

M.S

CLARK MULLER DICKS INC
Evergreen Office Park
174 Cape Road
Mill Park
Port Elizabeth
6057
043 721 1556

Prepared by me

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R 3 100 000,00	R 2140,00
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

CONVEYANCER
MARISA MULLER
(94154)

VERBIND MORTGAGED

VIR FOR R 3 100 000,00

B 2794 / 2024

2024 -05- 10

REGISTRAR/REGISTRAR

T 8132 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
LIESL-ANN. MONAGHAN
(84424)

appeared before me, the Registrar of Deeds at **KING WILLIAM'S TOWN**, the said appearer,
being duly authorised thereto by a power of attorney granted to him by

- JOHANNES JACOBUS GOWAR**
Identity Number 530828 5022 08 5
Married out of Community of Property
- ROSEMARY VERA GOWAR**
Identity Number 590212 0124 08 8
Married out of Community of Property

signed at PORT ELIZABETH

on 26 MARCH 2024

And the appearer declared that:

Whereas the Transferors had truly and legally sold the undermentioned property on 18 March 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferors, did by these presents, cede and transfer to and on behalf of

ALBERT DA SERRA

Identity Number 830906 5048 08 1

and

LIZETTE DA SERRA

Identity Number 830713 0002 08 3

Married in community of property to each other

their heirs, executors, administrators or assigns, in full and free property

ERF 535 THEESCOMBE
NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
EASTERN CAPE PROVINCE

IN EXTENT 1536 (ONE THOUSAND FIVE HUNDRED AND THIRTY SIX) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T9843/1984CTN with General Plan TP8070 relating thereto and held by Deed of Transfer Number T44856/2017CTN.

- A. **SUBJECT** to the conditions contained in Deed of Transfer No. T18035/1969CTN save insofar as these may have since lapsed or been cancelled.
- B. **SUBJECT** to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934 when approving Lovemore Heights Township as contained in Deed of Transfer No. T9843/1984CTN, namely:
1. The owner of this erf shall, without compensation, be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township 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 reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless

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he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

3. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the scheme.

N.

WHEREFORE the appearer, renouncing all the rights and title the said

1. JOHANNES JACOBUS GOWAR, MARRIED AS AFORESAID AND
2. ROSEMARY VERA GOWAR, MARRIED AS AFORESAID

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

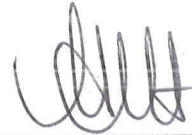
ALBERT DA SERRA AND LIZETTE DA SERRA, MARRIED TO EACH OTHER AS AFORESAID

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R3 100 000,00 (Three Million One 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.

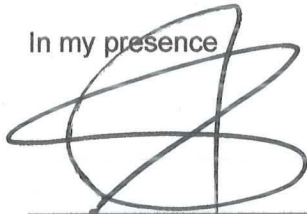
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at **KING WILLIAM'S TOWN** on

2024 -05- 10



Signature of appearer q.q.

In my presence



Registrar of Deeds

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