

Prepared by me,

Salome Lamb & Associates Attorneys  
Unit 15 Christel Place  
8 Entombeni Drive  
AMANZIMTOTI  
4120

  
CONVEYANCER  
ROHN PETER HAIG BARRON

FEES	
Stamp Duty	R 869.00
Reg.	
Valuer	
M Bond	

<b>VERBIND MORTGAGED</b>	
VIR FOR R 386 031.00	
<b>B</b> 000012090 / 2019	 REGISTRATEUR/REGISTRAR
2019-08-16	

2019-08-16

<b>T</b> 000024193 / 2019
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### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **ROHN PETER HAIG BARRON**

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

**NOMZAMO LINDOKUHLE WINLOVE MVUNE**  
Identity Number 901019 0604 08 2  
Unmarried

dated 1 July 2019

and signed at AMANZIMTOTI  
SALOME LAMB & ASSOCIATES

AND the said Appearer declared that his/her principal had on **23 May 2019** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**SAZI FORTUNE MGOBHOZI**  
**Identity Number 820509 5764 08 7**  
**and**  
**PEACEFUL NOMTHANDAZO MGOBHOZI**  
**Identity Number 791010 1052 08 5**  
**Married in community of property to each other**

their heirs, executors, administrators or assigns in full and free property:

REMAINDER OF ERF 1212 KINGSBURGH  
REGISTRATION DIVISION ET  
PROVINCE OF KWAZULU-NATAL  
IN EXTENT: 1282 (ONE THOUSAND TWO HUNDRED AND EIGHTY TWO)  
SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title Number 11745/1966 with Diagram S.G. No. 1843/1966 annexed thereto and held by Deed of Transfer No. T25920/2016

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the conditions of the original Government Grant No. 10101 dated the 2<sup>nd</sup> and 8<sup>th</sup> November 1922, in so far as applicable.
- B. Subject to the conditions imposed by the Administrator in terms of Ordinance 27 of 1949 (as amended) as created by endorsement in terms of Section 3 of Act No. 10 of 1944 on Deed of Transfer No. 10643/1972 dated 27<sup>th</sup> July 1972; namely:
  - 1. The Local Authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of 1,8 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator whose decision shall be final.

- 2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of 1,8 metres from

such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator, whose decision shall be final.

3. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may, in connection with the formation of any street and owing to differences in level between the land and the street, be deemed necessary by the local authority, in order to provide a safe proper slope to the cut and fill commencing from the boundary of the land, unless he shall elect, at his own costs to build a retaining wall to the satisfaction of the local authority.
4. Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **NOMZAMO LINDOKUHLE WINLOVE MVUNE, 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 **SAZI FORTUNE MGOBHOZI and PEACEFUL NOMTHANAZO MGOBHOZI, Married in community of property to each other**, their 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 property hereby transferred to be the sum of **R780 000,00 (SEVEN HUNDRED AND EIGHTY THOUSAND RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 **2019 -08- 16**.

In my presence:

*P.*

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Registrar of Deeds

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q.q. Signature of Appearer

*P*