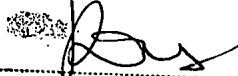


Conveyancer,
GRESSE M

SEE REG STAMP DUTY	
POOR FEES	R1000-a

Para 1 + 2.

VERBIND MORTGAGED	
VIR FOR R 1.000.000,00	
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2015-06-30	REGISTRATEUR/REGISTRAR

VIR VERDERE ENDOSSEMENTE SIEN FOR FURTHER ENDORSEMENTS SEE	15.
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T 022805 /06

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

T H A T ANNERET-MAQUIRE

ANNERET MAGUIRE 

appeared before me, REGISTRAR OF DEEDS at PRETORIA the said Appearer being duly authorised thereto by a Power of Attorney signed at NELSPRUIT on 1 December 2005 and granted by:

GIULIA FRANCA ENRICA TONETTI
Identity Number 220127 0004 08 0
Unmarried

LETTA
2006-03-11
CAPTURED

AND the Appearer declared that his/her said Principal had truly and legally sold and that, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, to and on behalf of:

THE TRUSTEES FOR THE TIME BEING OF NORRIS TRUST
Registration Number I Trust 594/2005

thier heirs, executors, administrators or assigns in full and free property

**1. REMAINING EXTENT OF THE FARM ESPERADO 253,
REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA**

**IN EXTENT 362,4192 (THREE HUNDRED AND SIXTY TWO COMMA FOUR ONE
NINE TWO) HECTARES**

**FIRST TRANSFERRED BY DEED OF GRANT NO 197/1923 WITH DIAGRAM
ANNEXED THERETO AND HELD BY DEED OF TRANSFER T**

Subject to the following conditions:

The aforesaid Remaining Extent of the farm Esperado No 256, district Barberton, measuring as such 362,4192 hectares, (a one-half share wherein is hereby transferred) is **SUBJECT** and **ENTITLED** to the following servitudes and rights, namely:-

- (a) Subject to the provisions of the Crown Land Disposal Ordinance 1903 (Transvaal), and is further subject to the conditions that all roads already made over this land by lawful authority shall remain free and unencumbered; that the land shall be subject to grazing for the cattle of travellers, to be pointed out by the owner; that all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land shall be and are reserved to the Crown.
- (b) Subject to the right or power of this Minister of Lands, and which is expressly reserved to him from time to time, by writing under his hand, to authorise and allow the construction, laying, repair, maintenance and free use of a channel or furrow or of pipes through, over or under the land hereby transferred for the purpose of conducting water for domestic, stock, irrigation or other general purposes, from any river or other sources of supply upon, or outside, the said land to adjoining or other land, subject to the payment to the owner of such compensation for actual damage thereby occasioned to him as may be mutually agreed upon between the owner and the party or parties for whose benefit the

channel or furrow is constructed or pipes are laid, or, failing such agreement, as may be determined by arbitration in manner provided by the Arbitration Ordinance 1904 (Transvaal.).

- (c) The property hereby transferred shall be entitled to the use of any surplus water at any time flowing in the Louw's Creek and not diverted by the weir and waterfurrow referred to in Deed of Servitude No. 629/1926 registered in the Deeds Office on the 11th of September 1926.
- (d) By virtue of Notarial Deed of Servitude K520/1965S the right to convey electricity over the hereinmentioned property is given to the Electricity Supply Commission together with all ancillary rights and subject to conditions as set out in the said notarial deed.
- (e) By virtue of Notarial Deed 59/1973 dated 18th August 1972 with diagram annexed the property hereby transferred is subject to a servitude 9,45 metres wide to convey water over the property in favour of Louws Creek Irrigation Board.
- (f) By virtue of Notarial Deed of Servitude K2155/1989 the right to convey electricity over the hereinmentioned property is given to the Electricity Supply Commission together with all ancillary rights and subject to conditions as set out in the said notarial deed.
- (g) The route of the servitude created by virtue of the abovementioned K2155/1989S is set out in Notarial Deed of Servitude K1673/1992S.
- (h) By virtue of Notarial Deed of Servitude K6928/2002S dated 8th July 2002, the withinmentioned property is subject to two perpetual servitudes within the permanent servitude area and of a temporary servitude 20 (TWENTY) metres wide of which the boundaries run parallel to that of the permanent servitude area in favour of SASOL.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

2. ONE HALF (1/2) SHARE IN AND TO:

**PORTION 5 OF THE FARM BRUSNENGO 220
REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA**

**IN EXTENT 32,3823 (THIRTY TWO COMMA THREE EIGHT TWO THREE)
HECTARES**

**FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE NO 10277/1930
WITH DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER
T.**

