

Prepared by me

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CONRADIE INC
23 Stockenström Street
Worcester
6850
Docex 4 Worcester



CONVEYANCER
MARGARET ELEANOR BROOKS
(M83416)

CONVEYANCER
JOHN HENRY CORBETT
ERASMUS
LPCM 90259

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R 1 150 000,00	R 1283,00
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

VERBIND		MORTGAGED
VIR FOR R 1 200 000,00		
B 11920	2021	
2021-12-07		
REGISTRAR/REGISTRAR		

T 22276 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT

~~MARGARET ELEANOR BROOKS LPCM (83416), RONELL JORDAAN-HECKROODT LPCM (85943), DEREK PIERRE DEXTER LPCM (82487), LINDY KATHRYN WRIGHT (M94984)~~

appeared before me, REGISTRAR OF DEEDS at KING WILLIAMS TOWN, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

MARTHA OOSTHUIZEN
Identity Number 621024 0129 08 9
Unmarried

CONRADIE INC

dated the 20th day of OCTOBER 2021 and signed at WORCESTER

AND the said Appearer declared that his/her principal had on **30 August 2021** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

1. **DESMOND THOMPSON**
Identity Number 860825 5045 08 2
Married Out of Community of Property
2. **NICOLETTE THOMPSON**
Identity Number 860721 0070 08 6
Married Out of Community of Property

their heirs, executors, administrators or assigns in full and free property:

Erf 5355 JEFFREYS BAY

situate in the Kouga Local Municipality, Division Humansdorp, Province of the Eastern Cape

IN EXTENT: 659 (SIX HUNDRED AND FIFTY NINE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T3790/1979^{CTN} with General Plan Number T.P. 8802 relating thereto and held by Deed of Transfer Number T40172/1993.^{CTN}

- A. **SUBJECT** to the conditions referred to in Deed of Transfer dated 19 May 1920, Number T6767/1920; *save insofar as these may have since lapsed or been cancelled.*
- B. **SUBJECT FURTHER** to the following conditions as contained in Deed of Transfer No T3790/1979 imposed by the Administrator of the Cape of Good Hope in terms of Ordonnance 33 of 1934 by the approval of the Establishment of Jeffreysbaai Town Extension Number 13, namely:

- "1. 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 sewerage and rainage, including sotrmwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local or other statutory authority and in such manner and position as may from time tot 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.
2. 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.
3. 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 the Appearer, renouncing all the right, title and interest which the said **MARTHA OOSTHUIZEN, Unmarried** heretofore had to the premises, did, in consequence also acknowledge her, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **1. DESMOND THOMPSON, Married out of Community of Property and 2. NICOLETTE THOMPSON, Married out of Community of Property**, their heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R1 150 000,00 (ONE MILLION ONE HUNDRED AND FIFTY THOUSAND RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **KING WILLIAMS TOWN** on

2021 -12- 07

In my presence:

Registrar of Deeds

q.q. Signature of Appearer