

APPENDIX J₂

Title Deed Document

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simuls with other registries / sectional titles			
Kode/Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			
(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer Client copies of deed filled permanently in Deeds Office:			
Aard en nommer van akte Nature and number of deed		Kode Code	Parawe van ondersoekers Initials of examiners
		T.R	
(c) Notas / Notes:			

B. VIR AKTEKANTOOR SE GEBRUIK / FOR DEEDS OFFICE USE:			
		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
Datum Date	(2) Begiftigins(er)we Endowment erven.....		
	(3) Begiftiging Endowment.....		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by.....	(6) Algemene plan General plan		
Datum Date	(7) Titel akte Title deed.....		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked.....		
Kantoor instruksies / Office instructions:			
Seksie / Section:			

PORTION 5 (OF 4) (KLIPBRON) OF THE FARM AVENHAM, BLOEMFONTEIN

REGISTRASIE - REGISTRATION

268	A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE																	
	Datum van indiening / Date of lodgement																	
STANDER, VENTER, & KLEYNHANS	10-03-2016	16-03-2016																
CELL: 082 778 9946	INGEDIEN	LODGED																
<table border="1"> <tr> <th>Onssoekers / Examiners</th> <th>Kamer / Room</th> <th>Skakeling / Linking</th> <th>Verwerp / Reject</th> <th>Passeer / Pass</th> </tr> <tr> <td>1. S VAN DEVENTER</td> <td>627</td> <td rowspan="3" style="text-align: center; vertical-align: middle;">31</td> <td rowspan="3" style="text-align: center; vertical-align: middle;">REJECT</td> <td rowspan="3" style="text-align: center; vertical-align: middle;">PASS</td> </tr> <tr> <td>2. E. JONES - C13</td> <td></td> </tr> <tr> <td>3. ALL MOSOLOTSANE E. HITGE - B28</td> <td></td> </tr> </table>	Onssoekers / Examiners	Kamer / Room	Skakeling / Linking	Verwerp / Reject	Passeer / Pass	1. S VAN DEVENTER	627	31	REJECT	PASS	2. E. JONES - C13		3. ALL MOSOLOTSANE E. HITGE - B28					
Onssoekers / Examiners	Kamer / Room	Skakeling / Linking	Verwerp / Reject	Passeer / Pass														
1. S VAN DEVENTER	627	31	REJECT	PASS														
2. E. JONES - C13																		
3. ALL MOSOLOTSANE E. HITGE - B28																		

B. (a) VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Verwysings No. / Reference No.	Skakeling / Linking
KA 0166	3 1
T 000003682 / 2016	

GELYKTYDIGE / SIMULS

Kode Code	Naam van Partye / Names of Parties	Firma / Firm No.	No. in stel / batch	Aktes Ingedien / Deeds lodged
1	T ANNE-CO TRUST / ANCOR FAMILIE TRUST	268	1	T BYN N ^o 3
2	BC ANNE-CO TRUST / NEOBANK	10	2	
3	BC ANNE-CO TRUST / NEOBANK	10	3	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

Waterwel

Versoek Registrasie / Registration op:

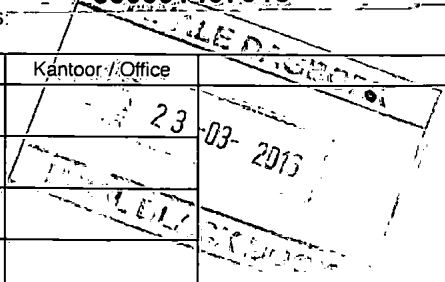
Handtekening:



030001407918

(b) GELYKTYDIGES MET ANDER REGISTRASIE KANTORE / DEELTITELS: SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

Kode Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			



268

SEELREG
STAMP DUTY R.....
FOOI
FEES R: 1 900.00

Stander Venter & Kleynhans Attorneys
h/v President Steyn- and Second Avenue
Westdene
Bloemfontein
Tel: +27514303630
Fax: +27514303635

Prepared by me

CONVEYANCER
EVERT PHILIPPUS JACOBUS
KLEYNHANS

T 000003682 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

EVERT PHILIPPUS JACOBUS KLEYNHANS

appeared before me, the Registrar of Deeds at Bloemfontein, the said appearer, being duly authorised thereto by a power of attorney signed at BLOEMFONTEIN on 2 FEBRUARY 2016 and granted to him by

The Trustees of
ANNE-CO TRUST
Registration Number IT1451/1995

23 MAR 2016

ORIGINE
DATA
NACIEN

ANASTACIA
DATA
OPNEEM

23 MAR 2016

And the appearer declared that:

Whereas his principal had on 6 November 2015 truly and legally sold, the undermentioned property by Private Treaty

Now therefore he in his capacity aforesaid, did by these presents, cede and transfer to and on behalf of

**The Trustees of
DIE ANCOR FAMILIE TRUST
Registration Number IT310/2003**

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

**REMAINING EXTENT OF PORTION 5 (OF 4) (KLIPBRON) OF THE FARM
AVENHAM 2187, DISTRICT BLOEMFONTEIN, PROVINCE OF THE FREE STATE**

