

Prepared by me  
*[Signature]*  
CONVEYANCER

RATED  
BELASBAAR

VERBIND MORTGAGED  
VIR  
FOR R 480 000,00

BC 000075034/2020  
GEKANSELLEER  
CANCELLED  
REGISTRATEUR/REGISTRAR  
31 DEC 2020

B 93217/92  
21 09/92

REGISTRATEUR/REGISTRAR  
DATUM/DATUM  
30/11/2020  
UPPER OFFICER/OPERATOR

143520/82

*[Signature]*

DEED OF TRANSFER NO

BE IT HEREBY MADE KNOWN

THAT CHRISTO STOCKENSTRÖM

appeared before me, the Registrar of Deeds for the Transvaal,  
at PRETORIA, he, the said Appearer, being duly authorised  
thereto by a Power of Attorney dated at ZEBEDIELA,  
on the 26th OCTOBER, 1982, and granted to him by -

FRANCIS ERNEST FRASER

Identity number: 101004 5012 00 0

which said Power of Attorney has this day been exhibited  
to me;

Vir verdere endossemente sien  
For further endorsements see... *PS*

AND/ .....2

AND THE APPEARER declared that his said Principal had truly and legally sold, and that he, in his capacity aforesaid, did by these presents, cede and transfer in full and free property to and on behalf of -

1 JAN HENDRIK DU RAAN

Identity number: 500724 5003 00 9

and

2 BARBARA NOLA HATTINGH (born Du Raan)

Identity number: 521214 0091 00 6

married out of community of property to Johannes Hendrik Hattingh, with exclusion of the marital power;

Antenuptial Contract No H 9254/1975;

WHITE GROUP

their Heirs, Executors, Administrators or Assigns -

PORTION 141 of the farm THE WILLOWS 340,

Registration Division J.R. Transvaal;

MEASURING 11,9401 (ELEVEN comma NINE FOUR NIL ONE)

hectares;

FIRST registered and still held by Certificate of

Consolidated Title No T3353/1963 with Diagram

S.G. No A 3866/62 annexed thereto;

SUBJECT to the following conditions:-

WHITE GROUP  
BLANKE GROEP

A/ .....3

A The reservation in favour of Mary Lydia Struben, born Cole, a widow, of all rights to minerals, mineral products and metals, precious stones and lime deposits on or under the land (transferred by Deed of Transfer No 1683/1938) as also all rights which in terms of the Gold Laws are or may be allotted to the freehold owners arising from rights to minerals, claims and mynpachts, together with the right of free access to the property at any time for prospecting purposes. In the event of the owner of the land suffering any direct loss or damage to the surface of the property, by reason of the mining operations of the holder of the mineral rights, her successors or assigns, the holder, her successors or assigns shall be responsible for such loss or damage and shall pay to the owner of the land compensation for such loss or damage, provided that if the amount to be so paid shall not be mutually agreed upon between the said holder, her successors or assigns, and the owner of the land, the amount of compensation shall be fixed by two competent arbitrators, one of whom shall be chosen by the said holder, her successors or assigns, and the other by the owner of the land, and such arbitration proceedings shall in all cases be governed by the Arbitration Ordinance (Transvaal) 1904, or any amendment thereof, or any Act passed hereafter in substitution therefor.

Subject, further to the condition that the said holder, her successors or assigns, shall at any time hereafter be entitled to call upon the owner of the land, his successors or assigns, to take cession of all or any of the rights reserved to the said holder, without cost to the owner, except costs of cession, including transfer and stamp duty which he or they shall pay; and after notice to this effect given to the owner of the land, his successors or assigns, the latter shall refund to the holder, her successors or assigns, any rates and taxes which may be levied on any of such rights after notice given.



All/ .....4



All the aforementioned rights being held by the said Mary Lydia Struben, born Cole, widow, by virtue of Certificate of Rights to Minerals No 739/1925-S, dated 4th November, 1925, which Certificate was issued in respect of Certain Portion G of the farm THE WILLOWS 340, Registration Division J.R. (formerly no 23) situate in the district of Pretoria; measuring 1,3741 (One comma three seven four one) hectares.

- B THE FORMER Portion 77 being that portion of the property held hereunder as shown on Diagram S.G. No A 3866/62 annexed to the said Certificate of Consolidated Title No T3353/1963, by the figure lettered ABJEA, is subject to the following condition :-

Subject to the servitude in favour of Elizabeth Maria Susanna Griffiths, born Begeman, married out of community of property to Stafford Kinsey Griffiths, as owner of the Remaining Extent of Portion G of the said farm, measuring 808,0109 hectares, held by Deed of Transfer NoT10127/1925; that the owner of Portion 6 of Portion G of the said farm as originally held under Deed of Transfer No T1683/1938 (of which the above defined figure forms a portion) shall not be entitled to trade thereon or to grant any trading rights in respect thereof.

- C The Remaining Extent of Portion 6 of Portion G of the said farm, measuring 17,1306 hectares (of which the figure lettered ABJEA on the said diagram S.G. No A 3866/62 forms a portion) is entitled to a right of way 15,74 metres wide, in favour of Portions 41, 45, 46, 48 and the Remaining Extent of Portion G of the farm THE WILLOWS 340, Registration Division J.R. Transvaal, as will more fully appear from Notarial Deed No 45/1943-S, registered on 25th January, 1943.

