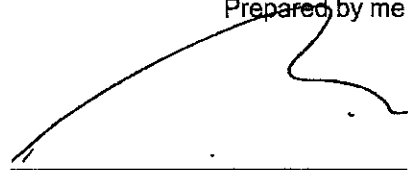


BALE  
**2**


Mooney Ford Attorneys  
7th Floor, Permanent Building  
343 Smith Street  
Durban  
4001

Prepared by me



CONVEYANCER  
SIMON LM

FEES	
€	Duty.....
R	R500,00
S	.....
O	.....

VERBIND		MORTGAGED	
VIR		FOR R 1 405 130,00	
③	B	023151/08	
2008-06-13		REGISTRAR OF DEEDS	

2008-06-13

T	028091/08
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## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**ANTONY HUGO HOFMEYR**

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 14<sup>TH</sup> May, 2008 granted to him by

**Austen John Bedingham**  
Identity Number 651023 5158 08 8  
and  
**Lana Bedingham**  
Identity Number 730620 0027 08 8  
Married in community of property to each other



And the appearer declared that his said principal had, on <sup>26</sup> April 2008, 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. **Piers Jonathan Kure**  
**Identity Number 630905 5036 08 0**  
**Married out of community of property**
2. **Alison Anne Misselhorn**  
**Identity Number 700113 0204 08 5**  
**Married out of community of property**

their Heirs, Executors, Administrators or Assigns,

Remainder of Erf 1892 Kloof  
Registration Division FT  
Province of KwaZulu-Natal

IN EXTENT 2190 (TWO THOUSAND ONE HUNDRED AND NINETY) square metres

FIRST REGISTERED by Certificate of Consolidated Title No T 1486/1975 with diagram S.G. No 1665/1974 annexed thereto and held by Deed of Transfer No T 35376/2002.

**THIS PROPERTY IS TRANSFERRED:**

- A. **SUBJECT** to such of the terms and conditions of the original Government Grant No. 999 as are now in force and applicable.
- B. **WITH THE BENEFIT** to the Purchaser and his successors in ownership of the use of the Private Roads land off on said Lot O, in common with the other owners and occupiers of Subdivisions thereof in perpetuity, as created in Deed of Transfer No. 548/1906.
- C. **SUBJECT** to the conditions imposed at the instance of the Administrator of Natal under the provisions of Ordinance No. 27 of 1949 (as amended) and as created in Deed of Transfer No. T2151/1986, namely:
  1. The Local Authority shall, without compensation have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of 1,8 meters from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires,

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.

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

**AUSTEN JOHN BEDINGHAM and LANA BEDINGHAM, 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

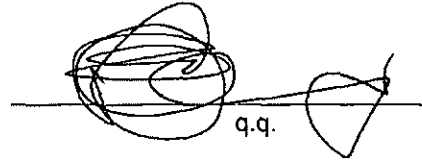
1. **PIERS JONATHAN KURE, Married as aforesaid**
2. **ALISON ANNE MISSELHORN, Married as aforesaid**

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 499 000,00 (ONE MILLION FOUR HUNDRED AND NINETY NINE THOUSAND RAND).

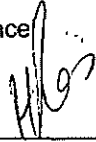
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg on

2008-06-13

  
q.q.

In my presence



REGISTRAR OF DEEDS

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

2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of 1,8 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains, provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.
3. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may in connection with the formation of any street in the township and owing to difference in level between the land 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 land unless he shall elect at his own cost, to build a retaining wall to the satisfaction of the local authority.
4. Where two or more pieces of land to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

BALE  
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-C/C

**eTHEKWINI MUNICIPALITY - RATES CERTIFICATE**



RCA No: 127664  
RCC No: 95698  
Rate No: 51-02626046  
Date of Issue: 2008/05/27  
Certificate valid to: 2008/09/30

This is to certify that all amounts due in connection with the property described hereunder for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the period 27 May 2006 to 27 May 2008 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):-

ovc

Description: Remainder of Erf 1892 Kloof; Registration Division FT; Province of KwaZulu-Natal

Seller: BEDINGHAM LANA  
BEDINGHAM AUSTEN JOHN

Purchaser: Piers Jonathan Kura  
Allison Anne Misselhorn

Situated in the Registration Division of the City of Durban, within the area of jurisdiction of the eThekweni Municipality. The Certificate is in terms of Section 118 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) and Regulation 11 of Proclamation R293/1962.

Extent: 2,190.00 Square Metres Valuation: Land 100,000  
Building 199,000

Sub Code	Erf	Portion	Rem	Land Value	Build Value
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Conveyancer: M FP ADMINISTRATION PTY (LTD) - DURBAN

p.p

RCC Delivery Method: Other

[Signature]  
DEPUTY CITY MANAGER : TREASURY



TRANSFER DUTY **FXRKR1**

TD2

Receipt or exemption certificate  
Transfer Duty Act, 1949

Part 2

2  
etc

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) **Austen John Bedingham 1**  
Identity/Trust/UCC/Company number **651023 5158 08 8**

Full name of seller/transferor (2) **Lana Bedingham**  
Identity/Trust/UCC/Company number **730620 0027 08 8**

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) **Piers Jonathan Kure 1**  
Identity/Trust/UCC/Company number **630905 5036 08 0**

Full name of purchaser/transferee (2) **Allison Anne Misselhorn 1**  
Identity/Trust/UCC/Company number **700113 0204 08 5**

Details of purchase transaction

Transfer Duty payable on **R1 499 000,00** being total consideration  or fair value

Date of acquisition **26 April 2008 1** Bought by:  Private Treaty  Public Auction

Consideration **R1 499 000,00**

Any other consideration payable

SARS reference

Total consideration **R1 499 000,00 1**

Conveyancer's/Attorney's file reference **K1936**

Description of property (as per Deeds Registry) **Remainder of Erf 1892 Kloof 1  
Registration Division FT  
Province of KwaZulu-Natal;  
IN EXTENT 2190 (TWO THOUSAND ONE HUNDRED AND NINETY) square metres**

Declaration by Conveyancer/Attorney

I **LOUIS MEYER SIMON (MOONEY FORD ATTORNEYS)** (full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).

Signature

Date

RECEIPT/EXEMPTION



2008-05-20 325008297  
(Transfer Duty)  
R 64.920.00  
CHEQUE