

DEED OF TRANSFER

in favour of

The Trustees of MUSGRAVE BOULEVARD TRUST

over

PORTION 1 OF ERF 1108 DURBAN

420

**KLAGSBRUN EDELSTEIN BOSMAN DU
PLESSIS INC.**

220 Lange Street
Nieuw Muckleneuk
Pretoria
Tel: 0124528900

Prepared by me



CONVEYANCER
GORDON ALEXANDER LEITH
(LEGAL PRACTICE NUMBER: M00293)

FEES	
Stamp Duty.....	R1778.00
Reg.....	
Waiver.....	
O/M Bond.....	

2021-07-19



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANDREA DEDEKIND *CPM 75199*



appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney granted to him by-

CATHOLIC BIBLE HOLDING ASSOCIATION
registered non-profit organisation in terms of section 15(1)(a) of Act 71 of 1997
Registration Number 028063

signed at Johannesburg on 20 April 2021



And the appearer declared that whereas the Transferor had truly and legally sold the undermentioned property on 10 March 2021 by Private Treaty;

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of:

**THE TRUSTEES OF THE
MUSGRAVE BOULEVARD TRUST
Registration Number IT000290/2018 (D)**

its successors in office or assigns, in full and free property

**PORTION 1 OF ERF 1108 DURBAN,
REGISTRATION DIVISION F.U., PROVINCE OF KWAZULU-NATAL**

IN EXTENT 967 (NINE HUNDRED AND SIXTY SEVEN) SQUARE METRES

**FIRST TRANSFERRED BY DEED OF TRANSFER T198/1900 WITH DIAGRAM
ATTACHED THERETO AND HELD BY DEED OF TRANSFER T7422/2015**

SUBJECT to the following conditions:

- (A) Subject to such of the terms and conditions of the original Government Grant Number 1937/1855, as may now be applicable.
- (B) Subject to the following special conditions in the said Deed of Transfer Number T198/1900, namely:

“That a building shall be erected thereon within two years from the date of sale by the Durban Corporation (viz. 21st October, 1893) of the value of at least R300.00 and that rates shall be levied accordingly on the added value in the third and each succeeding year whether the building is erected or not; and further that no dwelling house shall be erected on the Lot on a less area than nine hundred and twenty nine (929) square metres”

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deeds.



WHEREFORE the appearer, renouncing all the right and title the said -

CATHOLIC BIBLE HOLDING ASSOCIATION

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 -

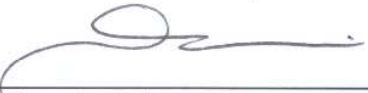
**THE TRUSTEES OF THE
MUSGRAVE BOULEVARD TRUST**

its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R3 050 000,00 (Three Million Fifty 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

2021-07-19



Signature of appearer *q.q.*

In my presence



REGISTRAR OF DEEDS

