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J.S. LEVY & LEVY
Suite 301
Aloe Centre
3rd Floor
Caledon Street
Uitenhage
6230

Prepared by me

[Signature]

CONVEYANCER
BUTLION, L.

Fee on instrument		
	Amount	Office fee
Purchase price/Value	R. 1 650 000,00	R. 850,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t. o	
	Cat.	section. Act.

VERBIND		MORTGAGED	
VIR FOR R. 1 620 000,00			
B000010752/2013			
2013-04-30		REGISTRATEUR/REGISTRAR	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DAVID PATRICK ARTLETT

T00019562/2013

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 PORT ELIZABETH on 12 February 2013 granted to him by

ROBIN RAYNE FOURIE
Identity Number 630507 5078 08 6
Unmarried

DATA / CAPTURE
2013-05-09
FANTI WENDY

10 MAY 2013

And the appearer declared that his said principal had, on 24 January 2013, 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:

1. **ALTUS FOURIE**
Identity Number 790309 5138 08 5
Married out of community of property
2. **ANKE FOURIE**
Identity Number 841009 0231 08 8
Married out of community of property

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

ERF 47 SUNRIDGE PARK IN THE AREA OF THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, EASTERN CAPE PROVINCE;

IN EXTENT 1884 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T2485/1957 with Diagram No. 444/55 relating thereto and held by Deed of Transfer T91426/1994

- A. **SUBJECT** to the conditions referred to in Certificate of Township Title No. T19225/1949.
- B. **SUBJECT** to the following conditions mentioned in Deed of Transfer No. T2485/1957 imposed by the Administrator on the establishment of SUNRIDGE PARK TOWNSHIP under Ordinance No. 33 of 1934:
 - (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 day of October, 1935, and in the Memorandum which accompanied the said regulations.
 - (2) The owner of this erf shall without compensation be obliged to allow water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision 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 required. This shall include the right of access to the erf at any time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel conduit or other works pertaining thereto.
 - (3) This erf shall be subject to the following further conditions, provided especially 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 be not 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 40% of 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 9,45 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or lateral boundary common to any adjoining erf.
- (e) No building or human habitation shall be erected thereon unless provision is made above ground for the storage of rainwater, such storage to have a capacity of not less than 9100 litres, or unless a piped water supply has been made available thereto to the satisfaction of the local authority.

C. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer No. T2485/1957 imposed by and for the benefit of the Transferor Company (W E Londt Estates (Proprietary) Limited) and its successors in title as township owner of Sunridge Park Township in favour of itself or its successors in title to the remainder of Sunridge Park Township held by it under Deed of Transfer No. T9030/1950, there being no obligation upon the said Company or its successors in title as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors in title 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 erfholder:

- (ii) No building have a value of less than R5 000,00 shall be erected on this erf.
- (iii) No building shall be erected on this erf until the plans have been submitted to and approved by the Company or a duly qualified architect appointed by the Company for that purpose. 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's architect.
- (iv) 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.
- (v) No garage or building for housing motor 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 this erf.

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

ROBIN RAYNE FOURIE, Unmarried

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

1. **ALTUS FOURIE, Married as aforesaid**
2. **ANKE FOURIE, 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 R1 650 000,00 (ONE MILLION SIX HUNDRED AND FIFTY THOUSAND RAND).

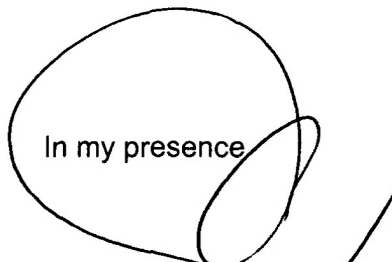
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

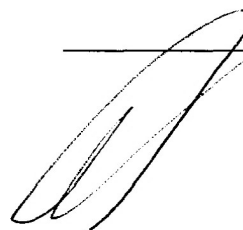
30 April

2013

In my presence



REGISTRAR OF DEEDS



q.q.