

BURNE & BURNE
 Attorneys, Notaries & Conveyancers
 9th Floor, United Building
 58 Field Street
 DURBAN

Prepared by me,
G G Burne
 CONVEYANCER
 G G BURNE

F E E S	
Duties Duty.....	
Reg.....	R 75.00
St V.....	
G/M Bond.....	

VERBOND	MORTGAGED
VIR FOR R 135 000,00	
B 6183/196	REGISTRATEUR/REGISTRAR <i>G G Burne</i>
96 02 29	

~~14~~
 (3)
 96 02 29

T	5153/196
---	----------

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT GAVIN REES EMANUEL

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

MOBILITY FINANCE (PROPRIETARY) LIMITED NO. 57/00600/07

dated 6th November 1995, and signed at DURBAN.

AND the said Appearer declared that the said MOBILITY FINANCE (PROPRIETARY) LIMITED had on 22nd October 1995 truly and legally sold and that the said Appearer, in his capacity aforesaid, did by these presents cede and transfer in full and free property to and on behalf of:

CALVIN NOEL WAGNER

Identity Number 600517 5205 08 0

and

ROSETTA WILHELMINA WAGNER

Identity Number 650409 0022 08 3

married in community of property to each other

their heirs, executors, administrators or assigns, a certain piece of land, being :-

REMAINDER OF SUB 10 OF LOT 1825 WENTWORTH

situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, in extent 1527 (ONE THOUSAND FIVE HUNDRED AND TWENTY SEVEN) square metres :

FIRST transferred by Deed of Partition Transfer No. 4674/1937
with diagram ^{ANNEXED} relating thereto and held by Deed of Transfer
No. T 3508/1968;

THIS PROPERTY IS TRANSFERRED:

(a) SUBJECT to the whole terms and conditions insofar as
still in force and applicable, contained in the original
Government Grant No. 860;

SS.

Page Three.

(b) SUBJECT to a half width of Road 10,06 metres wide
lettered A A'D'D on the diagram thereof in favour of the
Remainder of Lot 13. as created in said Deed of Partition

Transfer No. 4674/1937.

(c) SUBJECT to half width of Road 10,06 metres wide lettered A A'D'D on the diagram thereof in favour of Subdivisions D and J of said Lot 13 as created by Deed of Transfer No. 5195/1937.

(d) WITH THE BENEFIT of half width of Road 10,06 metres wide over transferred subdivisions of Lot 13 as shown on General Plan No. 90 x 33R filed in the Office of the Surveyor General, Natal, as created in relevant Deeds of Partition Transfer as set out in said Deed of Partition Transfer No. 4674/1937.

(e) WITH THE BENEFIT of half width of road 10,06 metres wide over Subdivision J of said Lot 13 as shown on the diagram thereof, as created in Deed of Transfer No. 5195/1937.

(f) WITH THE BENEFIT of Rights of Way and Sewer and Drain Servitudes 1,83 metres wide over Subdivision L and Remainder of Lot 13 as shown on the diagram thereof, as created by the relevant Deeds of Partition Transfer.

(g) WITH THE BENEFIT of the condition in favour of transferred

88-



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 PIETERMARITZBURG, on

96 02 29



9.9.

In my presence,



REGISTRAR OF DEEDS

Registered in the
La
Registering Clerk

Register
Folio



18

Page Six

WHEREFORE the said Appearer renouncing all the right and title which the said MOBILITY FINANCE (PROPRIETARY) LIMITED heretofore had to the premises did in consequence also acknowledge it to be entirely disposed of and disentitled to the same and that by virtue of these presents the said :

CALVIN NOEL WAGNER and ROSETTA WILHELMINA WAGNER
married in community of property to each other,

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 of the said property to be the sum of R150 000,00 (ONE HUNDRED AND FIFTY THOUSAND

Transferree shall be entitled to charge the survivor a reasonable rental for the use and occupation of the property.

(c) That the Transferor and/or his said wife shall pay all rates and taxes which may be levied on the said property during such time as they or either of them use and occupy the said property.

(d) That the transferee undertakes to keep the buildings thereon in good order and condition and shall be liable for repairs and renovations thereof.

Deed of Servitude No. 142/1944S:-

(a) That the transferor and his wife Florence Violet Glover (born Moore on 25th July 1890) to whom he is married in community of property, shall have the right free of charge to occupy and use the said property for the rest of their lives and on the death of either of them the survivor shall have the



Page Five

right to continue to use and occupy the said property during the rest of his or her life, and in the event of the transferor and/or his wife deciding not to occupy the property, they or either of them shall be entitled to let or hire the property and to collect the rental therefrom for their own benefit.

(b) In the event of the survivor re-marrying then the

(g) SUBJECT TO THE COMPLETION IN FAVOUR OF TRANSFERREES subdivisions and the Remainder of Lot 13 of the rights to lay, construct, erect, maintain, repair and use standards, cables, lines, drains, pipes, and the like through, across, along, under, on and over the said half width of road 10,06 metres wide lettered A A'D'D for the purpose of conveying electric and telephonic current, water, drainage, sewerage and the like as created in said Deed of Partition Transfer No. 4674/1937.

SS

Page Four

(b) SUBJECT to a like condition in favour of Subdivisions D and J of said Lot 13 as created in Deed of Transfer No. 5195/1937.

