

SMITH TABATA
INC

TEL: 043 643 4214

GREYVENSTEINS ATTORNEYS
104 PARK DRIVE
CENTRAL
PORT ELIZABETH
6001

Prepared by me

Particulars		
	Amount	Office Fee
Purchase Price/Value	R. 1,200,000.00	R. 1453.80
Mortgage Capital Arnt.	R.	R.
ALL OTHER REGISTRATIONS R.		
Reason For Exemption	Category Exemption	Exempt I.L.O. Sect/Reg. Act/Proc.

CONVEYANCER
MARLISE HOOPS (86663)

VERBIND		MORTGAGED	
VIR FOR R. 1,440,000.00			
B	81/2024	 REGISTRAR/REGISTRAR	
2024-01-11			

DEED OF TRANSFER

T. 312 / 2024

BE IT HEREBY MADE KNOWN THAT

George Daniel Schwulst

LPC Practice No: 86203

appeared before me, REGISTRAR OF DEEDS at King William's Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PORT ELIZABETH on 9 NOVEMBER 2023 granted to him/her by Liesel Greyvenstein as Director of Greyvensteins Incorporated and as such the agent of

The Executor in the Estate Late
DOROTHIA MARIA GERBER
Number 5194/2023

and acting in terms of an Estate Power of Attorney signed at Port Elizabeth on 3 November 2023

And the appearer declared that his/her said principal had, on 6 November 2023, 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:

MARCO GERBER

Identity Number 950408 5074 08 8

Unmarried

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

ERF 1044 WESTERING

IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

DIVISION OF PORT ELIZABETH

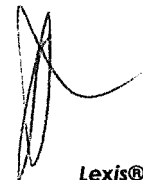
PROVINCE OF THE EASTERN CAPE

IN EXTENT 1051 (ONE THOUSAND AND FIFTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T18730/1964CTN with Diagram Number 7995/1958 relating thereto and held by Deed of Transfer Number T95324/1993CTN

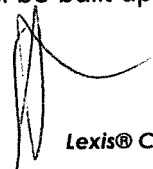
- A. SUBJECT to the conditions referred to in Deed of Transfer No. T1095/1927CTN save in so far as these may have since lapsed or been cancelled.
- B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No T18730/1964CTN, imposed by the Administrator of the Cape of Good Hope in terms of the Townships Ordinance No 33 of 1934, reading as follows:-

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 the 17th October, 1935, and in the memorandum which accompanied the said regulations.



2. The owner of this erf shall, without compensation, be obliged to allow electricity and water mains 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 in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
3. 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 he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. In the event of a town planning scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No 15 of 1952, as amended.
5. This erf shall be subject to the following further conditions provided 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 conditions 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 purposes 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;

①



- (d) no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf.
- (e) notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to a building may be erected nearer to the street line than 4,72 metres where the portion of the erf that will be excavated for the erection of such garage is situated above the level of the street immediately adjacent to and giving access to such garage provided:
 - (i) that the building does not exceed 3,05 metres in height;
 - (ii) that a minimum building line of 1,26 metres be maintained
 - (iii) that the building does not project more than 50 per cent above ground level.

C. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No T18730/1964CTN imposed by WESTERN HILLS (PROPRIETARY) LIMITED (hereinafter referred to as the Company) Township Owner of Westering Township, held by it under Certificate of Registered Title No T7201/1957CTN, there being no obligation upon the said Company or its successors in title as aforesaid in the event of any contravention by any erfholder:

- (i) That no dwelling having a value of less than R4 000,00 shall be erected on this Erf.



- (ii) That no building shall be erected on this Erf until the plans and specifications have been submitted to the Company and the Company or a duly qualified architect appointed by the Company for that purpose as approved of the siting, elevation, plans and specifications of such building. The decision of the Company and/or the Company's Architect shall be final and binding notwithstanding the value of the property to be erected. The walls of any such building shall be of brick and/or stone and/or other material approved by the Seller's Architect.
- (iii) Every Erf shall on its street boundary or boundaries be enclosed by a wall of brick, stone and/or concrete of a design approved by the Seller or the Seller's Architect.

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

Estate Late DOROTHIA MARIA GERBER

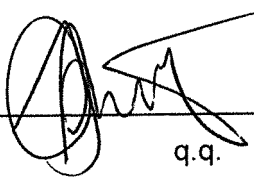
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

MARCO GERBER, Unmarried

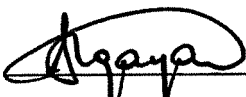
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 200 000,00 (ONE MILLION TWO HUNDRED THOUSAND RAND).

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 -01- 11


q.q.

In my presence


REGISTRAR OF DEEDS