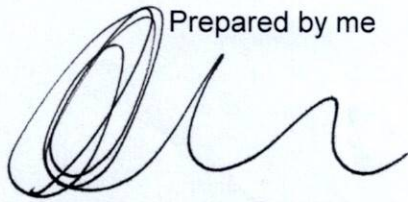


HUTON
& COOK
3
File No.
TEL : 0436423410

SHAUN NAIDOO
ATTORNEYS
127

Fee Endorsement	
	Amount
Purchase Price/Value	R. 1395 000.00
Mortgage Capital Amt.	R. 1050.00
ALL OTHER REGISTRATIONS	
Reason For Exemption	Category Exemption.....
	Exempt i.t.o Sect/Reg Act/Proc/.....

Prepared by me


CONVEYANCER
CHARLEEN ANDERSON

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARGARET ELEANOR BROOKS

T 1676 2018

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 14 December 2017 granted to him by

DERINA ROULSTONE
Identity Number 661010 0053 08 1
Unmarried

VIR ENDOSSEMENT KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

And the appearer declared that his said principal had, on 31 October 2017, 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:

SIMPLYCIVILS (Pty) Ltd
Registration Number: 2016/351815/07

or its Successors in Title or assigns, in full and free property

ERF 100 NEWTON PARK
NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE EASTERN CAPE

IN EXTENT 1673 (ONE THOUSAND SIX HUNDRED AND SEVENTY THREE)
Square metres

FIRST TRANSFERRED by Deed of Transfer T15977/1948^{CTN} with diagram No.
6631/47 annexed and held by Deed of Transfer T37616/2017^{CTN}

- A. SUBJECT to the following condition contained in amended Deed of Grant dated 8 October 1906 (Port Elizabeth Quatrents Volume 4 No. 13): -

"that the land shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands granted under similar tenure."

- B. SUBJECT FURTHER to the following special terms and conditions contained in Deed of Transfer dated 20 July 1948 No. 15977 imposed by the Fairview Suburban Estate Company Limited in favour of themselves and their successors in title as owners of the remainder of the property held in terms of the said amended Deed of Grant dated 8 October 1906 (Port Elizabeth Quatrans Volume 4 No.13) Nos. 6, 7, 8, 9 en 10 imposed by the Administrator of the Cape Province, namely:-

"1. The Company shall not in any way be obliged to make, maintain, repair or keep in order any streets or roads approaching the said Lot nor any drains, culverts or other works of any nature or kind whatsoever. The terms of this paragraph shall apply to the approaches of the said Lot as well as to every portion of the property known as the Fairview Estate.

2.

3. The Company reserves itself the right of controlling the nature and value of the buildings to be erected on the said Lot and the residence to be erected on the said Lot shall be of a substantial character and of a minimum value of FIVE HUNDRED POUNDS (£500) unless the Company shall otherwise consent in writing before the erection of the building shall be commenced.

4. No building shall be erected on the said Lot unless plans and specifications have been previously submitted to and approved by the Company in addition to the requirements of any Local Authority in control over the area

10

of the Township. Every building which shall be commenced on the said Lot shall be completed without delay strictly in accordance with the whole of such approved plans and specifications; failing completion of such building within a reasonable time after commencement of the building the Company will have the right to call upon the owner of the Lot in writing to do so or to pull down and remove the materials from the Lot within a reasonable time, failing which the Company shall have the rights to pull down and remove from the Lot at the expense of the owner such portion of the building as shall then have been erected.

5. No liquor shall be sold on or in the said Lot.
6. That the said Lot shall be used for residential purposes only.
7. That not more than one dwelling be erected on the said Lot.
8. That no building be erected within ten feet from the line of any street or avenue on which the Lot may front. Such space may be used for gardens, but may not be built upon.
9. That not more than half the area of the said Lot shall be built upon.
10. That the said Lot shall not be subdivided without the approval of the Administrator.



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

DERINA ROULSTONE, Unmarried

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

SIMPLYCIVILS (Pty) Ltd

Registration Number: 2016/351815/07

or its Successors in Title 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 395 000,00 (ONE MILLION THREE HUNDRED AND NINETY 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 KING WILLIAM'S TOWN on

14 FEB 2019

In my presence

REGISTRAR OF DEEDS

q.q.

AO

Page Number 5
Deed Number **T1676/2018**

ENDORSEMENT

The following condition contained herein have been expunged, in terms of Section 47 of the Spatial Planning and Land Use Management Act, 2013(Act 16/2013) the conditions being B. 1, 3-4 and 6-10 on pages 2 and 3.

See Provincial Notice 224 of 2019, Provincial Gazette No. 4287.

Deeds Registry
KING WILLIAM'S TOWN

2022 -03- 17



REGISTRAR OF DEEDS