

ENDORSEMENT

TRUST: **VAN -R TRUST**

NUMBER: **IT 513/2000**

THIS IS TO CERTIFY that as

STEPHANUS BOTHMA

is no longer a trustee of the above-mentioned trust,

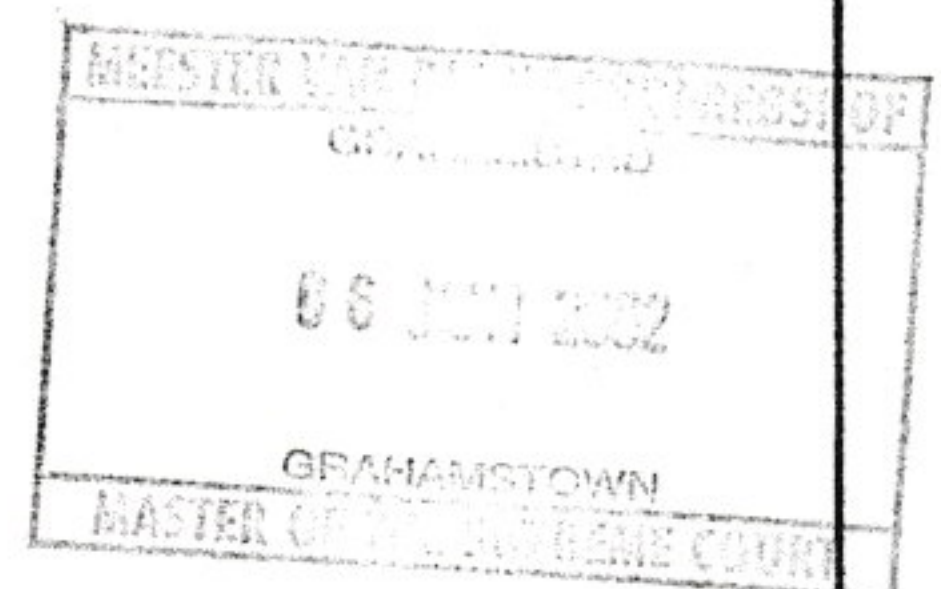
MORNETTE LOTTER

is authorized to act as trustee of the said trust together with

STEPHANUS JOHANNES BOTHMA.


ASST. MASTER OF THE HIGH COURT
(Eastern Cape Division)

Master's Office
GRAHAMSTOWN



STEFFCOR TRUST

MINUTES OF THE MEETING OF THE PARTIES AT THE PLACES AND ON THE DATES SET OUT BELOW.

Present: STEPHANUS JOHANNES BOTHMA
MORNETTE LOTTER

The Trustees have resolved that STEPHANUS JOHANNES BOTHMA has the sole power and authority to perform, inter alia, the following duties for and on behalf of the **TRUST** :

1. To open a bank account for the Trust
2. To sign all Trust cheques
3. To sign all documentation on behalf of the Trust
4. To enter into contracts on behalf of the Trust
5. To receive loans on behalf of the Trust
6. To buy and sell property and other assets for the Trust
7. To enter into mortgage loans for the Trust

PRESENT:

PLACE UITENHAGE

DATE 28-02-00


STEPHANUS JOHANNES BOTHMA


MORNETTE LOTTER

14

VAN DER SPUY

en VENNOTE

KARSANS ATTORNEYS

Attorneys & Conveyancers

P.O. Box 1413

UITENHAGE

Prepared by me,

Conveyancer,

BOUWER, C.

SEEL REG	R.....
FOOI FEE	R. 260.00

[Handwritten signatures and stamps]

T 063100 / 2002

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN ~~DE WAAL~~ ESTERHUYSE

THAT JOHN VAN BREDA LOUW

Conveyancer, appeared before me, Registrar of Deeds at Cape Town, he being duly authorised thereto by a Power of Attorney signed at **UITENHAGE** on the **24th** day of **JUNE 2002**, and granted to him by:-

FRANCOIS PETRUS SWANEPOEL

Identity Number: 370204 5019 08 8

and

NICOLINA JACOBA DOROTHEA SWANEPOEL

Identity Number: 381226 0009 08 4

Married in community of property to each other

AND the Appearer declared that on the **14th** day of **JUNE 2002**, by Private Treaty his Principal had lawfully sold and that in consequence he, the said Appearer, did by these presents, cede and transfer in full and free property unto and on behalf of:-

**THE TRUSTEES FOR THE TIME BEING OF THE
VAN-R TRUST
(NO. IT.513/2000)**

Their Heirs, Executors, Administrators or Assigns;

ERF 5046 UITENHAGE
In the NELSON MANDELA METROPOLITAN
MUNICIPALITY, Division of UITENHAGE
Province of the Eastern Cape;

IN EXTENT: 833 (EIGHT HUNDRED AND THIRTY THREE)
square metres;

FIRST TRANSFERRED by Deed of Transfer No. 7243/1962
With Diagram No 814/1960 annexed and held by Deed of Transfer
No. T.41810/1993;

- A. SUBJECT** to the conditions referred to in said Deed of Transfer No. T.20948/1977 dated 18 August 1977.
- B. SUBJECT** to the conditions contained in Deed of Grant dated 10 May 1922 (Uitenhage Freeholds Volume 13 no 7) reading:

"Subject however to all such duties and regulations as are either already or shall in future be established with regard to such lands."

