

93

MEUMANN WHITE
897 Bluff Road
BLUFF
4052

Prepared by me

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE / VALUE	R. 1 000 000 00	R. 1220 00
MORGAGE CAPITAL AMOUNT	R.	R.
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTIONACT.

[Signature]
 CONVEYANCER
 DERASHINI NAICKER (77008)
 CHRISTOPHER GUY PHILLIPS
 LPCM 64381

VERBIND	MORTGAGED
VIR	
FOR R 1 500 000 00	
SB 22 21444	<i>[Signature]</i>
2022-12-01	REGISTRATEUR / REGISTRAR

2022-12-01

ST 22 43152

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
CHRISTOPHER GUY PHILLIPS

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 8 NOVEMBER 2022 granted to him by

APSLEY COURT SHARE BLOCK PROPRIETARY LIMITED
Registration Number 1967/008864/07

[Signature]

And the said appearer declared that **WHEREAS** transfer of the undermentioned Unit arises from the following:

The sale by private treaty on the 12 August 2022 of share block(s) No(s) 1 comprising 23 shares and linked loan account in APSLEY COURT SHARE BLOCK PROPRIETARY LIMITED and the application by the transferee to the transfer on the 17 August 2022 for the conversion of the transferee's right to occupy that part of the building shown and more fully described on sectional plan No. SS 103/2018 as Section No. 1 APSLEY COURT into sectional title ownership, such application being by way of exercise of the option conferred on the transferee by the provisions of item 8(1)(b) of the Schedule 1 of the Share Blocks Control Act No. 59 of 1980.

And that he, in his capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of

TRACEY NUSS
Identity Number 7012180228080
Unmarried

A Unit consisting of

- (a) Section No. 1 as shown and more fully described on Sectional Plan No SS 103/2018 in the scheme known as APSLEY COURT in respect of the land and building or buildings situated at DURBAN, eThekweni Municipality, of which section the floor area, according to the said sectional plan is 171 (One Hundred and Seventy One) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST 12756/2018

The said unit is subject to or shall benefit by:

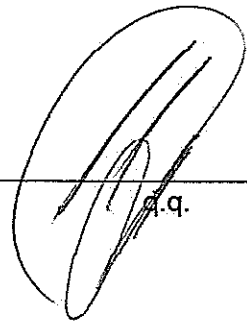
- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

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WHEREFORE all the right, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights and finally acknowledging the purchase price to be the sum of R1 000 000,00 (ONE MILLION RANDS)

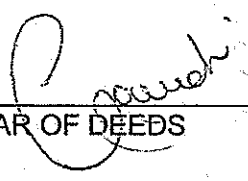
SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

2022-12-01



a.g.

In my presence



REGISTRAR OF DEEDS