

DE SWARDT & ASSOCIATES
Incorporated
Third Floor, Regus House
Fairview Office Park
66 Ring Road
Greenacres
Port Elizabeth
6000

Prepared by

ATTORNEY
DONOVAN DE SWARDT

Countersigned by me

CONVEYANCER
NIKHAIL VAUGHN MUNSAMY
LPCM (94717)

DRAFT VERSION

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS at **KING WILLIAM'S TOWN**, he/she, the
said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

XENOPHON REGINALD JOHN ALFRED WARD
Identity Number 900911 5152 08 6
and
AMY ROBYNE WARD
Identity Number 920110 0032 08 0
Married out of community of property

Dated 2 AUGUST 2024 and signed at PORT ELIZABETH

AND the said Appearer declared that his/her principal had on 10 JULY 2024 truly and legally sold by Private Treaty and that he/she, the said Appearer in his her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

1. **JUAN-PIERRE BARNARD**
Identity Number 920415 5202 08 7
Unmarried
2. **MARELIZE SMIT**
Identity Number 000904 0400 08 8
Unmarried

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

ERF 2964 PARSONS VLEI
IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 350 (THREE HUNDRED AND FIFTY) SQUARE METRES

FIRST TRANSFERRED and still held by Deed of Transfer Number T3482/2021CTN with General Plan SG. No 1066/2007 relating thereto.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T11397/1966 dated 14th June 1966 save in so far as these may have since lapsed or been cancelled.
- B. SUBJECT to the condition as contained in Deed of Transfer Number T11292/2009CTN imposed in terms of Section 25 of Ordinance 15 of 1985 by the Nelson Mandela Bay Metropolitan Municipality when approving the subdivision of Erf 2682 Parsons Vlei:

The Owner of the property hereby transferred shall on transfer thereof automatically become a member of the SMALLVILLE PROPERTIES Home Owners Association and shall be bound by its constitution which, inter alia, provides that the property may not be transferred without the written consent of the SMALLVILLE PROPERTIES Home Owners Association.

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

**XENOPHON REGINALD JOHN ALFRED WARD AND AMY ROBYNE WARD,
Married as aforesaid**

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

- DRAFT VERSION**
1. **JUAN-PIERRE BARNARD, Unmarried**
 2. **MARELIZE SMIT, Unmarried**

their heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property be the sum of **R1 100 000.00 (ONE MILLION ONE HUNDRED THOUSAND RAND)**

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 WILLIAMS TOWN on**

q.q. Signature of Appearer

In my presence:

Registrar of Deeds