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Heads Browne Van Wyk
6th Floor, Morningside Chambers
510 Windermere Road
DURBAN
4001

Prepared by me

[Signature]
CONVEYANCER
BROWNE E W J

F E E S	
Stamp Duty	R340-00
Reg	
Govt	
W/M Bond	

VERBIND MORTGAGED	
VIR FOR R 300 000-00	
B 000022050/2000	<i>[Signature]</i> REGISTRAR/REGISTRAR
2000-08-03	

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2000-08-03

T 000035900/2000

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT: **GAVIN REES EMANUEL**

appeared before me, Registrar of Deeds, at , the said appearer being duly authorised thereto by a Power of Attorney granted to him by

MARTIN CHARLES CAWLEY HARDMAN
Identity Number 500806 5164 08 7
Married, which marriage is governed by the laws of ZIMBABWE and assisted herein by his wife GAIL HEATHER HARDMAN insofar as needs be

which said Power of Attorney was signed at Durban on **7 JULY 2000**

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN... *PAGE 6*

And the said appearer declared that his principal had, on 20 June 2000, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

1. SHAUN GORDON PLATFORD
Identity Number 680515 5117 08 4
Married out of community of property
2. JENNIFER ANN PLATFORD
Identity Number 690302 0045 08 3
Married out of community of property

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

**ERF 349 GLENASHLEY, REGISTRATION DIVISION FU, SITUATE IN
THE DURBAN ENTITY, PROVINCE OF KWAZULU-NATAL;**

IN EXTENT 1012 (ONE THOUSAND AND TWELVE) Square Metres

**FIRST transferred by ~~HELD BY~~ Deed of Transfer No T9424/1955 with
Diagram SG No. 4660/52 annexed thereto and held by Deed of
Transfer No. T 17559/89**

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions contained in the original Government Grant thereof No. 909/1950 in so far as same may now be in force and 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 Deed of Transfer No. 9424/1955 viz:
 - (a) The lot shall not be subdivided without the consent of the Administrator.
 - (b) Except with the consent of the Administrator, the lot shall not be used for other than residential purposes.
 - (c) No row of tenement houses, boarding house, hotel or block of residential flats and not more than one dwelling house together with such outbuildings shall be erected on the lot without the consent of the Administrator.



- (d) No building of any kind whatsoever shall be erected on the lot unless the walls thereof are constructed of burnt brick, stone or concrete, or of other permanent and fire-proof material approved by the local authority; provided that a building, structure, or fence of iron or asbestos sheeting or similar material fixed to a framework of wood or metal shall not be permitted; provided further that no building or structure erected on the lot shall be roofed with iron or asbestos sheeting or similar material.

This condition is constituted in favour of a 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 building whatsoever, unless permitted under exceptional circumstances and in writing by the local authority, shall be erected on the lot within a distance of 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.

- (f) 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 and shall have reasonable access thereto for the purpose of maintenance, removal or extension.

This condition is constituted in favour of a 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 exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

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

- (g) The owner of the lot shall without compensation, be obliged to permit the construction and maintenance sewers and drains over or under the lot along the boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot, 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 a 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.

- (i) 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 by the local authority, 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 a 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.

- (j) 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 a 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.

WS

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

MARTIN CHARLES CAWLEY HARDMAN

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

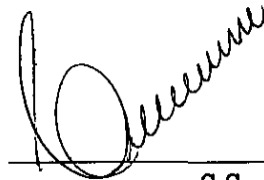
1. **SHAUN GORDON PLATFORD**
2. **JENNIFER ANN PLATFORD**

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 **R385,000.00 (THREE HUNDRED AND EIGHTY FIVE THOUSAND RANDS)** and the date of sale to be 20 June 2000.

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
on

2000 -08- 03





q.q.

In my presence



REGISTRAR OF DEEDS

<p>KRAGTENS DIE BEPALINGS VAN ARTIKEL VAN WET IS DIE BEPERKINGS VERVAT IN VOORWAARDE OP BLADSY NIE MEER VAN TOEPASSING NIE.</p>	<p>BY VIRTUE OF THE PROVISIONS OF Item 3 Part 3 Schedule 5 OF ACT 6/2008 THE RESTRICTIONS CONTAINED IN CONDITION B (a)-(d) ON PAGE 2-3 HAVE CEASED TO APPLY</p>
<p>2009 -11- 23</p>	<p> REGISTRAR OF DEEDS</p>

<p>VERBIND MORTGAGED VIR FOR R 101 710.00</p>	
<p>B 021649/09</p>	
<p>2009 -11- 23</p>	<p> REGISTRATEUR/REGISTRAR</p>