

Prepared by me

CONVEYANCER
D.H. RAMSAY

LA04-17B
Miller, N.M.
Lin: 38612

FEES	
Stamp duty
Reg	R 100,00
Serv
G/M Bend

DOC NO [redacted] CASTLEDEX

VERBIND MORTGAGE		305 43346
VIR FOR R 855 000,00		GEKANSELLEER CANCELLED
43565/94		REGISTRATEUR/REGISTRAR
B		2005-09-07
1994-11-16	REGISTRATEUR/REGISTRAR	2005-09-00

1994-11-16

T	35105/94
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DOC NO [barcode] CASTLEDEX
DTD_000003250

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN :

THAT **LORANT ANDOR NEMETH**

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG he the said Appearer being duly authorised thereto by a Power of Attorney signed at DURBAN on 18 October 1994 and granted to him by :-

LORRAINE EDMUNDS
Identity Number 350126 0034 00 8
married out of community of property

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDORSEMENTE SIEH [initials]

AND the Appearer declared that his said Principal had on the 28 September 1994 truly and legally sold and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of :-

NORMAN MAXWELL MILLER
Identity Number 561204 5072 00 3
married out of community of property

his Heirs, Executors, Administrators or Assigns

LOT 488 DURBAN, situate in the City of Durban, Administrative District of Natal,
In Extent 2 025 (TWO THOUSAND AND TWENTY FIVE) square metres

First transferred by Deed of Transfer No.193/1928, with diagram annexed and held by Deed of Transfer 21035/1971

THIS PROPERTY IS TRANSFERRED : -

- A. Subject to such of the terms and conditions of the original Government Grant No.1737/1855, as are now in force and applicable.
- B. Subject to the following special conditions created in said Deed of Transfer No.193/1928 -
- (1) No subdivision of the property will be permitted, and only one entirely detached residence with the necessary outbuildings will be allowed on the Lot.
 - (2) The lot shall be used for residential purposes only, and it is an express condition that it must not be used for business purposes of any kind whatsoever.
 - (3) Buildings to the value of at least R1 500,00 shall be erected upon the Lot by the Purchaser within eight years from the date of sale (20 November 1926) and failing such erection the Town Council shall be entitled to apply for the Order of Court hereinafter mentioned and to retain all such sums as the Purchaser shall have paid to it as or on account of the purchase price; provided always that the Purchaser, if at the expiry of the period of eight years aforesaid he shall partially have erected buildings on the said land of a value less than R1 500,00 shall be entitled upon application to the Town Council in writing to obtain such extension of time for the purpose of completing such buildings to the value aforesaid as the Town Council's Borough Engineer who shall be the sole judge shall consider reasonable.
 - (4) The Purchaser shall pay the rates imposed and levied on the land from the date of sale and on the buildings from the date of erection thereof. If in the third, fourth, fifth, sixth, seventh or eighth year from the date of sale the buildings on the said land shall be of a rateable value of less than R1 500,00, or if in any of such years there shall be no buildings at all upon the said land, then the registered owner for the time being of such land shall pay to the Corporation in addition to and at the same time as he is due to pay the rates imposed and levied for that particular year, a sum equivalent to the difference between the sum which would have been paid as rates in respect of buildings of a rateable value of R1 500,00 and the amount due upon the buildings actually erected, or a sum equivalent to that which would have been payable

upon buildings valued for rating purposes at R1 500,00 according as there are or are not buildings upon the said land. If upon the expiry of the said period of eight years buildings to the value set out in the preceding condition shall not have been erected, the Town Council may impose and levy rates upon the said sum of R1 500,00 in each and every year in addition to the rates imposed and levied upon the value of the land, without prejudice however to its rights under Conditions (3) and (5) hereof.

- (5) Should the Purchaser be in breach of Condition (3) hereof, the Town Council shall, upon notice to the registered owner of the land for the time being, 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 liability to repay the purchase price or any portion thereof or to pay any compensation whatsoever in respect of any buildings erected upon the said land at the date of such Order, or otherwise howsoever, and to recover the expenses of and incidental to such Order and to the retransfer to the Corporation from such registered owner.

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

LORRAINE EDMUNDS

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

NORMAN MAXWELL MILLER

his Heirs, Executors, Administrators 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 R865 000,00 (EIGHT HUNDRED AND SIXTY FIVE THOUSAND RAND)

IN WITNESS WHEREOF I, the said Registrar, together with the Appearer, q.q. 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

1994 -11- 16

q.q. *[Handwritten Signature]*

In my presence,

REGISTRAR OF DEEDS

ENDORSEMENT IN TERMS OF SECTION 3(1)(v) OF ACT 47 OF 1937

In terms of section 69(1) Act 6/2008 restrictive condition B(1) on page 2 of title has been removed by virtue of a consent by the Ethekewini Municipality.

Consent filed with **BC000035464 / 2010** (1)

2010-11-04

DATE


REGISTRAR OF DEEDS

Page 4

FOR RELEASE See bond

VERBIND MORTGAGED	
VIR FOR R 2000 000 00	
B 05 51415	REGISTRATEUR/REGISTRAR
2005-09-07	
2005-09-08	

DIE IDENTITEITSNOMMER VAN DIE	THE IDENTITY NUMBER OF THE
<i>transfee</i>	
IS VERANDER NA	HAS BEEN CHANGED TO
561204 5072 086	
REGISTRATEUR/REGISTRAR	
2005-09-07	
2005-09-08	

POTN 1 = 910 m²

GETRANSPORTEER AAN	TRANSFERRED TO
A RAMASRAY	
RESTANT/REMAINDER	1105 m ²
T 35658/2010	REGISTRATEUR/REGISTRAR
2010-11-04	