



AERIAL VIEW.

103 SIR DUNCAN RD.

**PELEGRINI ASSOCIATE
ARCHITECTS**
95 RIDGE ROAD, LA LUCIA 4051
☒ 418 UMHLANGA ROCKS 4320
TEL: 5621903 FAX: 5621923



WEST FACADE (FACING ROAD)



PORTION OF SOUTH FACADE

**PELLEGRINI ASSOCIATE
ARCHITECTS**
95 RIDGE ROAD, LA LUCIA 4051
☒ 418 UMHLANGA ROCKS 4320
103 TELE BURUWA: 5681923



EAST ELEVATION (PART NORTH ELEVATION).



STREETSCAPE LOOKING NORTH
(CAR PARKED OUTSIDE 103 SIR DUNCAN RD)

103 SIR DUNCAN ROAD
PELLEGRINI ASSOCIATE ARCHITECTS
 95 RIDGE ROAD, LA MOUNTA 4051
 ☒ 418 UMHLANGA ROCKS 4320
 TEL: 5621903 FAX: 5621923

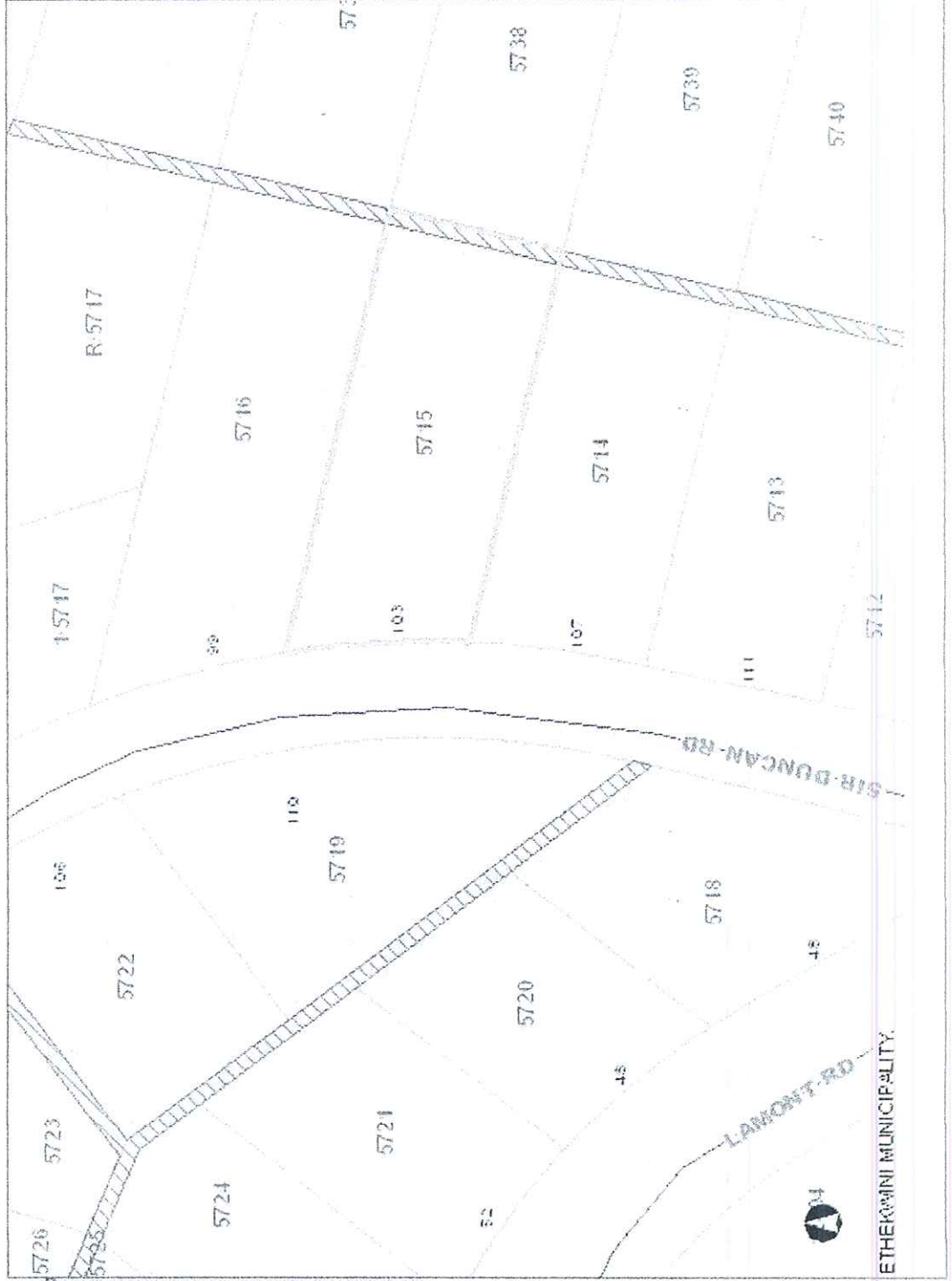
Approved Parcels

REC	OBJECTID	PROPKEY	FARMALLOT	REGIONCODE	FARMTOWNNA	FARMALLOTN	ERF	PORTION	REM	PAR	DOCREF	AREASG	STRNUM1	STRNAME	STRTYPE	SUBURE	DISTRICT
