

CHANGE OF ADDRESS FROM 1/1/94
SUITE 600 STANDARD BANK
ABC CHAMBERS
66 FIELD STREET DURBAN

A.M.C. de Jager

ADAM M.C. DE JAGER

DOCEX 84

TELEPHONE/TELEFOON
(031) 305-6686

ADJ/Mrs. Kilby/C706

ATTORNEY, CONVEYANCER
PROKUREUR, AKTESORGER

OUR REF.
ONS VERW.

R.B.K. TUCKER

DENGEREBOU-T201 DENOR-HOUSE
SMITHSTRAAT 366-SMITH STREET
(CORNER SMITH & FIELD STREETS)
DURBAN
4001

FAX: (031) 305-6689

P.O. BOX
POSBUS } 3341

DURBAN
4000

REGISTERED POST

22nd February, 1995

The College of Medicine of S.A.,
Private Bag X23,
BRAAMFONTEIN
2017

Dear Sirs,

Re:- Purchase - 12 Glastonbury Avenue (Lot
9108 DURBAN) from natal Business Forms

I refer to the abovementioned, and now enclose the following:-

1. Deed of Transfer No. T. 18592/90 with Diagram Sub. Vol. 866 Fol. 61 annexed.
2. Deed of Transfer No. T. 3876/95.

Kindly acknowledge receipt by signing the enclosed copy of this letter and returning same to me.

ENCLS

Yours faithfully,

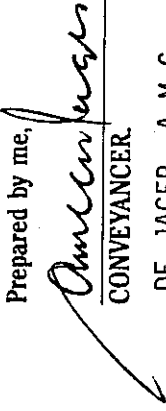
A.M.C. de Jager
A.M.C. DE JAGER

DEED OF TRANSFER

in favour of

THE COLLEGE OF MEDICINE OF SOUTH AFRICA

FEES	
Stamp duty	
Reg. 175.00	
Serv	
G/M Bond	

Prepared by me,

 CONVEYANCER
 DE JAGER, A.M.C.
 Surname and Initials.

A.M.C. DE JAGER,
 ATTORNEY & CONVEYANCER,
 600 STANDARD BANK ABC CHAMBERS,
 66 FIELD STREET,
 DURBAN.

06 02 95

T 3876/95

Deed of Transfer

He it hereby made known:

THAT ADRIAN WALTER STONEH
 appeared before me, Registrar of Deeds
 at PIETERMARITZBURG, NATAL
 he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

NATAL BUSINESS FORMS
 The Individual Partners whereof are:-

1. MICHAEL EDWARD BUDD
 (Identity No. 341024 5082 10 0)
 married in community of property to
FLORINDA GAVIGAN BUDD;
 and
2. FLORINDA GAVIGAN BUDD
 (Identity No. 491010 0012 18 2)
 married in community of property to
MICHAEL EDWARD BUDD;

dated the 21st day of NOVEMBER, 1994, and signed
 at DURBAN.

| A W

And the said Appearer declared that said NATAL BUSINESS FORMS did on the 18th day NOVEMBER, 1994 truly and legally sell,

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of :-

THE COLLEGE OF MEDICINE OF SOUTH AFRICA
No. 55/00003/08
(INCORPORATED ASSOCIATION NOT FOR GAIN)

its Successors-in-Title or Assigns a certain property being:-

LOT 9108 DURBAN, situate in the City of Durban, Administrative District of Natal, in extent Three Hundred and Thirty-Five (335) Square Metres;

First transferred by Deed of Transfer No. 4443/1960 with Diagram annexed thereto, and held by Deed of Transfer No. T. 16865/94.

THIS PROPERTY IS TRANSFERRED:-

- A. Subject to all the terms and conditions of the original Deed of Grant No. 1737 in so far as same are now applicable.
- B. Subject to the Servitude of that portion of a Party Wall 229 millimetres wide which is situate on the said Lot 192, the middle line of which is marked E.F. on the Diagram S.G. No. 866 Fol. 61 of the said Lot 192 in favour of Lot 193 Block E Umbilo of the Town Lands of Durban No. 1737, as created in Deed of Transfer No. T. 3308/1938, concerning which servitude

| *W*

the conditions of sale by the City Council of the said Lot are expressed in the following terms:-

"It is recorded that the said Party Wall shall be regarded as a Party Wall throughout its whole length and the owners of the said two houses shall maintain and keep the said Party Wall in good condition and repair on their respective sides thereof, and further that both owners shall have the right to use the respective faces of the said wall and to make any penetrations therein which they make fit, provided, however, that the said penetrations shall not endanger the structure or extend in any case beyond the centre of the said wall."

C. With the benefit of the Servitude of that portion of the said Party Wall 229 millimetres wide which is situate in the said Lot 193 Block E of the Town Lands of Durban No. 1737, as created in the said Deed of Transfer No. 3308/1938, concerning which servitude the conditions of sale by the City Council of the said lot are expressed in the same terms as set out after servitude (B) hereof.

