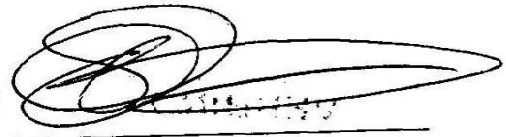


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Tania Koen Attorneys
29 Mount Road
Mount Croix
North End
Port Elizabeth
6001

Prepared by me



CONVEYANCER
A MANSON.

FEE

R. 500.00

VERBIND		MORTGAGED
VIR FOR R 1 450 000,00		
B 0000593957/2006		 REGISTRAR/REGISTRAR
21 JUN 2006		

VIR INKLUSIEFTE KOP BLADS
FOR INKORSEMENTE DEE PAGE 61 500

T 000044123 / 2006

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ALEXANDER MANSON

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer
being duly authorised thereto by a Power of Attorney which said Power of Attorney
was signed at Sedgfield on 9 February 2006 granted to him by

FAY MARGARET JONES
Identity Number 410917 0054 105
Married out of community of property

DATA / VERI
30 JUN 2006
BOSHOFF

DATA / CAPTURE
29 JUN 2006

2

VERBIND		MORTGAGED	
VIF FOR R		450 000,00	
B	000019597 / 2008		
18.03.08			
		REGISTRATEUR/REGISTRAR	

And the appearer declared that his said principal had, on 11 December 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of BAT TRUST
No. 175/2003**

its Successors in Office or assigns,

ERF 1619 SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE WESTERN CAPE;

IN EXTENT 1062 (ONE THOUSAND AND SIXTY TWO) SQUARE METRES

First transferred by Deed of Transfer No.T11792/1968 with Diagram No.2467/1968 relating thereto and held by Deed of Transfer No. T5001/1973.

A. SUBJECT to the conditions referred to in Certificate of Consolidated Title No. 2542 dated 22nd March 1926.

B. ENTITLED to the benefits of the servitude referred to in the following endorsement dated 25th September 1929 on Deed of Transfer No. 822 dated 3rd February, 1928 namely:

"By Deed of Transfer No. 9658 dated 25th September 1929, certain 2 rights of way shewn on the diagram annexed thereto are to remain open for the use of the owner as will more fully appear on reference to the said Deed of Transfer."

C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. 9233 dated 3rd July 1957 imposed by Sedgefield Investments (Proprietary) Limited for the benefit of themselves and their successors in title as owners of the remainder held under Deed of Transfer No. 26897 dated 26th November 1948 namely:

" (a) The Transferee shall not be entitled to claim against the Transferors as owner of the remaining extent for the time being of the Sedgefield Township and/or the farm Sedgefield for any consideration or compensation or be entitled to make any claim whatever in respect of the construction, erection or maintenance of any gates or fences which may at present exist on the boundary line of any lot or lots purchased or which may in future be erected by the Transferee on the boundary line of such land provided, however, that the said Transferee shall not be debarred from claiming in this regard from any purchaser of a lot other than the said Transferors.

(b)

(c) The terms "Transferors" and "Transferee" in these conditions shall be deemed to include the heirs, executors, administrators, assigns or successors in title of the Transferors and Transferee."



D. SUBJECT FURTHER to the following special conditions contained in the said Deed of transfer No. 11792/1958 imposed by the said Transferors namely F. van Niekerk en Seuns (Eindoms) Beperk for the benefit of the said Transferors and their successors in title (as defined hereunder at the end of the said following conditions) as registered owners of the remainder of the property held under the Certificate of Consolidated Title No. 4464/1958 dated 2nd April 1958 namely:

