



**ANTHONY WHATMORE
& Company**

attorneys & conveyancers

Our ref: MAT 11427/Usha/aw
Your ref: **STANREG**

10 March 2020

**STANDARD BANK
JOHANNESBURG OPERATIONS SHARED SERVICES
ATT: HOME LOANS SECURITIES
GROUND FLOOR, 6 SIMMONDS STREET
JOHANNESBURG
2001**

PER COURIER

Dear Sirs,

LOAN ACCOUNT NO: 532773284 - TI & LD ALFREDS

We refer to the above and enclose:

1. Mortgage Bond No. B 526/2020
2. Deed of Transfer No. T 1025/2020
3. Deeds Search

Kindly acknowledge receipt hereby by signing and returning the attached copy of this letter to us. It would be appreciated if you could kindly email acknowledgement to us.

Yours faithfully,


ANTHONY WHATMORE & COMPANY

Encl...

Received: _____

Date: _____

Signed, Sealed, Delivered

Anthony Whatmore & Company, Inc. Registration Number: 2010/021606/21
Directors: Anthony Whatmore & Byron Whatmore
Associates: Kaitlind Maron Consultant: Elizabeth Parker

45 Adelaide Terrace Drive (formerly Kensington) | Durban North, 4051
G: 563 7111 | info@anthonywhatmore.co.za | www.anthonywhatmore.co.za



**ANTHONY WHATMORE
& Company**

attorneys & conveyancers

Our ref: MAT 11427/Usha/aw
Your ref: **STANREG**

10 March 2020

**STANDARD BANK
JOHANNESBURG OPERATIONS SHARED SERVICES
ATT: HOME LOANS SECURITIES
GROUND FLOOR, 6 SIMMONDS STREET
JOHANNESBURG
2001**

PER COURIER

Dear Sirs,

LOAN ACCOUNT NO: 532773284 - TI & LD ALFREDS

We refer to the above and enclose:

1. Mortgage Bond No. B 526/2020
2. Deed of Transfer No. T 1025/2020
3. Deeds Search

Kindly acknowledge receipt hereby by signing and returning the attached copy of this letter to us. It would be appreciated if you could kindly email acknowledgement to us.

Yours faithfully,

ANTHONY WHATMORE & COMPANY
Encl...

Received: _____

Date: _____

Signed, Sealed, Delivered

Anthony Whatmore & Company Inc. | Registration Number: 2010/021606/21
Directors: Anthony Whatmore & Byron Whatmore
Associates: Kaysha Mohun | Consultant: Elizabeth Parker

45 Adelaide Tambo Drive (formerly Kensington) | Durban North, 4051
031 563 7111 | info@anthonywhatmore.co.za | www.anthonywhatmore.co.za

Deeds Office Property

WENTWORTH, 1991, 0 (REMAINING EXTENT), PIETERMARITZBURG

Lexis® WinDeed

Search Date	2020/03/10 14:27	Erf Number	1991
Reference	-	Portion Number	A
Report Print Date	2020/03/10 14:27	Township Remaining Extent	NO
Township	WENTWORTH	Search Source	Deeds Office
Deeds Office	Pietermaritzburg		

Property Type	ERF	Diagram Deed Number	T4285/1927
Township	WENTWORTH	Local Authority	ETHEKWINI
Erf Number	1991	Province	KWAZULU NATAL
Portion Number	0 (REMAINING EXTENT)	Remaining Extent	Y
Registration Division	FT	Extent	1012.0000SQM
Previous Description	-	LPI Code	NOFT03760000199100000

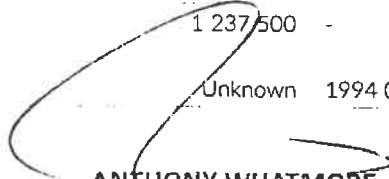
ALFREDS TREVINO IVAN Owner 1 of 2

Person Type	PRIVATE PERSON	Document	T1025/2020
ID Number	8501255278086	Microfilm / Scanned Date	-
Name	ALFREDS TREVINO IVAN	Purchase Price (R)	1 375 000
Multiple Owners	YES	Purchase Date	2019/08/18
Multiple Properties	NO	Registration Date	2020/01/22
Share (%)	-		