(h) WITH THE BENEFIT of the following special conditions as

created in said Deed of Partition transfer No. 4674/1937.
namely :-

(A) The rights to lay, construct, erect, maintain, repair and use standards, cables, lines, drains, pipes and the like through, across, along, under on and over half-width of Road 10,06 metres wide laid off over transferred subdivisions of Lot 13 as shown on said General Plan No. 90 x 33R for the purpose of conveying electric and telephonic current, water, drainage, sewerage, and the like.

(B) The like right over Rights of Way and Sewer and Drain Servitudes 1,83 metres wide laid off over Subdivision L and Remainder of Lot 13 as shown on the diagrams thereof.

(C) The like right over half-width of Road 10,06 metres wide laid off over Subdivision J of said lot 13 as shown on the diagram thereof as created in Deed of Transfer No. 5195/1937.

(i) SUBJECT to the following special conditions created by

CITY OF DURBAN - RATE CERTIFICATE
STAD DURBAN - BELASTINGSERTIFIKAAT

No. 117264
Nr. 16

Rate No. 2991 8038
Belastingnummer
Date of Issue 1995/11 21
Datum uitgereik
Certificate valid to 1996 06 30
Sertifikaat geldig tot

This is to certify that the proportionate rates and penalties that have become due on the property described hereunder have been paid.
Hiermee word gesertifiseer dat die eweredige belasting en boetes wat ten opsigte van onderstaande eiendom verskuldig is betaal is.

Description: REMAINDER OF SUBSID OF LOT 1825
Beskriving: WENTWORTH

Situated in the City of Durban, within the area of jurisdiction of the Central Transitional Metropolitan Substructure Council.
Geleë in die Stad Durban binne die regsgebied van die Sentrale Metropolitaanse Oor-
gang substruktuurraad.

Extent: 1527 Hectares/hektaar
Grootte: Square metre/vierkante meter

Checked: [Signature]
Nagegaan: [Signature]
Counsellor Checked: [Signature] p.p. per [Signature] CITY TREASURER
Gekontroleer: [Signature] [Signature] Rawlley

Conveyancer
Aktebesorger

B. G. K. N. E. S. DURNE

Durban, Captn. C. 174/1972

G.P.S. 028-0289

REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF FINANCE

INLAND REVENUE

TRANSFER DUTY - FORM B

DECLARATION BY PURCHASER

PART I

Rev. 684

TRANSFEROR (Seller)

MOBILITY FINANCE (PROPRIETARY) LIMITED No. 57/0600

TRANSFeree (Purchaser)

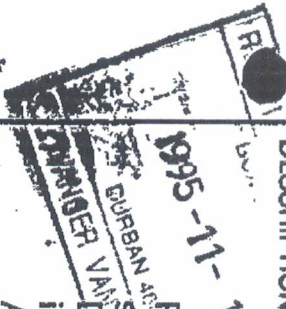
Handwritten marks and signatures at the bottom of the page, including a circled '2' and various scribbles.

CALVIN NOEL WAGNER and ROSETTA WILHELMINA WAGNER

DESCRIPTION OF PROPERTY

1995-11-15

REMAINDER OF SUB 10 OF LOT 1825 WENWORTH,
situate in the City of Durban, Administrative
District of Natal, Province of Kwazulu-Natal,
in extent 1527 (ONE THOUSAND FIVE HUNDRED
AND TWENTY SEVEN) square metres:



Postal Code of District in which property is situated

Date of transaction: 22nd October 1995 / Consideration: R 150 000,00

TRANSFER DUTY PAID BY BURNES & BURNES
Postal Address: P O BOX 715, DURBAN, 4000

FOR OFFICIAL USE

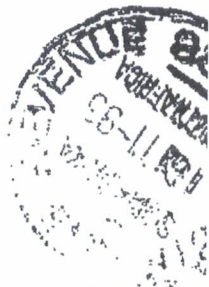
Transfer duty paid on R 150000-00 / Being Purchase Price
Act under which duty charged 49/49 15/11/95

Steel defacing stamp of office of issue



R. P.

CASH REGISTER RECEIPT



Receiver of Revenue
DEPARTMENT OF REVENUE
ONTVANGEN VAN INKOMSTE
DURBAN

055662

#035662
R 5100,00

16-11-95 009424
0000 013

G.P. S. 023-0269

REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF FINANCE

INLAND REVENUE

Rev. 684

TRANSFER DUTY - FORM B

DECLARATION BY PURCHASER

PART I

TRANSFEROR (Seller)

MOBILITY FINANCE (PROPRIETARY) LIMITED No. 57/0600

TRANSFeree (Purchaser)

CALVIN NOEL WAGNER and ROSETTA WILHELMINA WAGNER

DESCRIPTION OF PROPERTY

1995-11-15

REMAINDER OF SUB 10 OF LOT 1825 WENWORTH,
situate in the City of Durban, Administrative
District of Natal, Province of Kwazulu-Natal,
in extent 1527 (ONE THOUSAND FIVE HUNDRED
AND TWENTY SEVEN) square metres: /

Postal Code of District in which property is situated

Date of transaction: 22nd October 1995

Consideration: R 150 000,00

2

TRANSFER DUTY PAID BY: BURNE & BURNE
Postal Address: P O BOX 715, DURBAN, 4000

FOR OFFICIAL USE

Transfer duty paid on R 150000.00

1

Being Purchase Price

Act under which duty charged 2949

15/11/95

Steel defacing stamp of office of issue



Receiver of Revenue

CASH REGISTER RECEIPT

055662

