

CONVEYANCER'S CERTIFICATE

I, the undersigned,

BRIAN HENRY VON DER DECKEN

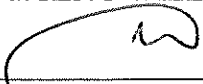
a Conveyancer of King William's Town, do certify, from an investigation of the records at the King William's Town Deeds Registry, that :

1. **ERF 5841 DESPATCH**, Nelson Mandela Bay Metropolitan Municipality, Division of Uitenhage, Province of the Eastern Cape, measuring 844 (eight hundred and forty four) square metres was registered in the name of **JOANNIE BLACK**, Identity number 760217 0025 08 0, Unmarried, on 19th February 2018 under Deed of Transfer No T1901/2018;
 2. There is one Mortgage Bond, No B1002/2018 for R625 000,00 in favour of Absa Home Loans Guarantee Company Proprietary Limited, registered over the above property;
 3. The following title deed condition affects the use or development of the property and should be removed from Deed of Transfer No T1901/2018:
- "B. SUBJECT FURTHER to the special condition contained in said Deed of Transfer No T8837/1931, reading as follows:

That the transferee and its successors in title shall not at any time hereafter sell, donate or otherwise dispose of in any manner whatsoever the said land hereby transferred or any portion thereof to any person or persons whomsoever from the purpose of establishing thereon any sanitation, sewerage, town drainage or other similar scheme, and the transferee and his aforesaid shall be and hereby are restrained in perpetuity from establishing or permitting to be established on the said land or any portion thereof any sanitation sewerage, town drainage or other similar scheme.

Such imposed conditions will be for the benefit of Pieter Barendse Botha and his successors in title of the properties registered in terms of Deed of Transfers Nos. T1589/1928, T1590/1928 and T7986/1930."

DATED at KING WILLIAM'S TOWN this 20th day of JUNE 2024.


BRIAN HENRY VON DER DECKEN

B.Proc.LI.B / LPCM No 80120

Smith Tabata Incorporated

Sutton Square, Queens Road, King William's Town



Deeds Registration Office

Property Report

Erf Enquiry

General Information

Date Requested 2024-06-20
Deed Office King Williams Town
Information Source Deed Office

Property Details

Deeds registry KING WILLIAMS TOWN
Property type ERF
Township DESPATCH
Erf number 5841
Portion 0
Province EASTERN CAPE
Registration division/Administrative district UITENHAGE RD
Local authority DESPATCH MUN
Previous description PTN OF 5833-GP10976
Diagram deed number T12819/2006
Extent 8440000 SQM
LPI Code C07600050000584100000

Deeds Title Details

#	Document	Registration Date	Purchase Date	Amount (R)
1	T1901/2018	20180219	20171024	R625000.00

Owner Information

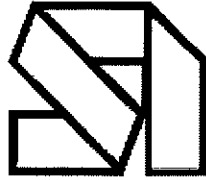
#	Document	Full name	Identity Number	Share
1	T1901/2018	BLACK JOANNIE	7602170025080	-

Endorsements/Encumbrances

#	Endorsement	Holder	Amount (R)	Microfilm Reference
1	B1002/2018	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	R625000.00	20180409 11:17:35
2	CONVERTED FROM CTN	-	-	-

Historic Documents

#	Document	Holder	Amount (R)	Image Reference
1	B17477/2006CTN	-	-	20180409 11:20:24
2	B59246/2006CTN	-	-	20180409 10:54:33
3	B127197/2006CTN	-	-	20180409 10:50:43
4	T28943/1985CTN	HANCKE PETRUS WAGNER	T/T	-
5	T12819/2006CTN	J H BUILDERS C C	R10000.00	-
6	T12820/2006CTN	HERSELMAN CHANTEL	R55000.00	20180409 11:03:06
7	T12820/2006CTN	DICKSON PERCY JAMES	R55000.00	20180409 11:03:06
8	T97295/2006CTN	DICKSON PERCY JAMES	R225000.00	20180409 10:52:39



Smith Tabata

ATTORNEYS

Your reference: DEWALD POTGIETER
Account Number: 01B342003
Direct Line: (043) 6044 214
Direct Telefax: 0866 407 524
Direct e-mail: pearlv@smithtabata.co.za

20 JUNE 2024

BLACKHOUND ARCHITECTURE & RENDERING
PORT ELIZABETH

Dear Sir/Madam

STATEMENT OF ACCOUNT

VAT NO: 4460161351

OFFICE COPY:	
ERF 5841 DESPATCH – JOANNIE BLACK	
CONVEYANCER'S CERTIFICATE	
Office copy	R350.00
Plus VAT	R52.50
Postage & petties	R175.00
Plus VAT	R26.25
TOTAL	R603.75

BANK DETAILS:
BRANCH: VINCENT
ACCOUNT NO: 331 771 810

BANK: STANDARD BANK
BRANCH CODE: 003 721
ACCOUNT NAME: SMITH TABATA INC.

NB: PLEASE QUOTE OUR REFERENCE WHEN MAKING PAYMENT & EMAIL PROOF OF PAYMENT



Smith Tabata Inc.
(Registration No. 1996/014979/21)

OFFICES IN EAST LONDON, QUEENSTOWN,
MTHATHA & PORT ELIZABETH

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