ALFREDS LESLIE DONAE Owner 2 of 2

Person Type	PRIVATE PERSON	Document	T1025/2020
ID Number	9004230119086	Microfilm / Scanned Date	-
Name	ALFREDS LESLIE DONAE	Purchase Price (R)	1 375 000
Multiple Owners	YES	Purchase Date	2019/08/18
Multiple Properties	NO	Registration Date	2020/01/22
Share (%)	-		

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B526/2020	SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED	1 237 500	-
2	WENTWORTH,1991	-	Unknown	1994 0047 2094


ANTHONY WHATMORE
 COMMISSIONER OF OATHS
 ATTORNEY & CONVEYANCER R.S.A
 45 ADELAIDE TAMBO DRIVE
 DURBAN NORTH, 4051

DISCLAIMER
 This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. Lexis Convey will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the Lexis Convey End User Licence Agreement (EULA). LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B2361/1998	N B S BOLAND BANK LTD	215 000	2004 0764 1729
2	B36439/2004	-	Unknown	2006 0544 1951
3	B11301/2009	-	Unknown	-
4	B20055/2010	-	Unknown	-
5	T795/1963	OXFORD BRIAN EDWARD	Unknown	1998 0114 2315
6	T2286/1998	BOTHA ELIZABETH CATHRINE JOHANNA	215 000	2004 0764 1711
7	T42849/2004	DIENER ETIENNE	375 000	2004 0764 1716
8	T22186/2009	GOBEY GLENN	840 000	-
9	T22186/2009	GOBEY BELINDA LENA	840 000	-

DISCLAIMER

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. Lexis Convey will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the Lexis Convey End User Licence Agreement (EULA). LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

JIVAN & CO. Prokureur/Attorney
TEL: 031 5847450

DEED OF TRANSFER

in favour of

TREVINO IVAN ALFREDS and LESLIE DONAË ALFREDS

over

REMAINDER OF ERF 1991 WENTWORTH

JIVAN & CO.
SHOP 11 EQUINOX
12 MILLENNIUM BOULEVARD
UMHLANGA RIDGE
4319
Tel: 031 5847450

4

JIVAN & CO.
SHOP 11 EQUINOX
12 MILLENNIUM BOULEVARD
UMHLANGA RIDGE

Prepared by me

M. Jivan
CONVEYANCER
UMESH JIVAN

FEES	
Stamp Duty	4319
Reg.	R1,146.00 BSI
Waiver	<i>fr</i>
M Bond	

2020 -01- 2 2

T090001025 / 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MAURITZ CHRISTIAAN VAN ROOYEN

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

GLENN GOBEY

Identity Number 660122 5040 08 7

and

BELINDA LENA GOBEY

Identity Number 710913 0032 08 1

Married in community of property to each other

which said Power of Attorney was signed at UMHLANGA on 8TH NOVEMBER 2019

OF ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5

L
Lexis® Convey 17.1.13.8

And the appearer declared that his/her said principal had, on 18 August 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

TREVINO IVAN ALFREDS
Identity Number 850125 5278 08 6

and

LESLIE DONAË ALFREDS
Identity Number 900423 0119 08 6

Married in community of property to each other

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

REMAINDER OF ERF 1991 WENTWORTH, REGISTRATION
DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1012 (ONE THOUSAND AND TWELVE) Square metres

FIRST transferred by Deed of Transfer No. T4285/1927 with Diagram
annexed thereto and held by Deed of Transfer No. T022186/2009

THIS PROPERTY IS TRANSFERRED:-

- A. Subject to all the terms and conditions of the original Government Grant No. 860 in so far as now applicable.
- B. With the benefit of the use of a servitude of right of way over the road shown on the diagram of Subdivision 40 of Clark over the Remainder of Clark aforesaid, as created in said Deed of Transfer No. T.4285/1927.
- C. With the benefit of the use of the road over the Remainder of Clark aforesaid, shown on the diagram of Subdivision 133 thereof, as created in Deed of Transfer no 47/1926.
- D. Subject to the reservation by George Clarkson in favour of himself and his heirs, executors, administrators or assigns, and to his successors in title to any portion of Clark of Wentworth of the following servitudes created in aforesaid Deed of Transfer No. 4287/1927.



Of a servitude whereby storm water and surface water may be led in suitable open drains over the said land and pure water may be led in pipes laid under the surface and sewerage may be led in pipes laid under the surface across the said piece of land. Such pipes and drains to be laid in such position as may cause the least inconvenience to the registration owner while affording reasonable facilities for the drainage of and water supply to other portion of "Clark". The actual position of any drain or pipe to be agreed and if not agreed to be settled by arbitration with power to enter and to construct the necessary works and to repair same after giving security for compensation for all damage.

