

140

STBB ATTORNEYS

043 721 1234

Albert Saunders Attorneys

P.O. Box 34
St Francis Bay
6312

HUTTON
& COOK

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FILE No.

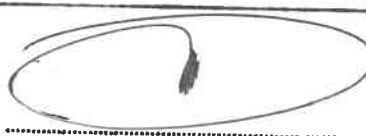
TEL 043 6423410

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R 5 550 000,00	R 2157,00
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

Prepared by me

CONVEYANCER

ALBERT MICHAEL SAUNDERS (84973)

VERBIND		MORTGAGED	
VIR FOR R 3 885 000,00			
4	B	8093 / 2021	
2021-08-24		REGISTRATEUR/REGISTRA	

T	15321	/2021
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARGARET ELEANOR BROOKS
(M 83416)

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

- PETER DE VILLIERS BUTLAND**
Identity Number 440731 5024 086
Married out of community of property
- MARGARET PAMELA BUTLAND**
Identity Number 471010 0016 088
Married out of community of property

VIR ENDOSSEMENT KYK BLADSY FOR ENDORSEMENTS SEE PAGE 7

Page Number 7

Deed Number T15321/2021

ENDORSEMENT

The following condition contained herein has been expunged, in terms of Notice given by Municipal Planning Tribunal on 30 May 2024 in terms Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16/2013) read with Section 69 the Kouga Municipal Spatial Planning and Land Use Management By Law of 2016. This condition being C.1, 2, 3, and 4(a), (b), (c), and (d) on pages 3 and 4.

See Local Authority Notice 1155 of 2024, Provincial Gazette 5252 dated 29 July 2024.

Deeds Registry
KING WILLIAM'S TOWN

2024-08-12


REGISTRAR OF DEEDS

which said Power of Attorney was signed at St. Francis Bay on the 7th day of July 2021

And the appearer declared that his/her said principal had, on 11 June 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **EUGENE OWEN**
Identity Number 730115 5019 081
Married out of community of property
2. **SANET OWEN**
Identity Number 710217 0035 080
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 924 SEA VISTA
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF EASTERN CAPE

IN EXTENT 1229 (ONE THOUSAND TWO HUNDRED AND TWENTY NINE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T23980/1976CTN with General Plan Number TP 9458 relating thereto and held by Deed of Transfer Number T25384/2015CTN.

- A. **SUBJECT TO** the conditions referred to in Deed of Transfer Number T7088/1934CTN, save in so far as these may have since lapsed or been cancelled.

- B. **SUBJECT FURTHER** to the terms of a servitude referred to in the endorsement on said Deed of Transfer Number T7088/1934CTN relating to the storage and leading of water in terms of an order of the Water Court (Water Court District Number 7) dated 18th February, 1938 as will more fully appear from the annexed copy of the said order registered as Servitude Number 7 of 1939.
- C. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer Number T23980/1976CTN imposed by the Honourable the Administrator of the Province of the Cape of Good Hope in terms of Ordinance Number 33 of 1934 when approving the establishment of SEA VISTA TOWNSHIP EXTENSION Number 7, namely:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice Number 623 dated 14th August, 1970.
 2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance Number 15 of 1952 as amended.
 3. No building on this erf shall be used or converted to use for any purpose other than that stipulated in terms of these conditions.
 4. (a) This erf shall be used solely for the purpose of erecting thereon one dwelling, a boathouse and outbuildings to be used in connection with the foregoing structures or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the Local Authority,

approve, provided that if the erf is included within the area of a Town Planning Scheme, the Local Authority may permit such other buildings as are permitted by the Scheme, subject to the conditions and restrictions stipulated by the Scheme.

- (b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 1,5 metres of any erf other than Erf 722, provided that with the consent of the local authority outbuildings not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within the 1,5 metres spaces if no windows or doors are inserted in any wall facing such boundary.
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth these conditions shall apply to the consolidated holding as if it were one erf.
- (d) In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

D. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer Number T26329/1982CTN imposed by the Divisional Council of Humansdorp, namely: -

- (a) The owner of this erf shall, without compensation, be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by

the local authority 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.

- (b) 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 streets 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.

WHEREFORE the said Appearer, renouncing all rights and title which the said

1. **PETER DE VILLIERS BUTLAND, Married as aforesaid**
2. **MARGARET PAMELA BUTLAND, Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. **EUGENE OWEN, Married as aforesaid**
2. **SANET OWEN, Married as aforesaid**

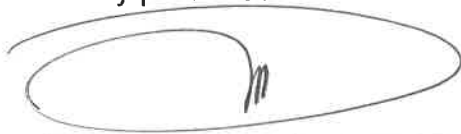
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R5 550 000,00 (FIVE MILLION FIVE HUNDRED AND FIFTY THOUSAND RAND)** .

