written approval of the Commission."

- C. SUBJECT FURTHER to the conditions contained in Deed of Transfer No T 29197/1975 imposed by the Administrator of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving the establishment of HUNTERS RETREAT TOWNSHIP EXTENSION No 6, namely:

- (i) The owner of this erf shall, without compensation be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside this township to be conveyed across this erf, if deemed necessary by the local or other statutory and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (ii) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

(iii) This/...



VERBIND		MORTGAGED	
VIR FOR R 7 300.00		BC 000006471 / 2024	
B 000056223 / 2001		GEKANSELEER CANCELLED	
2010-12		REGISTRATEUR / REGISTRAR	
		13 JUN 2024	

VERBIND		MORTGAGED	
VIR FOR R 120 000.00		BC 000006472 / 2024	
B 000078539 / 2005		GEKANSELEER CANCELLED	
22 JUL 2005		REGISTRATEUR / REGISTRAR	
		13 JUN 2024	

ENDOSSEMENT KRAGTENS ART. 45 (1) VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 45 (1) OF ACT 47 OF 1937
ROZITA BOVEY ID NO 64122800 44083 UNMARRIED	
WAT IN GEMEENSAP VAN GOED GETROUD WAS MET RONALD BOVEY	WHO WAS MARRIED IN COMMUNITY OF PROPERTY TO THE LATE 006757/2023
IS GERECHTIG OM MET BINNEGEMELDE EIENDOM TE HANDEL ONDERHEWIG AAN TESTAMENTÊRE VOORWAARDES.	IS ENTITLED TO DEAL WITH THE WITHINMENTIONED PROPERTY SUB- JECT TO TESTAMENTARY CONDITIONS.
T 9916 / 2024	
13 JUN 2024	REGISTRATEUR / REGISTRAR

- (iii) This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions stipulated by the Scheme.

WHEREFORE/...

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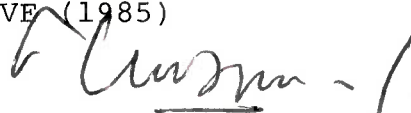
Wherefore the Appearer, renouncing all the right and title the said Transferor BAREND JACOBUS VILJOEN and CACILIA CORNELIA MAGRIETA VILJOEN married in community of property to each other heretofore had to the premises, did, in consequence also acknowledge him

to be entirely dispossessed of, and disentitled to the same; and that by virtue of these presents, the said Transferee

HIS Heirs, Executors, Administrators or Assigns, now and henceforth shall be entitled thereto conformably to local custom; the State however, reserving its rights; and finally acknowledging that the purchase price of R62 000,00 (SIXTY TWO THOUSAND RAND) has been paid or made provision for.

In Witness whereof, I, the said Registrar, together with the Appearer q.q. have signed this Deed and have caused the Seal of Office to be affixed thereto.

Thus done and executed, at the Office of the Registrar of Deeds, in Cape Town on the 20th day of October in the Year, One Thousand Nine Hundred and EIGHTY FIVE (1985)

 q.q.

In my presence,


REGISTRAR OF DEEDS

Registered in the
Register of
Book

Folio

Clerk in Charge

1. Transfer Duty Receipt/Exemption No
Issued at
on
for R
2. Rates Clearance Certificates
Issued by
Municipality of
valid to 30 June 19
Divisional Council
of
Valid to 30 June 19

Checked: 1.

2.