- E. Subject to a 3 metres wide sewer and drain servitude running immediately along and parallel to the entire length of the boundary lettered A B on Diagram S G O Sub Vol 623 Fol 68 annexed to Deed of Transfer No. T. 4785/1927 in favour of the City Council of City of Durban as created by Notarial Deed No. T.1353/72S



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

GLENN GOBEY and BELINDA LENA GOBEY, 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

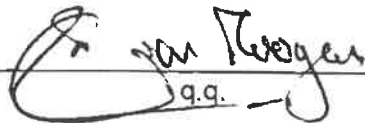
TREVINO IVAN ALFREDS and LESLIE DONAË ALFREDS, Married as aforesaid

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 R1 375 000,00 (ONE MILLION THREE HUNDRED AND SEVENTY FIVE 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

2020 -01- 22


q.q.

In my presence



REGISTRAR OF DEEDS



4

JIVAN & CO.
SHOP 11 EQUINOX
12 MILLENNIUM BOULEVARD
UMHLANGA RIDGE
4319

Prepared by me

1-3
1 R


CONVEYANCER
UMESH JIVAN

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

GLENN GOBEY
Identity Number 660122 5040 08 7
and
BELINDA LENA GOBEY
Identity Number 710913 0032 08 1
Married in community of property to each other

do hereby appoint:- **MAURITZ CHRISTIAAN VAN ROOYEN** *CR*

JUSTIN ANSELM BROWNE and/or **CHRISTOPHER GUY PHILLIPS**

with power of substitution to be our Attorney and Agent in our name, to appear at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG or any other competent official in the Republic of South Africa and there to act as our Attorney and Agent and to pass transfer to:

TREVINO IVAN ALFREDS
Identity Number 850125 5278 08 6
and
LESLIE DONAË ALFREDS
Identity Number 900423 0119 08 6
Married in community of property to each other

the property described as:

REMAINDER OF ERF 1991 WENTWORTH, REGISTRATION DIVISION
FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1012 (ONE THOUSAND AND TWELVE) Square metres

HELD BY Deed of Transfer T022186/2009



the said property having been sold by us on 18 August 2019, to the said transferee/s for the sum of R1 375 000,00 (One Million Three Hundred and Seventy Five Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor had in the said property, and generally, for effecting the purposes aforesaid, to do whatever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor could do if personally present and acting therein; hereby ratifying, all the said Agent/s shall lawfully do in the premises by virtue of these presents.

Signed at **UMHLANGA** on **8th NOVEMBER 2019**
in the presence of the undersigned witnesses.

AS WITNESSES :

1.



GLENN GOBEY

2.



BELINDA LENA GOBEY

Declaration by Conveyancer / Attorney

I, UMESH JIVAN

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 this advice

4581336407ab71ocal1686
8016845717af9ce0423

Date
(CCYYMMDD)

20191120

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



4

3
BS
FR

**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 eThekweni 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 eThekweni 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

21Digit Code	:	NOFT03760000199100000	
Erven	:	1991	
Portion	:	REMAINDER	
Extension	:	WENTWORTH	
Zoning	:	Not available	
Registration division / Administrative District	:	FT	
Suburb	:	WENTWORTH	
Town	:	WENTWORTH	
Sectional Title unit number	:	Not applicable	
Exclusive use area and number as referred to on the registered plan	:	Not applicable	
Real right	:		
Scheme registration number	:	Not applicable	
Sectional Title Scheme Name	:	Not applicable	
Registered owner	:	GLENN GOBEY	6601225040087
		BELINDA LENA GOBEY	7109130032081
Name and Identity / Registration number of all purchaser/s	:	TREVINO IVAN ALFREDS	8501255278086
		LESLIE DONAE ALFREDS	9004230119086

This Certificate is valid until: 2020/02/04

Given under my hand at Durban on 2019/12/06

Declaration by Conveyancer:

I CHRISTOPHER GUY PHILLIPS hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the eThekweni Municipality

Conveyancer

2019-12-09
Date

MUNICIPAL MANAGER
eThekweni Municipality

Date Issued: 2019/12/06
Authorised Official: palan naidoo