D. Subject to the following special conditions as created in Deed of Transfer No. 4443/1960:

1. Any dwelling house erected on the property sold shall be used solely for the purpose of a private dwelling and shall not be let out or used in separate portions or at all as flats, a boarding house, separate residences or dwellings, private hotel or anything whatsoever of a like nature.
2. The said land and any dwelling or erection thereon, shall be used solely for residential purposes and shall not be used either in whole or in part for the purpose of carrying on any business, trade, industry, vocation or calling.
3. The City Council shall at any time be entitled to enforce the observance of the above conditions by process of ejectment perpetual interdict or otherwise.

[Handwritten marks]

Wherefore the Appearer, renouncing all the Right and Title which the said

NATAL BUSINESS FORMS

The Individual Partners whereof are:-

- 1. MICHAEL EDWARD BUDD
- and
- 2. FLORINDA GAVIGAN BUDD
(married in community of property to each other)

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

THE COLLEGE OF MEDICINE OF SOUTH AFRICA
No. 55/00003/08
 (INCORPORATED ASSOCIATION NOT FOR GAIN)

its Successors-in-Title u
~~xxxxxxx/xxxxxx/xxxxxx~~ 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 R127 500,00 (ONE HUNDRED AND TWENTY-SEVEN THOUSAND FIVE HUNDRED RAND).


In witness whereof, I, the said Registrar of Deeds, together with the Appearer, q.q., have subscribed to these Presents and have caused the Seal of Office to be affixed thereto.

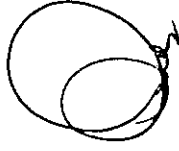
Thus done and executed, at the Office of the Registrar of Deeds

at PIETERMARITZBURG, NATAL

on 06 02 95

In my presence,


 Registrar of Deeds.


 q.q.

1. Transfer Duty Receipt No. _____ Issued
 OR Exemption Certificate* at _____ on _____ for
 R _____

2. Rates Clearance Certificate issued by
 (i) _____ valid till _____
 (ii) _____ valid till _____

Checked: 1. _____
 2. _____

*Delete which is not applicable.

If necessary, insert a Registration Clause, etc., approved by the Registrar.

BE LIES LASH
RATED

WOODHEAD BIGBY & IRVING
Attorneys, Conveyancers &
Notaries Public
13th Floor, Sanlam Musgrave Centre
DURBAN

Prepared by me:

Jenbue
CONVEYANCER
BISSET J M

VERBAND MORTGAGED. VIC R. 38 000 00 (with 500,000) verre being tile to bogande additional amount of 500,000 R.	BC 5761/91
VERBAND BOND No. B 19272/90	CANCELLED. GEKANSLEER.
1890-07-19	91.03.13 Pietmaritzburg Registrar. Registrateur.
Alvastoutor, Deeds Office, Pietmaritzburg. 1890-07-19	<i>Peter Brown</i> Pietmaritzburg Registrar. Registrateur.

1990-07-19

T 18592/90

D E E D O F T R A N S F E R

BE IT HEREBY MADE KNOWN:

THAT **PETER BROWN**

appeared before me, REGISTRAR OF DEEDS for the PROVINCE OF NATAL, he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by:

CHARLES EDWARD IZATT
Identity Number: 401226 5051 00 4
unmarried

dated the 26th day of JANUARY, 1990 and signed at DURBAN, Natal

GETRANSFERTEER AAN

TRANSFERRED TO

NATAL BUSINESS FORMS

ME + FG Duop (INDIVIDUAL PARTNERS)

RESTANT/REMAINDER

T 16865/94

VIR ENDOSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE

1994-06-20

Peter Brown
Pietmaritzburg Registrar.
Registrateur.

PAGE 7

1990-07-19

ENDORSEMENT
ENDOSSEMENT

VIRTUE OF SEC.
OOREENKOMSTIG

48 OF ACT No. 9 OF 1927.
ART. 43, W&T No. 9 VAN 1927.

The description of the within-mentioned party has been amended to read as follows:
Die beskrywing van die hierin genoemde party is gewysig om te lees:

Lot 9108

De Groot

ASST. REGISTRAR OF DEEDS,
ASST.-REGISTRATEUR VAN AKTES.

