



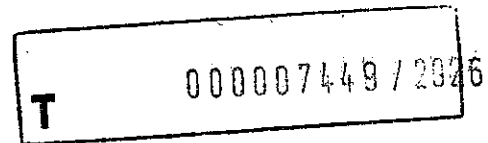
155

BLC Attorneys
4 Cape Road
Central
Port Elizabeth
6000

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R. 4 500 000.00	R. 2922.00
Mortgage Capital Amt.	R.	R.
ALL OTHER REGISTRATIONS R.		
Reason For Exemption	Category Exemption	Exempt I.t.o Sect/Reg. Act/Proc.

Prepared by me

CONVEYANCER
INA VENTER
(LPCM Number M86861)



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

INA VENTER 86861

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

The Trustees for the time being of ASHMONT MANAGEMENT TRUST
Registration Number IT002139/2019C

which said Power of Attorney was signed at St Francis Bay on 23 March 2026

And the appearer declared that his/her said principal had, on 9 March 2026, 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:

1. **KEVIN JAMES MORTON**
Identity Number 650509 5026 08 6
Married out of community of property
2. **CHERRI-ANN MORTON**
Identity Number 730506 0045 081
Married out of community of property

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

ERF 26 ST FRANCIS LINKS
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

IN EXTENT 571 (FIVE HUNDRED AND SEVENTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T76120/2006CTN with General Plan Number SG 1972/2006 relating thereto and held by Deed of Transfer Number T23388/2023

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T7084/1934CTN, save in so far as these may have since lapsed or been cancelled.
- B. SUBJECT FURTHER to the endorsement dated 25 March 1985 on Deed of Transfer Number T14223/1952CTN (in regard to Paragraph 2 thereof) and Certificates of Registered Title Numbers T329/1977CTN, T23980/1977CTN and T23981/1977CTN (all in regard to Paragraph 1 thereof) which endorsement reads as follows:

"ENDOSSEMENT KRAGTENS ARITKEL 31 (B) VAN WET 47 VAN 1937, (SOOS GEWYSIG)

"n Gedeelte van die eiendom hierin vermeld groot plus minus 0.22 ha. is onteien deur die Afdelingsraad van Humansdorp kragtens Art. 122(4) (b) (ii) Ordonnansie 18/1976. Vide onteiningskennisgewing Nommer E1/WLB dated 6/3/1985 geliaser as Onteieningscaveat Ex 28/1985 planne in tweevoud geliaser Ex 288/1985."
- C. SUBJECT FURTHER to the following Endorsement dated 22 October 1987 on Deed of Transfer Number T35441/1985CTN, namely:-

"Endossement kragtens Artikel 31 (6) van die Wet Nommer 47 van 'n Gedeelte van die eiendom hierinvermeld Groot plus minus 0,47 Ha is onteien deur die Afdelingsraad van Humansdorp kragtens Artikel 27 van die ordonnansie op Paaie Ordonnansie 19 van 1976. Vide onteiningskennisgewing Nommer P29 gedateer 8-10-1987 geliaser as Onteieningscaveat Ex 626/1987 planne in tweevoud geliaser Ex 626/1987."

D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T76120/2006CTN, and imposed by the Transferor in favour of St Francis Links Home Owners Association (Association incorporated under Section 21) Number 2006/017273/08 ("the Association") of which the transferee shall become a member on registration of transfer of this property into the name of the transferee, and binding upon the Transferee and its, his or her successors in title :-

