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MP Lutge Inc.
162 Clarence Road
Berea
Durban
4001
Tel. (031) 303 7122
Fax: (031) 303 7143

Prepared by me

[Signature]
CONVEYANCER
MALCOLM PATRICK LUTGE

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		R/ 200,00
PURCHASE PRICE / VALUE	R/ 2,100,000,00	R/ 200,000
MORTGAGE CAPITAL AMOUNT	R/	R/
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTIONACT....

VERBIND **MORTGAGED**

VIR
FOR R 3 213 000,00 (3)

B 000005651 / 2016 - *[Signature]*
REGISTRATEUR / REGISTRAR

2016 -05- 1 8

2016 -05- 1 8

T 0000013228 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
MARY ANNE CALLAGHAN

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney which said Power of
Attorney was signed at DURBAN on 28 JANUARY 2016 granted to him by

SILVERTRON 248 CC
Registration Number 2004/077098/23

[Signature]

And the appearer declared that his said principal had, on 28 September 2015, 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:

**031 PROPERTY TRUST
Registration Number IT 747/2015(D)**

its Successors in Office or assigns, in full and free property

PORTION 2 OF ERF 6432 DURBAN REGISTRATION DIVISION FU,
PROVINCE OF KWAZULU-NATAL

IN EXTENT 872 (EIGHT HUNDRED AND SEVENTY TWO) Square metres

First transferred by Deed of Transfer T1099/1928 with diagram annexed thereto and held by Deed of Transfer T29138/2012

THIS PROPERTY IS TRANSFERRED:

- (a) Subject to the terms and conditions as contained in the original Government Grant No. 1737/1855, in so far as still in force and applicable.
- (b) Subject to and with the benefit of the use of the Right of Way twenty-two (22) feet six (6) inches wide in favour of the adjoining Owner, as created in Deed of Transfer No. T643/1916.
- (c) Subject to the following Special Conditions as created in aforesaid Deed of Transfer No. T 643/1916, viz:-
 - (1) "The Purchaser shall not be entitled to a freehold title to the said land unless he shall within eighteen months from the date of the Agreement (viz, 29th October and 7th November 1892) erect a building on the said land or on any subdivision of same to the value of at least 150 in each case; and failing the erection of said buildings rates will be levied for same on that basis in addition to the value of the land in the same way as though such buildings were actually erected"
 - (2) "In the event of the land being subdivided a plan must first be submitted for the approval of the Town Council of the Borough of Durban, which plan must provided for every subdivision having a frontage to a Roadway at least thirty feet wide with a back lane at least fifteen feet wide. All buildings erected must be ten feet back from the road boundary and no buildings other than outbuildings will be permitted facing the back lane".

f.

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

SILVERTRON 248 CC
Registration Number 2004/077098/23


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

031 PROPERTY TRUST
Registration Number IT 747/2015(D)

its Successors in Office 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 R2 100 000,00 (TWO MILLION ONE 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 2016 -05- 18



q.q.

In my presence



REGISTRAR OF DEEDS