D/ .....5



D AND subject further to the following conditions:-

- (a) The land may not be subdivided without the written approval of the Controlling Authority as defined in Act 21 of 1940;
- (b) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land except with the written approval of the Controlling Authority as defined in Act 21 of 1940;
- (c) The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940;
- (d) No building or any structure whatsoever shall be erected within a distance of 37,78 metres from the centre line of the road, without the written approval of the Controlling Authority as defined in Act 21 of 1940.



AND/ .....6



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

WHEREFORE the Appearer renouncing all the right and title which his said Principal heretofore had to the premises, did in consequence also acknowledge his said Principal to be entirely dispossessed of, and disentitled to the same and that by virtue of these presents, the said -

- 1 JAN HENDRIK DU RAAN and
- 2 BARBARA NOLA HATTINGH  
(born and married as aforesaid)

their 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 date of sale to be the 25th OCTOBER 1982; and the purchase price to amount to the sum of R325 000,00 (THREE HUNDRED AND TWENTY FIVE THOUSAND RAND);

IN WITNESS WHEREOF I, the said Registrar of Deeds, 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/ .....7



of Deeds for the Transvaal, at PRETORIA, on

23 NOV 1982

In my presence:

Handwritten signatures of witnesses and the Registrar of Deeds.

REGISTRAR OF DEEDS

REGISTERED in the Register of JR FARMS, kept at Pretoria,  
on the above date.

Book 228

Page 340/141/1

22

For Information Only

BLADSY/PAGE ..... 8

T43520/82

VIR VERDERE ENO  
FOR FURTHER ENO  
9.

VERBIND		MORTGAGED	
VIR FOR R 960 000,00			
<b>B</b>	36806 99	<i>[Signature]</i>	
	13 07 99		
REGISTRATEUR/REGISTRAR			

**BC** 000075035 / 2020

**GEKANSLEER  
CANCELLED**

REGISTRATEUR/REGISTRAR

1.1 DEC 2020

B174889/02

III

B..... 17889 02

VERBIND  
MORTGAGED

vir for R 755 183 -00

Akteskantoor  
Deeds Office

01.03 2003

*[Signature]*  
REGISTRATEUR  
REGISTRAR

**BC** 000075036 / 2020

**GEKANSLEER  
CANCELLED**

REGISTRATEUR/REGISTRAR

1.1 DEC 2020

0-1 MAR 2004

VERBIND

MORTGAGED

VIR FOR R 804 817,00

**B** 86005 03

30 09 03

REGISTRATEUR/REGISTRAR

**BC** 000075037 / 2020

**GEKANSLEER  
CANCELLED**

REGISTRATEUR/REGISTRAR

1.1 DEC 2020

GETRANSPORTEER AAN	TRANSFERRED TO
.....	
RESTANT/REMAINDER	
<b>T</b>	<i>[Signature]</i>
30 09 03	
REGISTRATEUR/REGISTRAR	



T43520/02

I

DIE IDENTITEITSNUMMER VAN DIE		THE IDENTITY NUMBER OF THE	
<i>Tr Inemers</i>			
IS VERANDER NA		HAS BEEN CHANGED TO	
500724	5003	082	
521214	0091	089	
30 SEP 2003		REGISTRATEUR/REGISTRAR	

*Servitude for road building purposes ± 809 m²*

II

THE WITHIN-MENTIONED PROPERTY HAS BEEN EXPROPRIATED BY		DIE BINNEGEMELDE EIENDOM IS ONTEIEN DEUR	
<i>City of eGatshwane Metropolitan</i>			
IN TERMS OF		KRAFTENS	
<i>Section 5 Act 63/75</i>			
NOTICE OF EXPROPRIATION No.		KENNISGEWING VAN ONTEIENING No.	
		<i>EX. 74/03</i>	
Deeds Office		Registrar/Registrare	
<i>AKKESKAMPOOR</i>			
<i>TRETORIA</i>			
30 SEP 2003			

VEREEND		MORTGAGED	
VIR		4240000	
FOR R			
169144 06			
13 10/06			

BC 00075038 / 2020
<del>GEKANSLEUR</del> <del>CANCELLED</del>
REGISTRATEUR/REGISTRAR
11 DEC 2020

BLADSY/PAGE ..... 10  
AKTE No./DEED No. T 43520/88

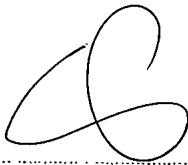
By virtue of Notarial deed of servitude

**K 00988 13**

dated 30 November 2012

The within mentioned property is subject in Perpetuity to a servitude for a right of way, 371 square metres, for general public and Municipal services in favour of the local authority as indicated by the figures A B C D E A on servitude diagram O.G. Number 138/2012

15 02 13




ANTEKANTOR  
DEEDS OFFICE  
TREPORIA

REGISTRAR GENERAL  
REGISTRY OF DEEDS

VIR VERDERE ENDOSSEMENTE SIEN  
FOR FURTHER ENDORSEMENTS SEE .....

**BLADSY / PAGE**  
**11**  
**T 43520/1982**

<b>VERBIND</b>		<b>MORTGAGED</b>
<b>VIR</b>		
<b>FOR R 40 000 000.00</b>		
<b>B</b>	<b>000049349 / 2020</b>	 ..... <b>REGISTRAR OF DEEDS</b>
<b>DATE:</b>	<b>11 DEC 2020</b>	

For Information Only