- "1. The Transferee shall not be entitled to claim against the Transferors for any compensation for the construction or maintenance of fences or for any contribution towards the cost of such construction or maintenance.
2. If the Transferee shall use the property for any purpose he shall be obliged, within a period of six months from the commencement of such use to fence the property with a properly constructed fence of not less than five strands of wire or with such type of fencing as the Transferors may approve. In the event of the Transferee failing within the said period to carry out this condition the Transferors shall have the right to give the Transferee thirty days written notice to erect such fence and on his failure to do so the Transferors shall have the right to erect such fence and to recover the costs thereof from the Transferee at the mutually agreed price of R24.00 per erf.
3. The Transferors shall be entitled to enforce proper sanitary regulations on the Transferee in respect of the property hereby transferred. The Transferee undertakes not to do or permit anything to be done on the property hereby transferred which may endanger the health of fellow property owners, and in the event of the erection of any such danger the Transferee undertakes after written notice given to him by the Transferors forthwith to remove the said danger. In the event of the Transferee failing to carry out this condition the Transferors shall have the right to do any necessary work and to recover the costs of such work from the Transferee.
.....
5. The Transferee shall not be entitled to erect any corrugated iron fence or screen on this Lot without the written consent of the Transferors first had and obtained.
6. Without the written consent of the Transferors first had and obtained no hotel or boarding house shall be erected on this plot, nor shall this property or any building thereon be used as a boarding house or hotel.
7. The burial of night soil on this lot is forbidden.
8. No building shall be erected on this Lot within 4,72 metres of any street line which forms the boundary of this lot, save where the Transferors shall have in writing permitted otherwise. No building shall be erected within 1,57 metres of any adjoining lot, provided that this restriction shall not apply to the common boundary of lots held by one Transferee. Not more than 2/3rds of any lot sold shall be built upon.
9. Not more than one dwelling house, together with the necessary outbuildings and appurtenances may be erected on any one plot in the Township. No flats or tenement houses may be erected on any lot.

10. The Transferee shall not use or suffer to be used the property or any portion thereof or any buildings or erections thereon for the purpose of advertising or displaying any advertisement except first having received written permission from the Transferors.
11. This property shall not without the written consent of the Transferors be used for other than residential and/or agricultural and/or horticultural purposes and all trading rights thereon shall be and are hereby reserved to the Transferors.
12. This lot shall not be used for the carrying on of any offensive, unhealthy or dangerous trade as defined in the Municipal Ordinance No. 19 of 1951 or any amendments thereto.
13. This lot shall not be subdivided except in special circumstances and then only with the written consent of the Transferors.
14. The Transferee shall be obliged to allow the drainage and sewerage of any other lot or lots to be conveyed over this lot if deemed necessary by any Local Authority as may hereafter be established, and in such manner and in such position as may from time to time be required by such Local Authority.

The term "Transferor Company or its successor in title" shall mean the said Company of F Van Niekerk en Seuns (Eiendoms) Beperk as the registered owners of the land remaining registered in its name under the said Certificate of Consolidated Title No. 4464 dated 2nd April 1958 namely:-

CERTAIN piece of redeemed quitrent land situate in the Division of Knysna being the remainder of Erf No 1626, Sedgefield Township (namely the remainder of Sedgefield Township Extension No. 1 which is laid out thereon)

and its successors in title thereto, excluding the owner of any subdivision of the land so held which may be alienated and transferred by the said Company subsequent to the 30th December, 1967 being the date of the sale of the land hereby conveyed.

E. By Notarial Deed of Servitude no K539/2002 dated 16 May 2002, the within mentioned property is entitled to a road servitude 3,8 metres wide over the eastern side of Erf 1609 measuring 929m² held by Deed of Transfer T24315/2001 with ancillary rights.

As will more fully appear from said Notarial Deed.



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

FAY MARGARET JONES, Married as aforesaid

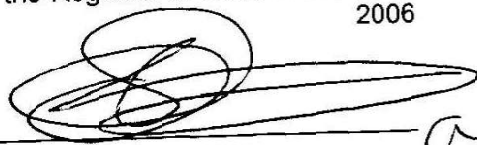
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**The Trustees for the time being of BAT TRUST
No. 175/2003**

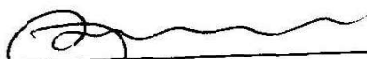
its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 450 000,00 (ONE MILLION FOUR HUNDRED AND FIFTY THOUSAND RAND), transfer duty having been paid on R1 600 000,00 (ONE MILLION SIX 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 Cape Town
on 21 JUNE 2006


q.q.

In my presence


REGISTRAR OF DEEDS