


Steyn Lyell & Marais

65-6
Prepared by me


CONVEYANCER
LYELL EH

POWER OF ATTORNEY

I, the undersigned

LUCY-NEL ROETS
Identity Number 570806 0154 08 8
Married out of community of property

do hereby nominate and appoint

**GAVIN REES EMANUEL AND / OR JUSTIN ANSELM BROWNE
AND / OR ANDREW JOHN FISHER AND / OR DOMINIQUE GREYVENSTEIN**

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the Registrar of Deeds in Pietermaritzburg or any other competent official in the Republic of South Africa and then and there as my act and deed to pass transfer to:

ROSALIND MOTTAI
Identity Number 620309 0217 08 8
Unmarried

the property described as:

ERF 207 MOBENI
REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL;
IN EXTENT: 590 (FIVE HUNDRED AND NINETY) SQUARE METRES
HELD BY Deed of Transfer No. T42066/2004

the said property having been sold by me on 10 February 2005, to the said transferee/s for the sum of R385 000,00 (Three Hundred and Eighty Five Thousand Rand).

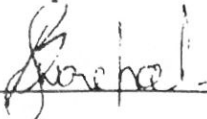
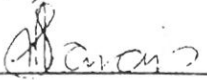
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property; and generally, for effecting the purposes


GhostConvey 7.4.4.110


aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Vereeniging on 8 April 2005
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
2. 


LUCY NEL ROETS

122 834 348

Rev 684

SOUTH AFRICAN REVENUE SERVICE

PART I

TRANSFER DUTY — FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller)
LUCYNEL ROETS, Identity Number 570806 0154 08 8 Married out of community of property

TRANSFeree (Purchaser)
ROSALIND MOTTAL, Identity Number 620309 0217 08 8 Unmarried

DESCRIPTION OF PROPERTY

ERF 207 MOBENI
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL;

IN EXTENT 590 (FIVE HUNDRED AND NINETY) SQUARE METRES

620309

Postal Code of district in which property is situated

Date of transaction: 10 February 2005

Consideration: R385 000,00

TRANSFER DUTY PAID BY: Steyn Lyell & Marais (Ref: EH LYELLID BURGER) (Ref Number: CM4089(1))

Postal address: 21 Leslie Street, Vereeniging

FOR OFFICIAL USE

Transfer duty paid on R 330000.00

Being Twelve thousand three hundred

Act under which duty charged

100 10149

Steel defacing stamp of
Office of issue

[Signature]
Receiver of Revenue

CASH REGISTER RECEIPT

And the appearer declared that his said principal had, on 10 February 2005, 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:

ROSALIND MOTTAI
Identity Number 620309 0217 08 8
Unmarried

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

ERF 207 MOBENI
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL;

IN EXTENT 590 (FIVE HUNDRED AND NINETY) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T4997/1957 WITH
THE DIAGRAM S.G. NO. 2890/52 RELATING THERETO AND HELD BY
DEED OF TRANSFER T42066/2004

SUBJECT to the following conditions:

- A. Subject to all the terms and conditions insofar as still in force and applicable contained in the original Government Grant No. 845
- B. Subject to the servitude of that portion of a party wall 0.23 metres wide which is situate on the said Sub 207, the middle line of which is marked D.E. on the diagram S.G. No. 2890/52 of the said Sub 207 in favour of the farm Mobeni No. 13538 as created in Deed of Transfer No. 7186/1956.
- C. With the benefit of the servitude of that portion of the said party wall 0.23 metres wide which is situate on the said Sub 206 (a subdivision of 9) of the farm Mobeni No. 13538 and as shown on the diagram thereof, as created in Deed of Transfer No. 7186/1956.
- D. Subject to the following special conditions created in Deed of Transfer No. 8875/1962, namely:-
 - (a) The said land and any dwellings or erections hereafter erected thereon shall be used solely for residential purposes and shall not be used either in whole or in part for the purpose of carrying on any business, trade, industry, profession, vocation or calling without the prior written approval of the City Council first had and obtained. Any dwelling erected on the land shall be used solely for the purpose of a private dwelling and shall not be let out or be used in separate portions or at all as flats, a boarding house, separate residences or dwellings, private hotel, or anything whatsoever of a like nature.
 - (b) All additional buildings or erections on the land shall be of good quality, design and construction and shall be erected in brick, stone and concrete or in other hard, permanent and fireproof material and not otherwise. All buildings shall be erected on such level, to such building line and to such elevation as shall be determined by the City Council.

- (c) The City Council reserves in perpetuity the right without being required to pay compensation therefor to erect, lay, maintain, use and remove standards, line, cables, pipes and the like under, on and over the said land for the purpose of conveying electric current, water, drainage, sewerage and the like and the Owner agrees not to obstruct or interfere with or allow any obstruction or interference with any such building or other permanent structure within nought comma nine one (0,91) metres of any such standards, lines, cables, pipes and the like without the prior express consent of the City Council provided that any damage done during the process of erecting, laying, maintaining, using or removing such standards, lines, cables, pipes and the like shall be made good by the City Council. The owner also agrees that the City Council by itself or tohers may enter upon the said property at all reasonable times for the purpose of enforcing the rights reserved and the obligations accepted in this clause.
- (d) The City Council shall at any time be entitled to enforce the observance of the above conditons by provess of ejectment, perpetual interdict or otherwise.

[Handwritten mark]

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

LUCY-NEL ROETS, Married as aforesaid

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

ROSALIND MOTTAL, Unmarried

his 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 purchase price to be the sum of R385 000,00 (THREE HUNDRED AND EIGHTY 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

(R)

q.q.

In my presence

REGISTRAR OF DEEDS