Subject to the following conditions:

The aforesaid Portion 5 of the farm BRUSNENGO NO 220, district Barberton, (one half share wherein is hereby transferred) is subject and entitled to the following servitudes and rights, namely:

- (a) Subject to the condition that all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land are reserved to the Crown.
- (b) Subject to a servitude of right of way in favour of the farm "CARACETO" No. 72, district Nelspruit as will more fully appear from Notarial Deed of Servitude No 111/1931 registered in the Deeds Office, on the 6th day of March 1931.
- (c) The owners of certain Portion called "Canavase" of the farm "Brusnengo" No. 173, district Barberton measuring 47,9658 hectares transferred under Deed of Transfer No. 10278/1930 shall for themselves or employees be entitled to a free right of way:
 - i) by means of the presently existing footpath from the said portion called "Canavase" to the store premises situate upon the property hereby transferred, and
 - ii) over and across the North Eastern corner of the property hereby transferred by means of the presently existing road to the Railway Siding situate on certain Portion called "Tonetti Siding" measuring 2,7989 hectares, being a portion of the farm "Brusnengo" No 173, transferred under Deed of Transfer No. 15280/1929.
- (d) The owners of the said portion called "Canavase" shall have the right to lead water over and across the property hereby transferred by manner of the

presently existing distribution furrow from the Lower Kaap Irrigation Canal or such distribution furrow as it may hereafter be found necessary to construct and for such purposes shall have free rights of ingress and egress to and from the property hereby transferred for themselves their servants and employees.

(e) The owners of certain Portion 7 of the farm "Brusnengo" No 220, district Barberton, measuring 94,4736 (ninety four comma four seven three six) hectares transferred under Deed of Transfer No. 10282/1930:

(i) shall have the right to lead water over and across the property hereby transferred and certain portion called "Gordonia" of the said farm transferred under Deed of Transfer No. 10279/1930 by manner of such distribution furrows from the Lower Kaap Irrigation Canal, dams, or other irrigation works already constructed or which it may hereafter be found necessary to construct and for that purpose the owners of the said portion 7 shall have and enjoy free right of ingress to and egress from the property hereby transferred and the said portion called "Gordonia" for themselves, their servants and employees, and

(ii) shall have the right to construct and lay overhead or underground and to maintain over and across the property hereby transferred such electric power and pipe lines, power houses and pumping plants as to them shall seem fit and for the purpose shall have and enjoy free right of ingress to and egress from the property hereby transferred.

(f) The owner of the property hereby transferred:

(i) shall be entitled to construct and lay overhead and underground and to maintain across and over certain portion called "Gordonia" and over Portion 7 of the said farm such electric power lines and pipe lines as to them may seem fit provided always that any electric or pipe lines laid underground shall be laid at a depth of not less than two feet from the surface of the land.

(ii) shall for the purpose of constructing laying and maintaining such power and/or pipe lines for themselves their servants and employees, have free right of ingress to and egress from the said portion called "Gordonia."

- (iii) Shall have the right to load water over and across the said portion called "Gordonia" by manner of such distribution furrows from the Lower Kaap Irrigation Canal dams or other irrigation works already constructed or which it may hereafter be found necessary to construct and for that purpose shall enjoy free right of access to and egress from the said Portion called "Gordonia."
- (iv) By virtue of Notarial Deed of Servitude K520/1965S the right to convey electricity over the hereinmentioned property is given to the Electricity Supply Commission together with all ancillary rights and subject to the conditions as set out in the said Notarial Deed.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

**3. PORTION 7 OF THE FARM BRUSNENGO 220
REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA**

**IN EXTENT 94,4736 (NINETY FOUR COMMA FOUR SEVEN THREE SIX)
HECTARES**

**FIRST TRANSFERRED BY DEED OF TRANSFER T.10282/1930 WITH DIAGRAM
ANNEXED THERETO AND HELD BY DEED OF TRANSFER T.**

Subject to the following conditions:

The aforesaid Portion 7 of the farm BRUSNENGO NO 220 district Barberton, (one half share wherein is hereby transferred), is **SPECIALLY SUBJECT** and **ENTITLED** to the following terms and conditions:

- (1) The owners of Portion 7 of the farm BRUSNENGO No 220, district Barberton shall be entitled to a servitude of right of way 2 metres wide as presently in use over and across certain portion called CATTERO of the said farm Brusnengo No 220, held under Deed of Transfer No. 10280/1930 dated the 22nd day of October 1930, from Portion 7 of the said farm Brusnengo Nr 220 to the public road from Barberton to Kaapmuiden, traversing the said portion called CATTERO of the farm
- (2) The owners of Portion 7 of the said farm Brusnengo Nr 220, district Barberton shall be entitled to free grazing for 90 (ninety) head of cattle and to cut indigenous timber free of cost, but for domestic purposes only, over and upon that Portion of the farm called Portion S1 of the farm Brusnengo No 220, aforesaid, as will more fully appear from Diagram S.G. No. A904/29 framed for the purpose of a servitude by Surveyor

A H Matthews in March 1929, which portion S1 included in the remaining extent of the said farm Brusnengo measuring as such 584,6290 hectares held by Giacomo Tonetti and Agostino Tonetti, trading in co-partnership under the style or firm of "G & A Tonetti Brothers" under Deed of Transfer No. 4662/1916.

- (3) The owners of Portion 7 of the farm Brusnengo Nr 220, district Barberton shall be entitled for the purpose of irrigating the said Portion 7 of the farm Brusnengo No 220 to a 90/336th (ninety / three hundred and thirty sixth) part or share of the water, which the owners of the said farm Brusnengo No 220, are entitled to take from the Irrigation Canal of the Lower Kaap Irrigation Board, provided always that the owners of Portion 7 of the farm Brusnengo No. 220 shall not at any time be entitled to more than 90/336th (ninety/ three hundred and thirty sixth) part or share of the water actually flowing in the said Irrigation Canal; subject always to the Rules and Regulations of the Lower Kaap Irrigation Board and to any Irrigation Laws and Regulations now or hereafter in force.
- (4) The owners of Portion 7 of the farm Brusnengo No 220, district Barberton shall not be entitled to carry on on permit to be carried on, on the said Portion 7 of the farm Brusnengo No 220, any business in respect of which the issue of licences is governed by the Licences Consolidation Act, 1925, or any amendment thereof.
- (5) The owners of the remaining extent of the said farm Brusnengo No 220, measuring as such 584,6290 hectares, held under Deed of Transfer No. 4662/1916, and or Portion 5 of the said farm Brusnengo No 220, held under Certificate of Registered Title No 10277/1930 dated the 22nd of October 1930, shall be entitled to construct and lay overhead or underground, and to maintain across and over the said Portion 7 of the farm Brusnengo No 220, such electric power lines or pipe lines as to them may seem fit, provided always that any electric or pipe lines laid underground, shall be laid at a depth of not less than 1 metre from the surface of the land.
- (6) The owners of Portion 7 of the farm Brusnengo No 220, district Barberton shall:
 - (a) have the right to construct and lay overhead and underground and to maintain across and over certain portion called Gordonia of the said farm Brusnengo No 173, held under Deed of Transfer No 10279/1930 dated the 22nd October 1930, such electric power lines and pipe lines, as to them may seem fit, provided always that electric or pipe lines laid underground shall be laid at a depth of not less than one (1) metre from the surface of the land;

- (b) for the purpose of constructing, laying and maintaining such power and/or pipe lines, for themselves, their servants and employees, have free right of ingress to and egress from the said portion called Gordonia of the farm Brusnengo No 220, held as aforesaid;
 - (c) have the right to lead water over and across Portion 5 of the said farm Brusnengo No 220, held as aforesaid, and certain Portion called Gordonia of the said farm Brusnengo No 220, held as aforesaid, by manner of such distribution furrows from the Lower Kaap Irrigation Canal, dams, or other irrigation works already constructed, or which it may hereafter be found necessary to construct, and for that purpose they, the owners of the said Portion 7 of the farm Brusnengo No 220, shall have and enjoy free right of ingress to and egress from the said Portion 5 and the said Portion called Gordonia of the farm Brusnengo No 220, for themselves, their servants and employees.
 - (d) Have the right to construct and lay overhead or underground, and to maintain over and across the said Portion 5 of the farm Brusnengo No 220, held as aforesaid, such electric power and pipe lines, power houses and pumping plants as to them shall seem fit, and for that purpose shall have and enjoy free right of ingress to and egress from such said Portion 5 of Brusnengo No 220.
7. Subject to the condition that all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land are reserved to the State.
8. By virtue of Notarial Deed of Servitude K520/1965S the right to convey electricity over the hereinmentioned property is given to the Electricity Supply Commission together with all ancillary rights and subject to conditions as set out in the said Notarial Deed.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.