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

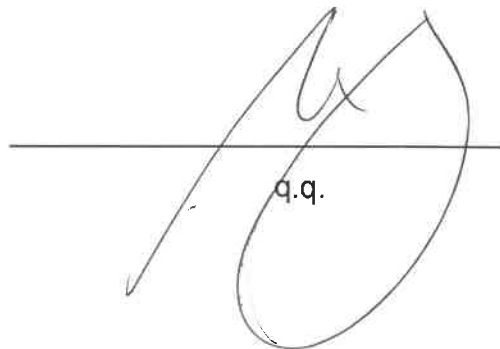
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at KING WILLIAM'S TOWN on

2021-08-24

In my presence



REGISTRAR OF DEEDS



q.q.



1St Floor, Block B, Chesswood Office Park, 8 Winkley Street, Berea,
East London, 5214

kholim@stbb.co.za

DX 83 East London

JOUBERT GALPIN SEARLE ATTORNEYS
DOCEX 12
GQEBERHA

Your Ref: CHARMAINE

Our Ref: WA233853/NM/Kholi

Date: 14 AUGUST 2024

REMOVAL OF RETSRICTIVE CONDITIONS: OWEN E & S
PROPERTY: ERF 924 SEA VISTA

	Fees	Disbursements	Vat
Our Share of Fees	750.00	0.00	112.50
Post & Petties	400.00	0.00	60.00
TOTAL			R1 322.50

BANKING DETAILS

For purposes of making any payment in relation to this transaction, please take note of the following:

We are listed as a **PREDEFINED BENEFICIARY** with Nedbank, ABSA, Standard and FNB. Please deposit payments to **STBB CAPE TOWN, ABSA** and use **Deposit Reference: WA233853**

If you are not processing payments through any of these banks, please contact us in order for us to safely confirm our banking details with you.

N MUNSAMY

STBB

The Big Small Firm

stbb.co.za

Commercial Law | Conveyancing | Development Law | Labour Law | Estates | Family Law | Litigation | Personal Injuries & Third Party Claims

Cape Town: 021 406 9100	Bedfordview: 011 453 0577	Blouberg: 021 521 4000	Centurion: 012 001 1546
Claremont: 021 673 4700	East London: 043 721 1556	Fish Hoek: 021 784 1580	Fourways: 010 001 2632
Helderberg: 021 850 6400	Hermanus: 028 753 0033	Illovo: 011 219 6200	Tyger Valley: 021 943 3800

DIRECTORS: Darren Brander (Managing) | Stoffel Ackermann | Ghislaine Barends | Martin Bey | Jacques Blignaut | Steven Borwick | Maryna Botha | Michael Bromley | Luthfeya Cassim | Annetjie Coetsee | Zane du Randt | Tiaan Esterhuysen | Hanlie Ferreira | Niel Grundlingh | Refqah Ho-Yee | Van Wyk Jooste | Belinda Lewis | Robert Mathare | Nicole Mentoer | Hennie Mouton | Nikhail Munsamy | Hein Nauschutz | Martine Newman | James Phillipson | Martin Sheard | Nicole Stevens | Lauren Sullivan | Marliize Swart | David Thompson | Andreas Tsangarakis | Annemarie van Vuuren | Shereen Volks | Allan White | Anneli Wiese | Madelein Williams

SENIOR ASSOCIATES: C Avenant | C Venter | D Du Plessis | H Dyssel | D Els | M Erasmus | S Fish | J Foxcroft | S Grobler | O Harvey | M Hennig | J Hickman | S Hougaard | T Jaffar | L Mace | B Mostert | C Mostert | M Naidoo | O Ndungane-Gonya | L Oosthuizen | C Robberts | L Solomon | C Symington

ASSOCIATES: A Levy | L Adams | R Botes | K Buys | S Cassim | T Chananie | N Maingaird | A Farao | A Gardiner | C Gees | J Geldenhuys | E Grobbelaar | N Harvey | L Jafta | I Johnson | K Leach | D Lebotschy | Z Madugandaba | C Moonsamy | E Moore | L Poxon | R Siebers | R Smidt | S Soldati | F Swanepoel | C van Vuuren | I de Wet | C Williams-Short

EXECUTIVE CONSULTANTS: Peter Arnot | Tim Chase | Adam Ismail | Gerhard Kotze | Lizelle Kilbourn | Andy McPherson | Christoff Pauw | Philip Steyn | Jonathan Steytler | June Theron | Richard Volks

FINANCIAL MANAGER: Pierre Fourie
Smith Tabata Buchanan Boyes Inc
REGISTRATION NO: 1992/003316/21
VAT REG NO: 4670133877