	322281	1160541	A	FU	DURBAN	0085	5715				SG 11601938	0.1083	103	SIR DUNCAN ROAD	GLENWOOD	DURBAN	

Find... Road Street Address Property Description Informal Dwelling Property Key

DATA LAYERS

- Visible Active
- Address
 - Parcel Sides
 - Servitudes
 - Service Corridors
 - Leases
 - Proposed Cadastre
 - Approved Parcels
 - Valuation_Layer
 - Informal Dwellings
 - 2m Contours
 - Rain Gauge Sites
 - Dams
 - Flood Plains 100 Year
 - Major Catchments
 - Minor Catchments
 - Coastal Erosion Line
 - Road Centreline
 - Educational Institutions
 - Fire Stations
 - S.A.P. Stations



S.G.N^o 1160/1936

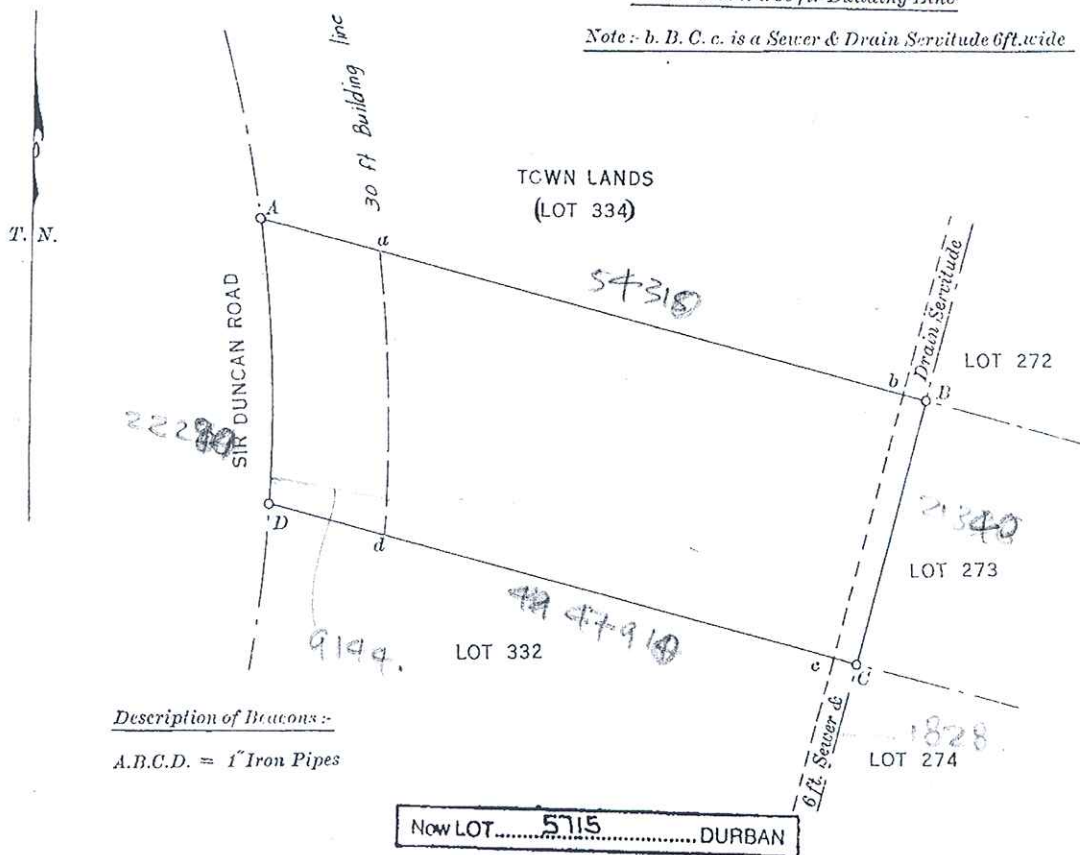
Sides.		Angles.	
ENGLISH FEET			
AB	173 20	A	73. 18. 00"
BC	70 00	B	90. 00. 00
CD	157. 20	C	90. 00. 00
DA	73 08	D	106. 42. 00
RAD.			
DA	380. 00		