C. **SUBJECT** to the conditions imposed by the Administrator of the Cape Province in terms of Ordinance No. 33/1934 when approving of the establishment of **UITENHAGE TOWNSHIP EXTENSION NO. 18**, and mentioned in said Deed of Transfer No. 7243/1962 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 Administration Notice No. 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
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 conditions of title applicable to this erf take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No. 15 of 1952, as amended.
3. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage 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 one reasonable time in order to construct, maintain, alter, remove or inspect and sewer, manhole, channel, conduit or other works pertaining thereto.
4. 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 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.

5. No building on this erf shall be used or converted to use for any purpose other than that stipulated in these conditions.
6. This erf shall be subject to the following further conditions, provided that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
- (a) it shall not be subdivided;
 - (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
 - (c) not more than half the area thereof shall be built upon;
 - (d) no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space and within the above prescribed lateral space for a distance of 9,45 metres reckoned from the rear boundary. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf.

D. SUBJECT to the following conditions contained in said Deed of Transfer No. T.7243/1962 imposed by and in favour of the Municipality of Uitenhage for its own benefit against the Transferee and his successors-in-title (the said Municipality being referred to as "The Council" in the following conditions):-

- (a) The Transferee of this erf or a successor-in-title shall erect or cause to be erected on the erf within a period of eighteen months from the date on which this erf is transferred away by the Council a dwelling of a minimum municipal valuation of R2 000,00 exclusive of outbuildings.

Should a dwelling be erected as aforesaid and subsequently be partly or wholly destroyed, the dwelling shall be restored or re-erected, as the case may be, within a period of eighteen months from the date of destruction so as to conform with the foregoing requirements.

In the event of a dwelling not being erected or restored or re-erected, as the case may be, in conformity with the foregoing requirements, the registered owner of the erf shall pay to the Council annually liquidated damages equal to the annual rates which would have been leviable on the basis of the said minimum valuation from the date on which such dwelling should have been erected, restored or re-erected, as the case may be, in conformity with the foregoing requirements.

- (b) All buildings in the Township shall be constructed of brick, stone or concrete, such buildings to be approved by the Council.
- (c) Upon this erf no garage or building for housing motor cars or other vehicles shall be erected except to such extent as may reasonably be necessary for the use of the persons residing upon the erf.
- (d) The Transferee or a successor-in-title shall not under any circumstances erect upon this erf any outbuildings for the purpose of residing therein, nor may he use such outbuildings as a residence temporarily until a dwelling has been completely erected on this erf, or in fact permit such outbuilding to be inhabited at any time by other than bona fide domestic servants.

WHEREFORE/.....

fbw

WHEREFORE the Appearer, renouncing all the right and title

THE TRANSFERORS

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

TRANSFEREES

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 declared the purchase price to be the sum of **R220 000,00 (TWO HUNDRED AND TWENTY THOUSAND RAND).**

IN WITNESS WHEREOF I, the said Registrar of Deeds, together with the Appearer q.q. 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 in CAPE TOWN,

Cape Province, on the

30th

day of

JULY

in the year of our Lord

2002

In my presence

[Signature]
REGISTRAR OF DEEDS

Registered in the

Register of

Folio

CLERK

[Signature]

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VA. DER SPUY
en VENNOTE

Opgestel deur my,

PROKUREUR/TRANSPORTBESORGER

BOUWER, C.

Van en Voorletters

Mede-onderteken deur my,

TRANSPORTBESORGER

Van en Voorletters

PROKURASIE VIR TRANSPORT

Ek/Ons die ondergetekende/s,

FRANCOIS PETRUS SWANEPOEL
Identiteitsnommer: 370204 5019 08 8 ✓
en **NICOLINA JACOBA DOROTHEA SWANEPOEL**
Identiteitsnommer: 381226 0009 08 4 ✓
Getrouod binne gemeenskap van goedere met mekaar

benoem hiermee **DE WAAL ESTERHUYSE** of **JOHN VAN BRED A LOUW**

met mag van substitusie as my/ons ware en wettige Gemagtigde en Agent te verskyn voor die
REGISTRATEUR VAN AKTES, TE KAAPSTAD

en daar te verklaar dat **DIE TRANSPORTGEWER/S**

op die **14de** dag van **JUNIE 2002**, verkoop het aan

**DIE TRUSTEES INDERTYD VAN
VAN-R TRUST**
(IT. 513/2000) ✓

vir die som van **R220 000,00 (TWE E HONDERD EN TWINTIG DUISEND RAND)**

die ondergenoemde eiendom, naamlik:

ERF 5046 UITENHAGE, in die Nelson Mandela Metropolitaanse
Munisipaliteit, in die Afdeling van Uitenhage, Oos-Kaap Provinsie;

GROOT: 833 (AGT HONDERD DRIE EN DERTIG)
vierkante meter;

GEHOU kragtens Transportakte No. T.41810/93;

80

[Handwritten signatures and initials]

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en om die genoemde eiendom in volle en vrye eiendom te transporteer aan die gemelde

TRANSPORTNEMER/S

en afstand te doen van al die reg, titel en aanspraak wat **DIE TRANSPORTGEWERS**

vroeër in en tot genoemde eiendom gehad het en alles te doen ewe en kragtiglik in alle opsigte, as ek/ons self kon doen indien persoonlik teenwoordig en hierin beloof ek/ons hiermee om te bekragtig en goed te keur alles wat my/ons gemelde prokureur hieromtrent wettiglik doen uit krag van hierdie akte.

GETEKEN te **UITENHAGE**

hierdie 24^{ste} dag van **JUNIE** 2002.

AS GETUIES:

1.

2. B-Diedericks

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