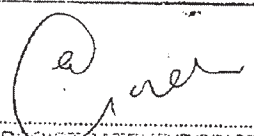


FEEB	
Stamp Duty	_____
Reg.	R340-00
Serv.	_____
G/M Bond	_____

Prepared by me,

 CONVEYANCER
 Menzies AR

f

VERBIND		MORTGAGED	
VIR		FOR R 90 000,00	
04 31627		 <small>REGISTRAR/REGISTRAR</small>	
2004-07-23			

2001-09-28

T 000049827 / 2001

Rob Menzies & Associates
 8 Northumberland Place
 Durban North
 Durban
 4051

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT CHRISTOPHER GUY PHILLIPS

appeared before me, **REGISTRAR OF DEEDS** at Pietermaritzburg, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

Rudolf Frank Kraus

Identity Number 260511 5039 186

Married, which marriage is governed by the Laws of England

which said Power of Attorney is dated 24 August 2001
 and signed at Durban

TRN

LegalSuite for Rob Menzies & Associates

CERTIFIED COPY

AND the said Appearer declared that his/her principal the said **Rudolf Frank Kraus** had on **30 July 2001** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

1. Desmond John Matthias
Identity Number 580825 5024 086
Married out of community of property

and

2. Robyn Margaret Carr Matthias
Identity Number 640723 0103 088
Married out of community of property

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

Erf 272 Durban
Registration Division FU
Situate in the Durban Metropolitan Unicity Municipality
Province of Kwazulu-Natal

IN EXTENT: 1267 (ONE THOUSAND TWO HUNDRED AND SIXTY SEVEN)
Square Metres

First transferred by Deed of Transfer No. T. 3196/1928 with diagram relating thereto and held by Deed of Transfer No. T. 5720/1968

THIS PROPERTY IS TRANSFERRED :-

- (a) Subject to the whole terms and conditions in so far as still in force and applicable contained in the original Government Grant No. 1737/1855.
- (b) Subject to the following special conditions of sale, as created in said Deed of Transfer No. 3196/1928, namely :-

1. No subdivision of the property will be permitted, and only one entirely detached residence with the necessary outbuildings will be allowed on the lot.
2. The Lot shall be used for residential purposes only, and it is an express condition that it must not be used for business purposes of any kind whatsoever.
3. Buildings to the value of at least R1500.00 shall be erected upon the Lot by the Purchaser within eight years from the date of sale (10th December 1927) and failing such erection the Town Council shall be entitled to apply for the Order of Court hereinafter mentioned and to retain all such sums as the purchaser shall have paid to it as or on account of the purchase price, provided always that the purchaser, if at the expiry of the period of eight years aforesaid he shall partially have erected buildings on the said Land to the value less than R1500.00 shall be entitled upon application to the Town Council in writing to obtain such extension of time for the purpose of completing such buildings to the value aforesaid as the Town Council's Borough Engineer who shall be the sole judge shall consider reasonable. All buildings shall be erected on such level and to such building line as may be determined by the Town Council.
4. The Purchaser shall pay the rates imposed and levied on the land from the date of sale and on the buildings from the date of erection thereof. If in the third, fourth, sixth, seventh or eighth year from the date of sale the buildings on the said land shall be of a rateable value of less than R1500.00 or if in any of such years there shall be no buildings on the said land then the registered owner for the time being of such land shall pay to the Corporation in addition to and at the same time as he is due to pay the rates imposed and levied for that particular year, a sum equivalent to the difference between the sum which would have been paid as rates in respect of buildings of a rateable value of R1500.00 and the amount due upon the buildings actually erected, or a sum equivalent to that which would have been payable upon buildings valued for rating purposes at R1500.00 according as there are or not buildings upon the said land. If upon the expiry of the said period of eight years buildings to the value set out in the preceding condition shall not have been erected, the Town Council may impose and levy rates upon the said sum of R1500.00 in each and every year in addition to the rates imposed and levied upon the value of the land, without prejudice however to its rights under Condition 3 and 6 hereof.
5. Should the Purchaser be in breach of the immediate foregoing condition and/or Condition 3 hereof, the Town Council shall, upon notice to the registered owner of the land for the time being, be entitled to apply to the Supreme Court of South Africa Natal

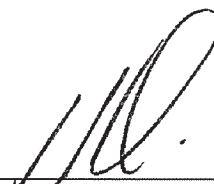
Provincial Division, by way of motion, or otherwise, as the said Court may in its discretion direct, for an order authorising the Registrar of Deeds to re-transfer the said land to it, without liability to repay the purchase price or any portion thereof or to pay any compensation whatsoever in respect of any buildings erected upon the said land at the date of such order, or otherwise howsoever and to recover the expenses of and incidental to such Order and to the re-transfer to the Corporation from such registered owner.

WHEREFORE the said Appearer, renouncing all the right and title which the said Rudolf Frank Kraus 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. Desmond John Matthias and 2. Robyn Margaret Carr Matthias**, 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 of the property hereby transferred to be the sum of **R480 000.00 (FOUR HUNDRED AND EIGHTY THOUSAND RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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

2001-09-28



q.q. Signature of Appearer

In my presence:



REGISTRAR OF DEEDS