

GREYVENSTEINS ATTORNEYS
104 PARK DRIVE
CENTRAL
PORT ELIZABETH
6001

Prepared by me

CONVEYANCER
GREYVENSTEIN
HENNO NOTHNAGEL

FEE
R. 650.00

VERBIND		MORTGAGED	
VR FOR R. 1 125 000.00			
B	035731/10	(4)	
08 DEC 2010		REGISTRAR	

DATA / CAPTURE
21 DEC 2010
NGAPALINDA

T 066305/10

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
HENNO NOTHNAGEL

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 7

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 6 October 2010
granted to him by

- XENIA WARD**
Identity Number 680318 0206 08 9
Married out of community of property
- ERNEST CHARLES WARD**
Identity Number 670724 5023 08 4
Married out of community of property

DATA / VERIFY
22 DEC 2010
VAN WYK JENNY

And the appearer declared that his said principal had, on 8 September 2010, 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. **OLIVER DARVALL**
Identity Number 751118 5052 08 0
Married out of community of property
2. **HENRIËTTE DARVALL**
Identity Number 760412 0012 08 5
Married out of community of property

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

ERF 523 SUNRIDGE PARK
IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE OF EASTERN CAPE

IN EXTENT 2104 (TWO THOUSAND ONE HUNDRED AND FOUR)
SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T 11516/1960
with Diagram SG No. 7351/58 relating thereto and held by Deed of
Transfer Number T79921/2005.

- A. SUBJECT to such conditions as are referred to in said Deed of Transfer Number T11516/1960.
- B. ENTITLED to the benefit of the servitude referred to in the endorsement dated 5 December 1950 made on Certificate of Amended Title on Consolidation No. 11095 dated 23 September 1942, reading as follows:

"By Deed of Transfer No. T19092/1950 Portion B, measuring 20,2433 hectares thereby conveyed, is subject to two servitudes of right of Way, each 18,89 metres wide and represented by the figures a b c d e f k l and m n o p q r s t respectively on the diagram No. 8249/49 thereunto annexed, which servitudes have been reserved for the common and reciprocal use of the said Portion B and the owner of the remainder of Sunridge Park, measuring 113,0542 hectares held hereunder and their successors in title and the owners of any subdivided portion of the said Remainder of Lot Sunridge Park, as will more fully appear on reference to the said Deed of Transfer".
- C. SUBJECT to the following conditions contained in Deed of Transfer No. T11516/1960 imposed by the administrator of the Cape Province under the provisions of Ordinance No. 33 of 1934, when approving of Sunridge Park Township Extension No. 1:-

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 dated 17th October 1935, and in the memorandum which accompanied the said regulation.
2. The owner of this erf shall, without compensation, be obliged to allow electricity and water mains and the sewage and drainage, including storm water 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 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 consultations 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 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 4,72 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the rear or 157 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 heights, measured 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 9.45 metres reckoned from the rear boundary. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf.

D. SUBJECT to the following conditions contained in said Deed of Transfer No T11516/1960 imposed by and for the benefit of Londt Family Trust and its successors in Title as Township Owner in favour of itself or its Successors in Title to the Remainder of Sunridge Park Township Extension No. 1, held by it under Certificate of Registered Title No. T11826/1957, there being no obligation upon the said W E LONDT Family Trust or its Successors in Title as aforesaid in the event of any contravention by any erfholder.

- (ii) No dwelling having a value of less than R5000.00 shall be erected on this erf;
- (iii) No building shall be erected upon this Erf until the plans and specifications have been submitted to the W E LONDT FAMILY TRUST, or a duly qualified Architect appointed by it for that purpose, has approved of the siting, elevation, plans and specifications of such building. The decision of the W E LONDT FAMILY TRUST and/or its 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 concrete and the roof of tiles, thatch, slate, shingles or other material approved by the W E LONDT FAMILY TRUST.
- (iv) 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 W E LONDT FAMILY TRUST's Architect.

- (v) 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.
- (vi) No application shall be made by the owner of any Erf in the Township for the grant of any of the licences described in the Liquor Act, Act No. 30 of 1928, or any amendments thereof, or any Acts passed to control the sale of liquor, without the consent in writing of and subject to such conditions as may be imposed by the
W E LONDT FAMILY TRUST

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

1. **XENIA WARD, Married as aforesaid**
2. **ERNEST CHARLES WARD, 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

1. **OLIVER DARVALL, Married as aforesaid**
2. **HENRIËTTE DARVALL, Married as aforesaid**

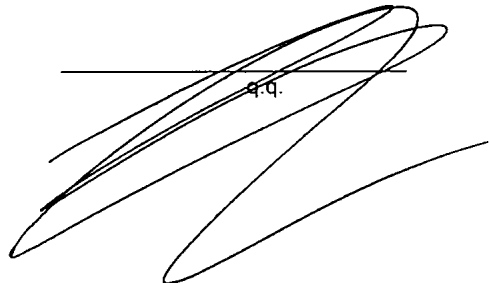
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 525 000,00 (ONE MILLION FIVE HUNDRED AND TWENTY FIVE THOUSAND RAND).

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 Cape Town on 8 December 2010

In my presence


REGISTRAR OF DEEDS



for Further Endorsements
see pg 7

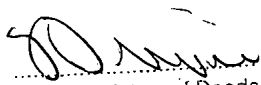
7.

T66305/2010

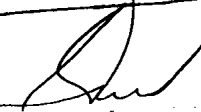
VA 004497/11

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No 68 (1)

Deeds Registry
Cape Town



22 JUL 2011 Asst. Registrar of Deeds

VERBIND		MORTGAGED	
R 180 000,00			
B 000015767/2012			
14 JUN 2012		REGISTRAR OF DEEDS	