**IN EXTENT 37,2334 (THREE SEVEN comma TWO THREE THREE FOUR)
HECTARES**

**FIRST TRANSFERRED BY DEED OF TRANSFER T3345/1947 WITH DIAGRAM
RELATING THERETO AND HELD BY DEED OF TRANSFER T976/1996**

ONDERWORPE aan die volgende voorwaardes:

- A. ONDERWORPE aan 'n serwituut van reg van weg vyftig voet breed ten gunste van Onderverdeling 1 van die plaas BAUNTON 2164, distrik BLOEMFONTEIN, Provinsie Vrystaat, soos meer volledig sal blyk uit Notariële Akte van Serwituut 274s/1963. 1
- B. KRAGTENS Notariële Akte K505/1989S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderhewig aan kondisies soos meer volledig sal blyk uit gesegde akte en diagram. 1.

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

The Trustees of ANNE-CO TRUST

heretofore had to the premises, did, in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

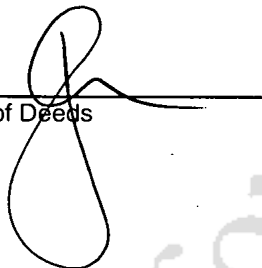
The Trustees of DIE ANCOR FAMILIE TRUST

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 **R 6 300 000.00 (Six Million Three Hundred Thousand Rand)**.

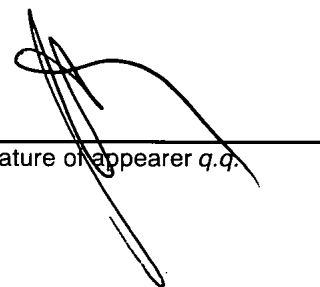
IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Bloemfontein on 2016-03-24

In my presence



Registrar of Deeds



Signature of appearer q.q.





268

Stander Venter & Kleynhans Attorneys
h/v President Steyn- and Second Avenue
Westdene
Bloemfontein
Tel: +27514303630
Fax: +27514303635

Prepared by me

CONVENANCER
EVERT PHILIPPUS JACOBUS
KLEYNHANS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

JAKOBUS JOHANNES KNOETZE in my capacity as the Trustee of
ANNE-CO TRUST
Registration Number IT1451/1995
duly authorised by virtue of a Letters of Authority issued by the Master of the
High Court of South Africa, Free State Division, Bloemfontein on 24 June 2014

Do hereby nominate, constitute and appoint

EVERT PHILIPPUS JACOBUS KLEYNHANS

with the power of substitution to be my true and lawful attorney and agent to appear before
the Registrar of Deeds at Bloemfontein, or any other competent official in the Republic of
South Africa

And then and there to declare that the Transferor did on 6 November 2015 sell by Private
Treaty to

The Trustees of
DIE ANCOR FAMILIE TRUST
Registration Number IT310/2003

for the sum of R 6 300 000.00 (Six Million Three Hundred Thousand Rand)

the following property:

REMAINING EXTENT OF PORTION 5 (OF 4) (KLIPBRON) OF THE FARM
AVENHAM 2187, DISTRICT BLOEMFONTEIN, PROVINCE OF THE FREE STATE

IN EXTENT 37,2334 (THIRTY SEVEN COMMA TWO THREE THREE FOUR)
HECTARES

HELD BY DEED OF TRANSFER T976/1996


MNV

And further cede and transfer the said property to the said transferee; to renounce all the right, title and interest which I heretofore had in and to the said property, to free the said property from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as I might or could do if personally present and acting therein, hereby ratifying, allowing and confirming all and whatsoever the said agent shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at BLOEMFONTEIN on 2 February 2016 in the presence of the undersigned witnesses.

WITNESSES:

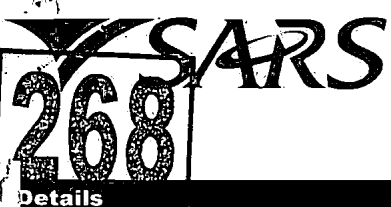
1. Rayner

JAKOBUS JOHANNES KNOETZE

2. [Signature]

[Signature]

For Information



002

Reference Details

Transfer Duty Reference Number: TDE019F693

Details

Details of Seller / Transferor / Trust / Share Company
Surname / Registered Name: ANNE-CO TRUST
Company / CC / Trust Reg No.: IT14511995
Full Name:
Marital Status:

Details of the Property

Date of Transaction / Acquisition (CCYYMMDD): 2015-11-06
Total Fair Value: R 0.00
Total Consideration: R 6300000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person: R 0.00

Property Description

1 PORTION 5 (OF PORTION 4) OF THE FARM AVENHAM 2187, DISTRICT BLOEMFONTEIN, PROVINCE OF THE FREE STATE IN EXTENT 41,1135 (FORTY ONE COMMA ONE ONE THREE FIVE) HECTARES

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No.: TDE019F693
Exempt in terms of Section 9 of the Transfer Duty Act:
Exemptions allowed by another Act:

