

Name Black J



K No / File No 4194633/051/00007

Record Type
SECURITY FILES

ABMSA2A

Filing number 4194633 051 00007

Security type 051

Identification T1901 118

Number 8083625596

PRITIES
CKED

Checklist for Bonds and Title Deeds - Auditing

			YES	NO
	nowledgement	Check if received on Lawdeed		
2	Prepping of document	Check the name or stamp of the prepper		
3	CCV	Check if the client account number is current or cancelled		
4	Enquiry	Check if the correct client for the acc no, deed number, bond amount, cost clause amount (if not the same put in comments) ranking number property description, registration date		
5	Deed Search	To verify for old bonds if they are still current or cancelled on deeds		
6	Audit	Audit if the file correct and put audit sticker to seal it		
7	Validate	Validate on Lawdeed		
8	Barcoding	Check if barcoding corresponds with filing number on the file		

CERTIFIED COPY

ZOWIE SEDULANDHI
8/3/2023

SECT
CHL



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e-mail: franelie@mweb.co.za

Document Type: Title Deed
Attorney: FRANELIE SWANEPOEL INC
Loan Account Number: 8083625596/001
Description: T1901/2018



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140	per endorsement		Office Fee
	Amount		
	Purchase Price/Value	R 625 000.00	R 815.00
	Mortgage Capital Acq.	R	R
PROPERTY REGISTRATIONS			
Reason For Exemption	Category Exemption	Exempt to Sec/Reg	Act/Proc

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 Despatch
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 Fax: +27419336722

Prepared by me

 CONVEYANCER
 NIKHAIL VAUGHN MUNSAMY

VERBIND	MORTGAGED
VIR FOR R 625 000.00	
B 1002 / 2018 19 FEB 2018	 REGISTRATEUR/REGISTRAR

T 1901 / 2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NIKHAIL VAUGHN MUNSAMY
 appeared before me, the Registrar of Deeds at King William's Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

(1) **JEANETTE BARNARD**, duly authorised by virtue of a General Power of Attorney
 Number **091** granted at DESPATCH on 15 March 2010, by

PERCY JAMES DICKSON
 Identity Number 750826 5081 08 8
 Unmarried

signed at DESPATCH on 21 November 2017

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 24 October 2017 by Private Treaty and now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

JOANNIE BLACK
Identity Number 760217 0025 08 0
Unmarried

her heirs, executors, administrators or assigns, in full and free property

**ERF 5841 DESPATCH,
IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY,
DIVISION OF UITENHAGE,
PROVINCE OF THE EASTERN CAPE**

IN EXTENT 844 (EIGHT HUNDRED AND FORTY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer no T12819/2006 (CTN) with General Plan 10976 relating thereto and held by Deed of Transfer no T97295/2006 (CTN) and not T12820/2006 (CTN).

- A. SUBJECT to the conditions which are referred to in Deed of Transfer no. T8837/1931.
- B. SUBJECT FURTHER to the special condition contained in said Deed of Transfer No. T8837/1931, reading as follows:

" That the transferee and its successors in title shall not at any time hereafter sell, donate or otherwise dispose of in any manner whatsoever the said land hereby transferred or any portion thereof to any person or persons whomsoever from the purpose of establishing thereon any sanitation, sewerage, town drainage or other similar scheme, and the transferee and his aforesaid shall be and hereby are restrained in perpetuity from establishing or permitting to be established on the said land or any portion thereof any sanitation sewerage, town drainage or other similar scheme."

Such imposed conditions will be for the benefit of Pieter Barendse Botha and his successors in title of the properties registered in terms of Deed of Transfers Nos. T1589/1928, T 1590/1928 and T7986/1930.

- C. SUBJECT FURTHER to the conditions contained in Deed of Partition Transfer No. T34302/1981, imposed by the Administrator of the Cape of Good Hope in terms of Ordinance No. 33 of 1934 at the time of approval of the subdivision, reading as follows:
1. 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.

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 on 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.



WHEREFORE the appearer, renouncing all the right and title the said

TRANSFEROR

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

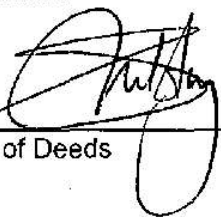
TRANSFeree

her heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of **R 625 000.00 (Six Hundred and Twenty Five 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 SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at King William's Town on 19 FEB 2018 2018

In my presence


Registrar of Deeds


Signature of appearer g.g.