

BAXKAP
RUSSELL

137

043 050 5420

De Wet
13 10th Street
Linden
Randburg

139

007 574 1009

Fee Endorsement	
Amount	Office Fee
Purchase Price/Value R 2 500 000,00	R 1588,00
Mortgage Capital Amt. R	R
ALL OTHER REGISTRATIONS	
Category Exemption.....	Exempt i.t.o Sect/Reg.....
Act/Proc	

Prepared by me

CONVEYANCER
RAJESHREE SINGH

Prepared by me

CONVEYANCER
JACQUES ETTIENNE STEYL

VERBIND	MORTGAGED
VIR FOR R 2 375 000,00	
B. 4413	2019
2019 -06- 21	REGISTRATEUR/REGISTRAR

T	9686	2019
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JACQUES ETTIENNE STEYL

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said
appearer being duly authorised thereto by a Power of Attorney dated at Linden on 30
May 2019 and granted to him/her by

ARLENE ELLA STONE

Identity Number 431222 0081 08 2

Married out of community of property

herein duly represented by CERTUS PROPERTY SOLUTIONS CC, acting
by virtue of a Special Power of Attorney dated at Parkview on 24 October
2018. * Registration Number 1993/023795/23

R.S

VIR ENDOSSEMENT KYK BLADSY FOR ENDORSEMENTS SEE PAGE

And the appearer declared that his/her said principal had, on 29 March 2019, 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. **DANIEL JACOBUS DICKS**
Identity Number 700601 5002 08 2
Married out of community of property
2. **CATHARINA ELIZABETH DICKS**
Identity Number 661116 0076 08 7
Married out of community of property

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

ERF 105 JEFFREYS BAY,
In the Kouga Local Municipality,
Division of Humansdorp
Eastern Cape Province

IN EXTENT 743 (SEVEN HUNDRED AND FORTY THREE) Square metres

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T6753/1925CTN
WITH GENERAL PLAN NUMBER A655/1925 RELATING THERETO AND
HELD BY DEED OF TRANSFER NUMBER T16116/1987CTN

A. **SUBJECT** to the conditions as referred to Deed of Transfer Number T38962/1974CTN , save insofar these may since have lapsed or been cancelled.

B. **SUBJECT** to the followin conditions as referred to in Deed of Transfer T6753/1925CTN , namely:-

(2) To the conditions imposed for the benefit of all owners of Erven in the village of JEFFREYS BAY:-

(a) That the said property shall be used for residential purposes only, and no business of whatsoever nature or kind may be conducted thereon.

R-S



Page Number: 4
Deeds Number: T9686/2019

ENDORSEMENT:

The following conditions contained herein have been expunged, in terms of Section 69 of the Spatial Planning and Land Use Management Act, 2013 (Act16/2013) read with read with Section 69 of the Kouga Municipal, Spatial Planning and Land Use Management By Law of 2016. These conditions being B. (2) (a) on page 2.

See Local Authority Notice 341 of 2022 Provincial Gazette No. 4672.

**Deeds Registry
KING WILLIAM'S TOWN**

2022 -02- 08


REGISTRAR OF DEEDS

**LOCAL AUTHORITY NOTICE 341 OF 2022
PROVINCIAL NOTICE NO 1/2022**

EASTERN CAPE PROVINCE

KOUGA MUNICIPALITY (EC 108)

**REMOVAL OF TITLE DEED RESTRICTION AND DEPARTURE FROM ZONING
SCHEME PROVISIONS**

ERF: 105, JEFFREYS BAY

**SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016: KOUGA
MUNICIPALITY**

Notice is hereby given that the Municipal Planning Tribunal on 20 September 2021, approved the removal of title conditions, B. 2(a) applicable to Erf 105, Jeffreys Bay as contained in Certificate of Consolidation Title T9686/2019, in terms of Section 69 of the Spatial Planning and Land Use Management By-Law, 2016: Kouga Municipality.

**MR D de JAGER
ACTING DEPUTY MUNICIPAL MANAGER**

**JEFFREYS BAY
PO BOX 21
6330**

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

ARLENE ELLA STONE, Married as aforesaid

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. **DANIEL JACOBUS DICKS, Married as aforesaid**
2. **CATHARINA ELIZABETH DICKS, 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 R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND) .

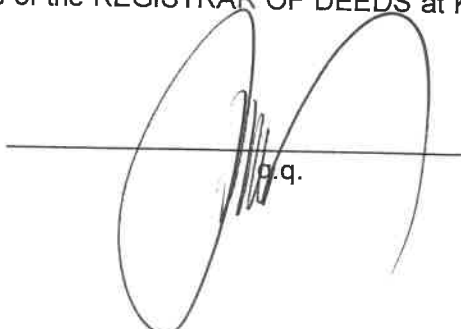
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

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

2019 -06- 2 1

In my presence


REGISTRAR OF DEEDS


p.q.

R.S