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Strombeck Pieterse Attorneys
174B Cape Road
Mill Park
Port Elizabeth
6001

Prepared by me

CONVEYANCER

ALEXANDER HENRY FISHER-HILL

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R. 1 880 000,00	R. 1 200,00
Mortgage		
Capital /mt.		
ALL OTHER REGISTRATIONS		
Reason For Exemption	Category Exemption	Exempt i.t.o Sect/Reg Act/Proc

VERBIND		MORTGAGED
VIR FOR R. 1 975 000,00		
B	6289	2020
2020 -10- 08		 REGISTRAR/REGISTRAR

(6)**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT
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T	11849	2020
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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

- DONOVAN ALWYN RIDDIN**
Identity Number 830707 5038 08 4
Married out of community of property
- KYLIE GLENDYNE RIDDIN**
Identity Number 850428 0070 08 0
Married out of community of property

which said Power of Attorney was signed at PORT ELIZABETH on 29 JULY
2020.

And the appearer declared that his/her said principal had, on 1 July 2020, 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. **LINDSAY SHARON STEELE**
Identity Number 920924 0098 08 5
Unmarried
2. **JARYD DAVIES**
Identity Number 910618 5260 08 6
Unmarried

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

ERF 367 FERNGLEN
IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE OF THE EASTERN CAPE

IN EXTENT 892 (EIGHT HUNDRED AND NINETY TWO) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 22890/1971 with Diagram Number 3715/1971 relating thereto and held by Deed of Transfer Number T23815/2016CTN.

A. **SUBJECT** to the conditions as are referred to in said Deed of Transfer No. T5278/1959 save in so far as these may have since lapsed or been cancelled.

B. **SUBJECT AND ENTITLED** to the following conditions contained in Deed of Transfer No. T22890/1971 imposed by the Administrator of the Province of the Cape of Good Hope when approving of FERNGLEN TOWNSHIP EXTENSION 3, 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 shall 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 the 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 require; this shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, channel, conduit, manhole 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 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.
5. No building on this erf shall be used or converted to use for any purpose other than 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 6,30 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 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 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 and provided further that outbuildings built simultaneously on adjoining erven may share a common partition wall on the common boundary thereof, and such outbuildings may be built within the rear half of the common lateral boundary. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.

C. **SUBJECT** to the following conditions contained in Deed of Transfer No. T22414/1972 imposed by the PE TOWNSHIPS (PROPRIETARY) LIMITED (hereinafter referred to as the "COMPANY") as township owner of FERNGLLEN TOWNSHIP EXTENSION 3 in favour of itself or its successors-in-title to the remainder of Fernglen Township Extension No. 3 held by it under Certificate of Registered Title No. 5278/1959 dated 4th May 1959, therein being no obligation upon the said Company or its successors as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors-in-title as aforesaid in the event of any contravention by any erf holder:

1. That no dwelling having a value of less than R4 000,00 shall be erected on this erf.
2. That no building shall be erected upon this erf until the plans and specifications have been submitted to the Company and the Company or a duly qualified architect appointed by the Company for that purpose has approved of the siting, elevation, plans and specifications of such buildings. The decision of the Company and/or the Company's Architect shall be final and binding notwithstanding the value of the property to be erected. The walls of any such building shall be of brick and/or stone and/or concrete and the roof of tiles, thatch, slate shingles or other material approved by the Company.

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3. That every erf shall on its street boundary or boundaries be enclosed by a wall of brick, stone and/or concrete of a design approved by the Company's Architect.
4. No garage or building for housing cars or other vehicles shall be constructed on this erf except to such extent as may be necessary for the use of persons residing upon the erf.
5. No application shall be made by the Owner of any erf in the township for the grant of the licenses described in the Liquor Act No. 30 of 1928 or any amendment thereof or any Act passed to control the sale of liquor, without the consent in writing of and subject to such conditions as may be imposed by the Company.

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

1. **DONOVAN ALWYN RIDDIN, Married as aforesaid**
2. **KYLIE GLENDYNE RIDDIN, 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

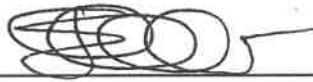
1. **LINDSAY SHARON STEELE, Unmarried**
2. **JARYD DAVIES, Unmarried**

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 R1 880 000,00 (ONE MILLION EIGHT HUNDRED AND EIGHTY 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.

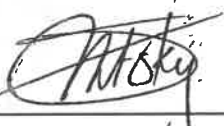
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at KING WILLIAM'S TOWN on

2020 -10- 08



q.q.

In my presence



REGISTRAR OF DEEDS