Approved
A. P. ...
 Surveyor General.

GENERAL PLAN No 30X11

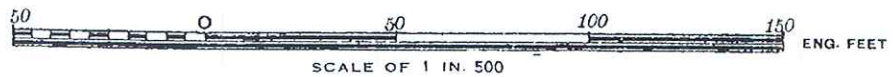
Note: a. d. is a 30 ft. Building Line

Note: b. B. C. c. is a Sewer & Drain Servitude 6ft. wide



Reg. Div.
FU

Description of Beacons:-
 A.B.C.D. = 1" Iron Pipes



The figure A.B.C.D.CURVE.A. represents 11653 Square Feet

of land called LOT 333 BLOCK STELLA OF THE TOWN LANDS OF DURBAN NO. 1737

situate in the City of Durban, Province of Natal.

Surveyed in SEPTEMBER 1935 by me

Kenneth H. Overton

Land Surveyor

This Diagram is annexed to deed of Transfer No. 3618/1936 dated 17/9/36

Original Diagram is annexed to Deed of Grant No. 1737 dated 27th July, 1855
 Sub. Vol. Fol.
 Plans A 13 & D 19.

File No. 30/11
 Survey Records 58A/1935
 Tracing
 Degree Sheet
 General Plan 30X11

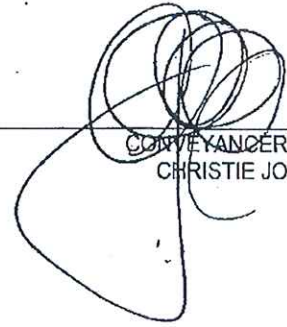
(500) R.V.V.
 Registrar of Deeds.

F 1160/1936

h:\samf\John\AMC Hunter\Wilson\Askew Deed

37 033 845 9700	FEE
	Stamp Duty
	R1000,00
	R800,00
Q/M Bond	

Prepared by me


CORVEYANCER
CHRISTIE JO

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEK PAGE 4

2010-01-11

T 000000457/2010

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

TANIA EURETHA SHAWE

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 18th November 2009 granted to him by

1. **KEVIN BERNARD WILSON**
Identity Number 550202 5008 08 7
Unmarried
2. **SANDRA JAYNE WILSON**
Identity Number 620902 0046 08 3
Unmarried

And the appearer declared that his said principal had, on 10 November 2009, 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:

1. **ROBERT IAN ASKEW**
Identity Number 661223 5102 08 0
Married out of community of property
2. **KERYN LISA ASKEW**
Identity Number 671008 0112 08 7
Married out of community of property

their Heirs, Executors, Trustees or Assigns, in full and free property

ERF 5715 DURBAN REGISTRATION DIVISION FU, PROVINCE OF
KWAZULU-NATAL

IN EXTENT 1083 (ONE THOUSAND AND EIGHTY THREE) SQUARE
METRES

FIRST TRANSFERRED by Deed of Transfer No. 3618/1936 with diagram
relating thereto and held by Deed of Transfer No. T9863/96

THIS PROPERTY IS TRANSFERRED:

- (A) Subject to all the terms of the original Deed of Grant No. 1737/1855 in so far as same are now applicable.
- (B) Subject to a 1.83 metre sewer and drain servitude in favour of the adjoining lots, as shown on the diagram annexed to Deed of Transfer No. 3618/1936 lettered bBCc, concerning which servitude the conditions of sale by the corporation of the said lot are expressed in the following terms, as created in said Deed of Transfer No. 3618/1936, namely:-

The Corporation is prepared to lay the necessary sewers along the line of servitude marked on the sale plan and laid off on the diagram.

Where provision is also made for storm water drains along such line of servitude, such storm water drains will only be laid by the Corporation at the expense of the owner of the lot at the time of construction, who and his successors in title, will also be responsible for the maintenance of the same. In the case of more than one owner fronting on the line of servitude, the cost of such storm water drains will be distributed over the number of such owners.

- (C) With the benefit of a servitude in respect of the continuation over adjoining lots of the sewer and drain mentioned in paragraph (B) as shown on the General Plan No. 30 x 11 filed in the Surveyor-General's office, Natal, as created in said Deed of Transfer No. 3618/1936.
- (D) Subject to the following conditions of sale as created in said Deed of Transfer No. 3618/1936, namely -
 - (a) No subdivision of the lot will be permitted and only one entirely detached private residence with the necessary outbuildings will be allowed on the lot. The erection of one building containing two or more residential flats is prohibited by the terms of this condition.

- (b) The lot shall be used for residential purposes only and it is an express condition that it shall not be used for business purposes of any kind whatsoever.
- (c) Should the registered owner at any time be in breach of any of the conditions set out above, the Corporation shall upon notice to the registered owner be entitled to apply to the Supreme Court of South Africa, Natal Provincial Division, by way of motion or otherwise as the said Court may in its discretion direct for an Order authorising the Registrar of Deeds to retransfer the said land to it without any liability on the part of the Corporation to repay the purchase price or any portion thereof, or to pay any compensation whosever in respect of any buildings which may have been erected upon the said lot at the date of such Order or otherwise whosever, and to recover from such registered owner the expenses of and incidental to such order, and the expenses of and incidental to the retransfer as aforesaid to the Corporations.

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

1. KEVIN BERNARD WILSON, Unmarried
2. SANDRA JAYNE WILSON, Unmarried

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

1. ROBERT IAN ASKEW, Married as aforesaid
2. KERYN LISA ASKEW, Married as aforesaid

their Heirs, Executors, Trustees or Assigns, now are 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 250 000,00.

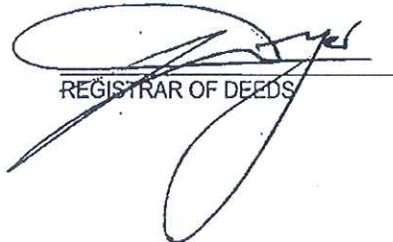
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg on 2010-01-11



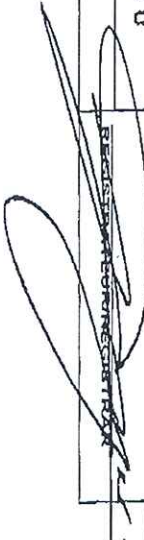
q.q.

In my presence



REGISTRAR OF DEEDS

ANNEXED TO T 00000457 / 2010
Page 4

VERBIND	MORTGAGED
VIR FOR R 1 800 000,00	
B 000276/10	 <small>REGISTRAR GENERAL</small>

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