

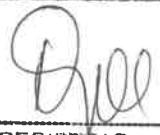
133  
VANDERSPUY  
043 051 8000

GOLDBERG AND DE VILLIERS INC  
Pembroke House  
13 Bird Street  
PORT ELIZABETH  
6001

| Fee Endorsement       |                         |                                   |
|-----------------------|-------------------------|-----------------------------------|
|                       | Amount                  | Office Fee                        |
| Purchase Price/Value  | R 2 499 000,00          | R 1691,00                         |
| Mortgage Capital Amt. | R .....                 | R .....                           |
| OTHER REGISTRATIONS   |                         |                                   |
| Reason For Exemption  | Category Exemption..... | Exempt to Sect/Reg Act/Proc ..... |

Prepared by me

  
CONVEYANCER  
TRACEY LYNN WATSON-GILL (NUMBER  
M79674)

| VERBIND                |            | MORTGAGED           |                                                                                     |
|------------------------|------------|---------------------|-------------------------------------------------------------------------------------|
| VIR FOR R 1 800 000,00 |            |                     |                                                                                     |
| B                      | 2390       | 1/2021              |  |
|                        | 2021-03-15 |                     |                                                                                     |
|                        |            | REGISTRAR/REGISTRAR |                                                                                     |

|   |      |        |
|---|------|--------|
| T | 4596 | 1/2021 |
|---|------|--------|

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JOHAN CHRISTIAAN HEUNIS 89021

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

KARGAMOR DEVELOPERS CC  
2007/007824/23

which said Power of Attorney was signed at PORT ELIZABETH on 18 November 2020



And the appearer declared that his/her said principal had, on 19 October 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:

**WICKUS RIAAN SAUNDERS**  
**Identity Number 6909275264089**  
**and**  
**MARIA SAUNDERS**  
**Identity Number 6711190139085**  
**Married in community of property to each other**

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

ERF 2377 THEESCOMBE  
IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY  
DIVISION OF PORT ELIZABETH  
PROVINCE OF THE EASTERN CAPE

IN EXTENT 2,8831 (TWO COMMA EIGHT EIGHT THREE ONE) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T44832/1995CTN with Diagram S.G. Number 1185/95 relating thereto and held by Deed of Transfer Number T86668/2006CTN.

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T6273/1921CTN save in so far as these may have since lapsed or been cancelled.
- B. SUBJECT to the Notarial Deed of Servitude Number 104/1947 dated 14<sup>th</sup> February 1947 in favour of the Council of the Municipality of the City of Port Elizabeth, referred to in the endorsement made on 27<sup>th</sup> March 1947 on the Deed of Transfer T11480/1940CTN relating to the acquisition by the said Council of the right in perpetuity to carry electricity over the land conveyed by the Deed of Transfer T11480/1940CTN (being Portion 127 of the farm NOOITGEDACHT) by means of overhead cables or wires or underground cables together with certain ancillary rights along a certain line of the width 9,45 metres (shown in part on the said Diagram No. 3341/46) subject to conditions as will more fully appear on reference to the said Notarial Deed.
- (The centre line of which electric power line and pipeline servitude is represented by the line yz on said Diagram No. 1185/95)
- C. SUBJECT to the following conditions contained in Deed of Transfer Number T5099/1947CTN imposed by the Administrator of the Controlling Authority under the provisions of Act Number 21 of 1940, namely:
- (a) The land may not be subdivided without the written approval of the Controlling Authority as defined in Act 21 of the 1940.
  - (b) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land except with the written approval of the Controlling Authority as defined in Act Number 21 of 1940.



- (c) The land shall be used for residential purposes and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940.
  - (d) No building or any structure whatsoever shall be erected within a distance of 94,46 metres from the centre line of the Kraggakamma Main Road Number 8 without the written approval of the Controlling Authority as defined in Act Number 21 of 1940.
- D. By Notarial Deed Number K544/1995, a portion of Erf 1962, which portion is 2 547 Square Metres in extent, has been ceded to the Municipality of Port Elizabeth for an Electric Powerline, as will more fully appear from the said Notarial Deed.



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

**KARGAMOR DEVELOPERS CC**  
**Registration Number 2007/007824/23**

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

**WICKUS RIAAN SAUNDERS and MARIA SAUNDERS, 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 499 000,00 (TWO MILLION FOUR HUNDRED AND NINETY NINE 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

**2021-03-15**

In my presence

\_\_\_\_\_  
REGISTRAR OF DEEDS

q.q.

Page Number. 5  
Deed Number T4596/2021

PARA: 1

**ENDORSEMENT**

The following condition contained herein have been expunged, in terms of Section 47 of the Spatial Planning and Land Use Management Act, 2013(Act 16/2013) the condition being C. (a-d) on pages 2 and 3.

See Provincial Notice 269 of 2010, Provincial Gazette No. 2427.

Deeds Registry  
KING WILLIAM'S TOWN

2021 -10- 07

  
REGISTRAR OF DEEDS