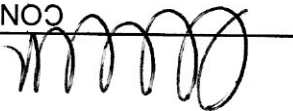


Prepared by me

CONVEYANCER
E HAMMAN



RUSHMERE NOACH ATTORNEYS

5 Ascot Office Park
Conyngham Street
Greenacres
6045



FEE

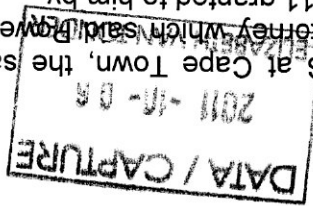
R.650.00

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ALLAN WHITE

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 30 June 2011 granted to him by



The Executors in the Estate Late
EDNA BESSIE SCHACHTER
Estate Number 3100/2011

2011-10-10

RECEIVED

2011-10-31

And the appearer declared that his said principal had, on 17 June 2011, 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. EDUARD JOHN WENTZEL
Identity Number 691212 5274 08 4
Married out of community of property
2. TAMSIN JOY WENTZEL
Identity Number 671220 0046 08 8
Married out of community of property

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

ERF 134 SUMMERSTRAND
DIVISION OF PORT ELIZABETH
PROVINCE OF THE EASTERN CAPE

IN EXTENT 971 (NINE HUNDRED AND SEVENTY ONE) SQUARE METRES
FIRST TRANSFERRED and still held by Deed of Transfer No. T18190/1951
with Diagram No. 3812/51 annexed thereto.

- A. SUBJECT to the conditions referred to in the aforesaid Certificate of Uniform Title No. 7379 dated 7th May, 1951.
- B. SUBJECT to the following condition contained in Deed of Grant dated 6th June, 1922, Port Elizabeth Freeholds Volume 10, No. 1, namely:

"2. That all roads and thoroughfares over the land, whether or not described in the plan or diagram thereof shall remain free and uninterrupted, unless closed, diverted, or altered by competent authority."

- C.
NOT SUBJECT to condition C on page 2 of Deed of Transfer No. T18190/1951, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

- D.
- E. SUBJECT to the following conditions contained in Deed of Transfer No. T18190/1951 imposed by the Administrator of the Cape Province under the provisions of the Township Ordinance No. 33/1934 when approving of the SUMMERSTRAND TOWNSHIP EXTENSION No. 2, namely:-

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 7th October, 1935, and in the memorandum which accompanied the said regulations.

2. The owner of this Eft shall, without compensation be obliged to allow water mains and the sewage and drainage including stormwater of any other eft or erven to be conveyed across this eft 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 eft at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

3. This eft 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 not be 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 half 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 20 feet to the street line which forms a boundary of this eft, nor within 10 feet of the rear or 5 feet of the lateral boundary common to any adjoining eft, provided that with the consent of the local authority outbuildings not exceeding 10 ft. in height measure from the floor to the wall plate may be erected within the above prescribed rear space and within the above prescribed lateral space for a distance of 30 ft. reckoned from the rear boundary. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one eft.

F. SUBJECT TO THE following further special conditions contained in Deed of Transfer No. T18190/1951 imposed by THE COUNCIL OF THE MUNICIPALITY OF PORT ELIZABETH as being in favour of itself and any Ertholder in the said Township, the words and expressions in these conditions having the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th October, 1935 and in the memorandum which accompanied the said regulations, viz:-

(a)

One

(b) That the walls of every building shall be of brick and/or stone and/or concrete.

(c) That this erf shall, on its street boundary or boundaries be enclosed by a wall of brick, stone and/or concrete except with the consent of the Municipality. This erf shall on any other boundary or boundaries (other than that or those aforementioned) be enclosed by a wall of brick, stone and/or concrete or an approved wire mesh fence. All walls and/or fences enclosing the erf shall be erected on or near the boundary line and the erection of such wall and/or fence shall not be commenced unless and until the design thereof shall have been submitted to and approved in writing by the Council.

(d) 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 the erf and no garage or building or any portion thereof shall be let for the accommodation of motor cars or vehicles without the consent of the Council being first obtained thereto.

(e)

(f)

One

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

Estate Late EDNA BESSIE SCHACHTER, Estate Number 3100/2011

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

1. **EDUARD JOHN WENTZEL, Married as aforesaid**
2. **TAMSIN JOY WENTZEL, 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 800 000,00 (ONE MILLION EIGHT HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Apparer, 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

2 September

2011

_____ q.q.

In my presence

REGISTRAR OF DEEDS