

TATE, NOLAN & KNIGHT INC.
ATTORNEYS, NOTARIES &
CONVEYANCERS
15 ENNISDALE DRIVE
DURBAN NORTH
4051

Prepared by me

FEES	
Stamp duty	
Reg	R1160,00
Serv	
G/M Bond	

CONVEYANCER
NEIL LINDSAY KNIGHT

VERBIND	MORTGAGED
VIR	
FOR R	2 350 000.00
000001964 / 2016	
2016 -02- 15	REGISTRAR / REGISTRAR

2016 -02- 15

T00003651 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CORNEL ANTON VAN DE VENTER

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
2015 granted to him by

WILLIAM CAMERON GRANT MUIR

Identity Number 4005045094187

and

ANN HARLAND MUIR

Identity Number 4109050078182

Married in community of property to each other

And the appearer declared that his said principal had, on 26 October 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:

1. **DAVID THEMBA LEIMAN**
Identity Number 8112315264080
Unmarried
2. **SARAH JOAN GILLMER**
Identity Number 8108200109083
Unmarried

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

ERF 192 GLENASHLEY, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1012 (ONE THOUSAND AND TWELVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T5277/1953 with Diagram SG No3730/52. relating thereto and held by Deed of Transfer Number T21057/1984

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the conditions of the original Government Grant No. 909 dated the 1st February, 1850 insofar as these are now applicable.
- B. Subject to the following conditions imposed at the instance of the Administrator of the Province of Natal in terms of Ordinance No. 10 of 1934, as created in said Deed of Transfer No. 5277/1953, namely :-

- (a) No building whatsoever unless permitted under exceptional circumstances, shall be erected on the lot nearer than 7,62 metres from any boundary abutting on a street, nor within a distance of 3,05 metres from any other boundary.

This condition is constituted in favour of the Administrator until such time as a local authority is established and thereafter in favour of such local authority.

On consolidation of any two or more lots this condition shall apply to the consolidated area as a whole.

- (b) The owner of the lot shall, without compensation, be obliged to permit the erection, laying and maintenance of electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary, as well as reasonable access thereto for the purpose of maintenance, removal or extension.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

The rights conferred by this condition shall be excisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants or the township.

If the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the administrator whose decision shall be final.

- (c) The owner of the lot shall, without compensation, be obliged to permit the construction and maintenance of sewers and drains over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary, as well as reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains, provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator whose decision shall be final.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

- (d) The owner of the lot shall, without compensation, be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences in level between the lot and the street, be deemed necessary, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot, unless he shall elect, at his own cost, to build a retaining wall.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

- (e) No hoarding and no building or erection on the lot hereby transferred shall be used for the purpose of advertising or displaying any advertisement, save such temporary notice of advertising regarding the sale or disposal of the lot.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

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

WILLIAM CAMERON GRANT MUIR and ANN HARLAND MUIR, Married as aforesaid


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. **DAVID THEMBA LEIMAN, Unmarried**
2. **SARAH JOAN GILLMER, Unmarried**


their Heirs, Executors, Administrators 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 700 000,00 (TWO MILLION SEVEN 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 2016-02-15


_____ q.q.

In my presence



REGISTRAR OF DEEDS



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Reference Details

Transfer Duty Reference Number: TDE0185698

Details
Details of Seller / Transferor / Time Share Company

Surname / Registered Name	MUIR	Full Name	WILLIAM CAMERON GRANT
ID Number	4005045094187	Date of Birth (CCYYMMDD)	1940-05-04
Company / CC / Trust Reg No.		Marital Status	M.I.C OF PROPERTY
Marital Notes if applicable	micp	Spouse Initials	AH
Spouse ID Number	4109050078182	Spouse Passport Number	

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	MUIR	Full Name	ANN HARLAND
ID Number	4109050078182	Date of Birth (CCYYMMDD)	1941-09-05
Company / CC / Trust Reg No.		Marital Status	M.I.C OF PROPERTY
Marital Notes if applicable	micp	Spouse Initials	WCG
Spouse ID Number	4005045094187	Spouse Passport Number	

Details of Purchaser / Transferee

Full Name	DAVID THEMBA	Surname / Registered Name	LEIMAN
Date of Birth (CCYYMMDD)	1981-12-31	ID Number	8112315264080
Company / CC / Trust Reg No.		Marital Notes if applicable	unmarried
Marital Status	NOT MARRIED	Spouse Initials	

Details of Purchaser / Transferee

Full Name	SARAH JOAN	Surname / Registered Name	GILLMER
Date of Birth (CCYYMMDD)	1981-08-20	ID Number	8108200109083
Company / CC / Trust Reg No.		Marital Notes if applicable	unmarried
Marital Status	NOT MARRIED	Spouse Initials	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2015-10-26	Total Fair Value	R 2700000.00	Total Consideration	R 2700000.00
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Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 2700000.00
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Property Description

1	ERF 192 GLENASHLEY, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL IN EXTENT 1012 (ONE THOUSAND AND TWELVE) Square metres
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Receipt
Receipt Details

Transfer Duty Reference Number	TDE0185698	Receipt No.	1200330258
Receipt Amount	R 134500.00		

Declaration by Conveyancer / Attorney

NEIL LINDSAY KNIGHT
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.

 XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX

 Please ensure you sign over
 the 2 lines of 'X's above

 Date (CCYYMMDD) **20160112**

 For enquiries go to:
 www.sars.gov.za or call
 0800 00 SARS (7277)



**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 eTHEKWINI 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 eTHEKWINI 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.

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000): Not applicable

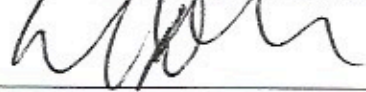
DESCRIPTION OF PROPERTY

21 Digit Code	:	NOFU01130000019200000
Erven	:	192
Portion	:	0
Extension	:	GLENASHLEY
Zoning	:	Not available
Registration division / Administrative District	:	FU
Suburb	:	GLENASHLEY
Town	:	GLENASHLEY
Sectional Title unit number	:	Not applicable
Exclusive use area and number as referred to on the registered plan	:	Not applicable
Real right	:	Not applicable
Scheme registration number	:	Not applicable
Sectional Title Scheme Name	:	Not applicable
Registered owner	:	WILLIAM CAMERON GRANT MUIR 4005045094187 ANN HARLAND MUIR 4109050078182
Name and Identity/ Registration Number of all purchaser/s:	:	SARAH JOAN GILLMER 8108200109083 DAVID THEMBA LEIMAN 8112315264080

This Certificate is valid until : 14/03/2016
Given under my hand at DURBAN on 14/01/2016

Certificate By Conveyancer:

I David Michael Van Onselen (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the EtheKwini Municipality.



Conveyancer

14/1/2016

Date

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 14/01/2016

Authorised Officer: Nonhlanhla Phungula