

And the appearer declared that his said principal had, on 6 January 2013, 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:

SARA HAVEMANN
Identity Number 5701210031082
Married out of community of property

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

ERF 418 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 650 (SIX HUNDRED AND FIFTY) Square Metres

FIRST TRANSFERRED by Deed of Transfer T3964/1927 with Diagram
S.G.O.Sub.Vol.571 Fol 23 annexed thereto and held by Deed of Transfer
T18625/2007

THIS PROPERTY IS TRANSFERRED:-

1. Subject to all the conditions of the original Government Grant No. 1737, in so far as applicable.
2. Subject to a Servitude 1,83 metres wide for Sewer and Drain purposes, such servitude being in favour of the Mayor, Councillors and Burgesses of the Borough of Durban, as created in Deed of Transfer No. T3964/1972.
3. Subject to the following special conditions of sale as created in Deed of Transfer No. T3864/1927, vis:-
 - a) No subdivision of the property will be permitted and only one entirely detached residence with the necessary outbuildings will be allowed on the erf.
 - b) The erf shall be used for residential purposes only, and it is an express condition that it must not be used for business purposes of any kind whatsoever.
 - c) Within two years from the date of sale (13 October 1923) the purchaser shall erect upon the erf buildings of the value of at least R1 500,00 and it is agreed in terms of Section 7, Ordinance 11 of 1911, that in the third and each succeeding year the Town Council shall make and levy rates upon that amount, or upon the value of the buildings, if and when erected, whichever be the greater, in addition in either case to the value of the land, without prejudice always to the Town Council's right sooner to make and levy rates upon the land only in terms of its Rating Laws from time to time in force. If within eight

years from the date of sale the purchaser shall not have erected buildings to the value aforesaid, this sale shall be cancelled, ipso facto, and the Town Council shall in that event, retain all such sums as the purchaser shall have paid to it as or on account of the purchase price, provided always that the purchaser, if at the expiry of the said period of eight years, he shall have partially erected buildings upon the said land of a value less than R1 500,00 shall be entitled upon application to the Town Council's Building Inspector, who shall be the sole judge, shall consider reasonable.



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

1. **RORY STEVEN LIVINGSTON, Married as aforesaid**
2. **ALEXANDRA KIM LIVINGSTON, 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

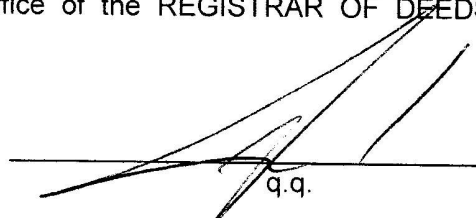
SARA HAVEMANN, Married as aforesaid

her 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 to be the sum of R1 800 000,00 (ONE MILLION EIGHT HUNDRED 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 Pietermaritzburg on

2013 -05- 3 1



q.q.

In my presence



REGISTRAR OF DEEDS