1. The Registered owner of the Property, or of any subdivision thereof, or of any sectional title unit erected thereon, or of any interest therein or thereto, ("the Owner") shall not be entitled to transfer the Property, or any subdivision or consolidation thereof, or any unit or any interest therein, without the Association's prior written consent which will not unreasonably be withheld, and without the Association having confirmed in writing that all amounts due to it by the owner have been paid;
2. The Owner acknowledges that in the event of the Owner disposing of the Property or in the event of the Owner being an artificial person, such as a close corporation, company or trust and the member's interest, shares or beneficial interest (as the case may be), being disposed of privately, (i.e. without the assistance of an Estate Agent), then in that event, the Owner acknowledges that it shall be responsible for payment of an administration fee charged by the Association in this regard. He aforesaid administration fee charged by the Association shall be in the sole discretion of the Association but shall not exceed one (1%) percent of the Purchase Price (plus VAT thereon) of the Property, member's interest, shares or beneficial interest (as the case may be) or in the event of the Property, member's interest, shares or beneficial interest (as the case may be) not being sold, shall not exceed 1% (ONE PERCENT) of the market value of the Property, member's interest, shares or beneficial interest (as the case may be) at the date of transfer or cession of same (plus VAT thereon.) For the purposes of this clause the value obtained for shares in the Links Golf Club Limited shall be included in the Purchase Price.
3. Every Owner shall automatically be and become and shall remain a member of the Association and be subject to its Articles and Rules until the Owner ceases to be an Owner as aforesaid. Neither the Property nor any subdivision nor any consolidation thereof, nor any unit erected thereon, nor any interest therein or thereto, shall be transferred to any person who has not agreed to become a member of the Association and to be bound by its constitution; and who has not secured payment by way of a debit order of the monthly levy due to the Association.
4. The Owner shall not make any application for the rezoning, consolidation or sub-division of his erf without the prior written consent of the Association.
5. No building or structure may be erected on the Property and/or the external appearance (including the colour) of any existing or future building or structure may be changed unless the architectural design plans and specifications (including materials) of such building or structure have been approved by the Association or any architect



91



nominated by it or an architect nominated by it for the specific purpose of representing the Association in regard to such approval.

6. The stipulations contained in this condition D shall be binding on the Owner and his successors in title and the Owner undertakes to include such stipulations in a Deed of Alienation for the sale or disposal of the Property to a Purchaser or other party.
7. The Owner shall not sell the Property to any third party in future in terms of a contract which does not contain all the terms and conditions set out in the standard contract for resale as supplied by the Association. If a form of contract is used which does not contain all the terms and conditions which, in the opinion of the Association, are relevant, the Association shall be entitled to withhold its consent to the transfer until such time as an appropriate addendum has been signed by the parties to the sale.

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T76120/2006CTN, and imposed by the Transferor, in favour of Links Golf Club Limited, Number 2006/017924/06 ("the Golf Club") of which the transferee shall become a member on registration of transfer of this property into the name of the transferee, and which shall be binding upon the Transferee and its, his or her successors in title :-

1. The Transferee shall not be entitled to transfer the Property, without the Golf Club's prior written consent which will not unreasonably be withheld, and without the Golf Club having confirmed in writing that all amounts due to it by the Transferee have been paid and that the Transferee has complied with clauses 2 to 4 below.
2. The Transferee shall become a Shareholder in and a resident member of the Golf Club against registration of transfer of the Property and shall remain a Shareholder and a resident member for so long as the Transferee is the registered Owner of the Property.
3. The Transferee will be and remain bound by the provisions of the Golf Club's Articles and Constitution, for so long as the Transferee is a Shareholder and/or member of the Golf Club whether the Transferee is a golf playing member or a social member.
4. In the event of the Transferee selling the Property to a third party he must sell his shares in the Golf Club to the same person and will be deemed to have resigned as member with effect from date of transfer of the Property to such third party.

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

**The Trustees for the time being of ASHMONT MANAGEMENT TRUST
Registration Number IT002139/2019C**

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

1. **KEVIN JAMES MORTON, Married as aforesaid**
2. **CHERRI-ANN MORTON, 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 R4 500 000,00 (FOUR MILLION FIVE HUNDRED THOUSAND RAND) .

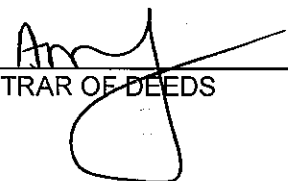
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
EASTERN CAPE at QONCE on 2026 -06- 01



q.q.

In my presence


REGISTRAR OF DEEDS