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.
Date (CCYYMMDD): 08-03-2016
enquiries.go.to
www.sars.gov.za or call 0800 00 SARS (7277)

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STANDER VENTER
& KLEYNHANS

051-4303630

CONVEYANCER CERTIFICATE

I, the undersigned, EVERT PHILIPPUS JACOBUS KLEYNHANS herewith certify that the correct property description on the Transfer Duty Receipt and Rates Clearance Certificate to be:

^A
REMAINING EXTENT OF PORTION 5 (OF 4) (KLIPBRON) OF THE FARM
AVENHAM 2187, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE

IN EXTENT: 37,2334 (THREE SEVEN comma TWO THREE THREE FOUR)
Hectares

DATE: 16/03/2016

EPJ KLEYNHANS



(Handwritten initials/signature)

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY MANGAUNG METRO MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Mangaung Metro Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):

Ervén: 2187
Portion: Remainder of 5
Extension: AVENHAM
Zoning: FARM
Registration division / Administrative District:
Suburb: AVENHAM FARM
Town: BLOEMFONTEIN

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

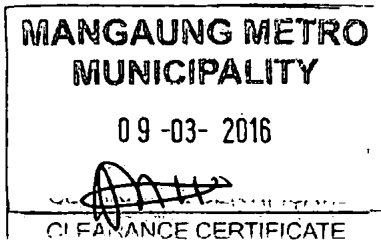
Sectional Title Scheme Name:

Registered owner: ANNE-CO TRUST (IT 1451/1995)

Name and Identity/ Registration Number of all purchaser/s: ANCOR FAMILY TRUST (IT 310/2003)

This Certificate is valid until: 08/05/2016

Given under my hand at on 09/03/2016



(Handwritten signature)
MUNICIPAL MANAGER
Mangaung Metro Municipality

Date issued: 09/03/2016
Authorized Officer: Sibongile Mazibuko



0

Opgestel deur my:

TRANSPORTBESORGER

EVERT PHILIPPUS JACOBUS KLEYNHANS

SERTIFIKAAT DEUR TRANSPORTBESORGER

Ek,

EVERT PHILIPPUS JACOBUS KLEYNHANS

Sertifiseer hiermee dat die betrokke Uitklaringsertifikaat van toepassing is op die eiendom in geheel, *EN DEEL HIERDIE TRANSAKSIE*

GETEKEN HIERDIE 23ste DAG VAN FEBRUARIE 2016.

EPJ KLEYNHANS

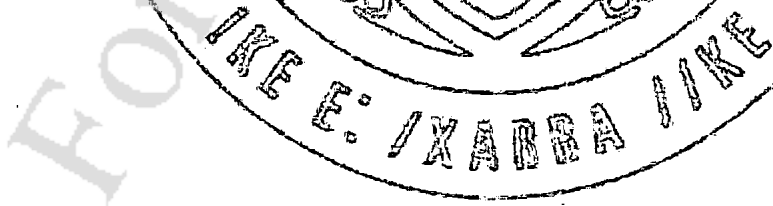
TRACK NUMBER 38881487918

BLACK-BOOKING ENQUIRY ON NAME - ANNE-CO TRUST
ID NUMBER - IT1451/1995
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



31 40

TRACK NUMBER 30081407918

PROPERTY DETAILS PRINT FOR PORTION 5 (R/E)
 OF PORTION 4
 FARM NO 2187
 REG DIV BLOEMFONTEIN RD

PROVINCE FREE STATE
 PREV DESCRIPTION PTN:4
 DIAGRAM DEED NO T3345/1947
 EXTENT 37:2334 H
 CLEARANCE MANGALING METROPOLITAN MUNICIPALITY
 FARM NAME AVENHAM

INTERDICTION
 I-30/2016C - EX 12/2015
 EX12/2015 - 3,801 ha

CASE NUMBER CASE DATE/TITLE NR
 T976/1996 T976/1996
 T976/1996 20150619 / T976/1996

NOTED ON
 20160114
 20150630

DOCUMENTS - BC
 B272/2016
 B5177/2014
 K1413/1993S
 K585/1989S
 VA1212/2006
 BFN RD;2187,,5
 SIEN EX12/2015

HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
NEDBANK LTD	R1000000.00		20160208140445	0118
NEDBANK LTD	R300000.00		20160204101026	0715
T976/1996			2006 0314 0038	0626
				0630

OWNER DETAILS

FULL NAME & SHARE
 ANNE-OO TRUST

PURCH DATE	AMOUNT/REASON	O/P/A/IDENTITY	TITLE DEED	MDD	MICROFILM REF
19951127	R91200.00	IT 1451/1995	T976/1996	0124	20160208140518

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

IKHE: /XARRA /IKE

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(Handwritten signature)

NOTAS VAN ONDERSOEKERS • EXAMINER'S NOTES

1.) Extent of property is incorrect. See endorsement on title and I 30/2016C.
 Amended with nitriding. Cot on TOR.

date 17/3/2016.

Retype page 2

(Handwritten initials)

For Information