**4. REMAINING EXTENT OF THE FARM BRUSNENGO 220
REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA**

IN EXTENT 584,6290 (FIVE HUNDRED AND EIGHTY FOUR COMMA SIX TWO NINE ZERO) HECTARES

FIRST TRANSFERRED BY DEED OF GRANT NO. 314/1913, WITH DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER T.

Subject to the following conditions:

The aforesaid Remaining Extent of the farm BRUSNENGO NO. 220, district Barberton, measuring 584,6290 hectares (one half share wherein is hereby transferred) is SUBJECT and ENTITLED to the following servitudes and rights, namely:

1. Subject to the condition that all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land shall be and are reserved to the State.
2. The owners of certain portion called "Canavese" of the said farm measuring 56,5311 hectares transferred under Deed of Transfer No 10278/1930 dated the 22nd October 1930 are entitled -
 - (a) to free grazing for 60 (sixty) head of cattle and to cut indigenous timber free of cost but for domestic purposes only over and upon that portion of the property hereby transferred called Portion S1 measuring 428,2660 hectares as will more fully appear from Diagram S.G. No. 904/29 framed for the purpose of a servitude by Surveyor A H Matthews in March 1929.
 - (b) for the purpose of irrigating the said Portion is entitled to a 61/336th (sixty one / three hundred and thirty sixth) share of the water which the owners of the said farm Brusnengo (a share in the remaining extent whereof is hereby transferred) are entitled to take from the Irrigation Canal of the Lower Kaap Irrigation Board, provided always that the owners of the said Portion shall not at any time be entitled to more than 61/336th (sixty one / three hundred and thirty sixth) share of the water actually flowing in the said Irrigation Canal; subject always to the Rules and Regulations of the Lower Kaap Irrigation Board and to any Irrigation Laws and Regulations now or hereafter in force.

3. The owner of certain portion called "Gordonia" of the said farm measuring 34,1185 hectares transferred under Deed of Transfer No. 10279/1930 shall be entitled –
- (a) to free grazing for sixty (60) head of cattle and to cut indigenous timber free of costs but for domestic purposes only over and upon that portion of the property called Portion S1 measuring 428,260 hectares as will more fully appear from Diagram S.G. No. A.904/29 framed for the purpose of a servitude by Surveyor A H Matthews in March 1929.
 - (b) For the purpose of irrigating the said portion is entitled to a 30/336th (thirty / three hundred and thirty sixth) share of the water which the owners of the said farm Bursnengo, a share in the remaining extent whereof is hereby transferred, are entitled to take from the irrigation canal of the Lower Kaap Irrigation Board provided always that the owners of the said Portion shall not at any time be entitled to more than 30/336th share of the water actually flowing in the said irrigation canal subject always to the Rules and Regulations of the Lower Kaap Irrigation Board and to any Irrigation Laws and Regulations now or hereafter in force.
4. The owners of the property hereby transferred, Portion 7 of the said farm transferred under Deed of Transfer No. 10282/1930 and Portion 5 of the said farm held under Certificate of Registered Title No. 10277/1930,
- (a) shall each be entitled to construct and lay overhead or underground and to maintain across and over the aforesaid portion called "Gordonia" of the said farm such electric power lines and pipe lines as to them may seem fit provided always that any electric or pipe lines laid underground shall be laid at a depth of not less than one (1) metre from the surface of the land.
 - (b) shall for the purpose of constructing laying and maintaining such power and/or pipe lines for themselves their servants and employees, have free right of ingress to and egress from the said portion called "Gordonia."
 - (c) shall have the right to lead water over and across the said portion called "Gordonia" by manner of such distribution furrows from the Lower Kaap Irrigation Canal dams or other irrigation works already constructed or which it may hereafter be found necessary to construct and for that purpose shall enjoy free right of access to and egress from the said portion called "Gordonia."