Surizan

ENDORSEMENT KRAGTENS ARTIKEL 43 VAN WET 9 VAN 1927	ENDORSEMENT IN TERMS OF SECTION 43 OF ACT 9 OF 1927
OMT BESKRYWING/GROOTTE VAN DIE BUNNEGEMERDE EIGENDOM IS GEWYSIG OM TE LEES:	THE DESCRIPTION/EXTENT OF THE WITHMENTIONED PROPERTY HAS BEEN AMENDED TO READ:
<i>LOT 9108</i>	
<i>Ducosa</i>	
<i>De Groot</i>	
1894-06-20	<i>De Groot</i>
	REGISTRAR OF DEEDS

AND the said Appearer declared that the said CHARLES EDWARD IZATT had, on the 15th day of NOVEMBER, 1989 truly and legally sold the hereinafter described property and that he, in his capacity aforesaid, did by these presents, cede and transfer in full and free property, to and on behalf of:

DENNIS JOHN LUCEY
Identity Number: 220607 5030 00 8
unmarried
a member of the WHITE Group

his Heirs, Executors, Administrators or Assigns, a certain piece of land being :

LOT 192 BLOCK E UMBILO OF THE TOWN
LANDS OF DURBAN No. 1737, situate in
the City of Durban, Administrative
District of Natal, in extent THREE
HUNDRED AND THIRTY FIVE (335)
Square Metres

WHITE GROUP
BLANKE GROEP

FIRST TRANSFERRED by Deed of Grant No. 1737 dated 27th July 1855, with Diagram relating thereto, and HELD by Deed of Transfer No. T30485/1981.



THIS PROPERTY IS TRANSFERRED:

A. Subject to all the terms and conditions of the original Deed of Grant No. 1737 in so far as same are now applicable.

B. Subject to the servitude of that portion of a Party Wall 229 millimetres wide which is situate on the said Lot 192, the middle line of which is marked E.F. on the diagram S.G. No. 866 Fol. 61 of the said Lot 192 in favour of Lot 193 Block E Umbilo of the Town Lands of Durban No. 1737, as created in Deed of Transfer No. 3308/1938, concerning which servitude the conditions of sale by the City Council of the said Lot are expressed in the following terms:

"It is recorded that the said wall shall be regarded as a party wall throughout its whole length and the owners of the said two houses shall maintain and keep the said party wall in good condition and repair on their respective sides thereof, and further that both owners shall have the right to use the respective faces of the said wall and to make any penetrations therein which they may think fit, provided, however, that the said penetrations shall not endanger the structure or extend in any case beyond the centre of the said wall."

C. With the benefit of the servitude of that portion of the said Party Wall 229 millimetres wide which is situate on the said Lot 193 Block E Umbilo of the Town Lands of Durban No. 1737, as created in the said Deed of Transfer No. 3308/1938, concerning which servitude the conditions of sale by the City Council of the said lot are expressed in the same terms as set out after servitude (B) hereof.

D. Subject to the following special conditions as created in Deed of Transfer No. 4443/1960:

1. Provided that the said land and buildings thereon (hereinafter together referred to as the dwelling) are not subject to any right of hypothecation in favour of the City Council, the owner shall have the right to sell the same, but for a period of five years from the date of registration of the transfer in his favour he shall only be entitled to exercise such right after he has first offered the dwelling to the City Council. The City



Council may upon such offer purchase such dwelling at a price to be agreed upon between it and the owner of failing agreement the Administrator of the Province of Natal, may appoint a Valuator to act jointly with a Valuator nominated by the owner to fix the purchase price. If such Valuators are unable to agree, they shall mutually appoint an Arbitrator whose decision shall be final. The fees payable to each Valuator and the Arbitrator shall be borne equally by the owner and the City Council.

Unless such an offer has been made to the City Council and refused by it, a sale of the dwelling to any other person shall not in the circumstances and within the period aforesaid be valid, and the owner desiring to transfer the land otherwise than to the City Council shall produce to the Registrar of Deeds, the City Council's consent to such transfer.

2. Any dwelling house erected on the property sold shall be used solely for the purpose of a private dwelling and shall not be let out or be used in separate portions or at all as flats, a boarding house, separate residences or dwellings, private hotel or anything whatsoever of a like nature.
3. The said land and any dwelling or erection thereon, shall be used solely for residential purposes and shall not be used either in whole or in part for the purpose of carrying on any business, trade, industry, vocation or calling.
4. The City Council shall at any time be entitled to enforce the observance of the above conditions by process of ejectment, perpetual interdict or otherwise.

J. J. J.

WHEREFORE the said Appearer renouncing all the right and title which the said CHARLES EDWARD IZATT, heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed and disentitled to the same, and that by virtue of these presents the said

DENNIS JOHN LUCEY

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 of the land to be the sum of FIFTY EIGHT THOUSAND RAND (R58 000,00).

Handwritten signature

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 Pietermaritzburg, in the Province of Natal on

A. Lauer
1990-07-19
g.g.

In my presence,

[Signature]
REGISTRAR OF DEEDS

Registered in the *Dhr T/lands. ha: 50*
Folio: *89/192*
REGISTERING CLERK *[Signature]*

29/7
337 *[Signature]*
Clerk

[Signature]