

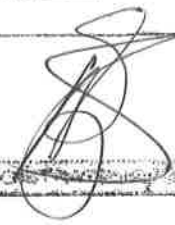
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KAPLAN BLUMBERG
1st Floor, Block A
Southern Life Gardens
70 Second Avenue
Newton Park
Port Elizabeth
6045

Prepared by me

CONVEYANCER
PETER IAN WIEHAHN (85501)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 950 000,00	R. 2 014,00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

VERBIND		MORTGAGED	
VIR		FOR R 2 360 000,00	
000010023 / 2023			
16 MAY 2023			

DATA / VERIFY

29 -05- 2023

LINDA NCAPAI

DATA / CAPTURE

24 -05- 2023

SX

T 000018334 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LPCM NUMBER 97229
OLIVIA NICOLE HARVEY

OLIVIA NICOLE HARVEY

LPCM NUMBER 97229

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

The Trustees for the time being of BAT TRUST
Registration Number IT175/2003

which said Power of Attorney was signed at KNYSNA on 6 APRIL 2023

And the appearer declared that his/her said principal had, on 8 March 2023, 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:

**The Trustees for the time being of FRASER FAMILY TRUST
Registration Number IT237/1996 (E)**

its Successors in Office or assigns, in full and free property

ERF 1609 SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 929 (NINE HUNDRED AND TWENTY NINE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T20681/1967
WITH DIAGRAM NUMBER 3090/1967 RELATING THERETO AND HELD BY
DEED OF TRANSFER NUMBER T33402/2004.

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T20681/1967.
- B. Entitled to the benefits of the servitude referred to in the following endorsement dated 25 September 1929 on Deed of Transfer Number T822 dated 3rd February 1928, namely:
- “By Deed of Transfer Number 9658 dated 25th September 1929, certain 2 rights of way shown on the diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder, 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 Number T9233 dated 3rd July 1957 imposed by Sedgfield Investments (Proprietary) Limited for the benefit of themselves and their successors in title as owners of the remainder held under Deed of Transfer Number 26897 dated the 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) 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."

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the said Deeds of Transfer save in so far as these may have since lapsed or been cancelled.

D.

- E. In terms of Notarial Deed of Servitude Number K539/2002 dated 16 May 2002, the within mentioned property is subject to a road servitude 3,8 metres wide on the eastern side of the within mentioned property in favour of Erf 1619 measuring 1062m² held by Deed of Transfer Number T5001/1973 with ancillary rights as will more fully appear from said notarial deed.



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

The Trustees for the time being of BAT TRUST
Registration Number IT175/2003

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

The Trustees for the time being of FRASER FAMILY TRUST
Registration Number IT237/1996 (E)

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 R2 950 000,00 (TWO MILLION NINE HUNDRED AND FIFTY 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 16 MAY 2023

2023 

In my presence



REGISTRAR OF DEEDS