5. The property hereby transferred shall be entitled to a servitude of right-of-way 2 (two) metres in width over and across certain portion called "Cattero" of the said farm, measuring 100,8195 hectares transferred under Deed of Transfer Nol. 10280/1930 to the public road from Barberton to Kaapmuiden traversing the said portion called "Cattero".
6. The owner of the said portion "Cattero" shall be entitled:
- (a) to free grazing for ninety (90) head of cattle and to cut indigenous timber free of cost but for domestic purposes only over and upon that portion of the property hereby transferred called Portion S1 measuring 428,2660 hectares as will more fully appear from Diagram S.G. No. A904/29 framed for the purpose of a servitude by Surveyor A H Matthews in March 1929.
- (b) for the purpose of irrigating the said Portion entitled to a 90/336th (ninety three hundred and thirty sixth) share of the water which the owners of the said farm Brusnengo (a share in the remaining extent whereof is hereby transferred) are entitled to take from the irrigation canal of the Lower Kaap Irrigation Board provided always that the owners of the said portion shall not at any time be entitled to more than 90/336th share of the water actually flowing in the said Irrigation Canal subject always to the Rules and Regulations of the Lower Kaap Irrigation Board and to any Irrigation Laws and Regulations now or hereafter in force.
7. The owner of Portion 6 of the said farm measuring 29,5941 hectares transferred under Deed of Transfer No. 10281/1930 shall be entitled:
- (a) to free grazing for fifty (50) head of cattle and to cut indigenous timber free of cost but for domestic purposes only over and upon that portion of the property hereby transferred called Portion S1 measuring 428,2660 hectares as will more fully appear from Diagram S.G. No. A904/29 framed for the purpose of a Servitude by Surveyor A H Matthews in March 1929.
- (b) for the purpose of irrigating the said portion entitled to a 25/336th (twenty five /three hundred and thirty sixth) share of the water which the owners of the said farm "Brusnengo" (a share in the remaining extent whereof is hereby transferred) are entitled to take from the irrigation canal of the Lower Kaap

Irrigation Board provided always that the owners of the said Portion shall not at any time be entitled to more than 25/336th share of the water actually flowing in the said irrigation canal subject always to the Rules and Regulations of the Lower Kaap Irrigation Board and to any Irrigation Laws and Regulations now or hereafter in force.

8. Certain Portion 7 of the said farm measuring 94,2187 hectares transferred under Deed of Transfer No. 10282/1930 shall be entitled:
- (a) to free grazing for ninety (90) head of cattle and to cut indigenous timber free of cost but for domestic purposes only over and upon that portion of the property hereby transferred called Portion S1 measuring 428,2660 hectares as will more fully appear from Diagram S.G. No. A904/29 framed for the purpose of a servitude by Surveyor A H Matthews in March 1929.
 - (b) for the purpose of irrigating the said portion is entitled to a 25/336th (twenty five / three hundred and thirty sixth) share of the water which the owners of the said farm "Brusnengo" (a share in the remaining extent whereof is hereby transferred) are entitled to take from the irrigation canal of the Lower Kaap Irrigation Board provided always that the owners of the said portion shall not at any time be entitled to more than 25/336th share of the water actually flowing in the said irrigation canal subject always to the Rules and Regulations of the Lower Kaap Irrigation Board and to any Irrigation Laws and Regulations now or hereafter in force.
9. The owner of the property hereby transferred shall be entitled to construct and lay overhead or underground and to maintain across and over the said portion 7 of the said farm such electric power lines and pipe lines as to them may seem fit provided always that any electric or pipe lines laid underground shall be laid at a depth of not less than 1 metre from the surface of the land;
10. By virtue of Notarial Deed of Servitude K520/1965S the right to convey electricity over the hereinmentioned property is given to the Electricity Supply Commission together with all ancillary rights and subject to conditions as set out in the said notarial deed.
11. By virtue of Notarial Deed of Servitude K2156/1989S the right to convey electricity over the hereinmentioned property is given to the Electricity Supply Commission

together with all ancillary rights and subject to conditions as set out in the said notarial deed.

12. The route of the servitude created by virtue of the abovementioned K2156/1989S is set out in Notarial Deed of Servitude K1654/1992S.
13. By virtue of Notarial Deed of Servitude K6929/2002S dated 8th July 2002, the withinmentioned property is subject to two perpetual servitudes within the permanent servitude area and of a temporary servitude 20 (TWENTY) metres wide of which the boundaries run parallel to that of the permanent servitude area in favour of SASOL.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

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

GIULIA FRANCA ENRICA TONETTI

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:

THE TRUSTEES FOR THE TIME BEING OF NORRIS TRUST


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 R4 542 000,00 (FOUR MILLION FIVE HUNDRED AND FORTY TWO THOUSAND RAND) and the date of the sale to be the 27th of October 2005 .

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 PRETORIA

on

28 02 06

q.q. 

In my presence,



REGISTRAR OF DEEDS

For Information Only



Portion II = 78,1748 ha (Para 4).
GETRANSPORTEER AAN TRANSFERRED TO

TARROX (PTY) LTD

RESTANT/REMAINDER 284,2444 ha.

T 000013618 / 2016

~~2016-03-27~~

REGISTRATEUR/REGISTRAR

9.

For Information Only