

Tomlinson Mnguni James
 Attorneys, Notaries & Conveyancers
 Suite 201 Ridge 6
 20 Ncondo Place
 Umhlanga Rocks
 4320

Prepared by me



CONVEYANCER
 FENELLA JANE HATHORN
 (LPCM NUMBER 63339)

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE / VALUE	R. 2 650 000.00	R. 1 900.00
MORTGAGE CAPITAL AMOUNT	R.	R.
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTIONACT....

2023-01-27

ST 1913 23

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SAMEERA MUSLIM
LPCM 74878

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

1. **The Estate of the Late**
BRANDON STEWART STEPHENSON
Estate Number 012970/2018
2. **TRAVIS LYNN STEPHENSON**
Identity Number 820604 0224 08 6
Married out of community of property

which said Power of Attorney was signed at UMHLANGA ROCKS on 18 NOVEMBER 2022

A

And the said appearer declared that his/her principal had, on 13 September 2022, truly and legally sold the following property, by Private Treaty;

And that he/she, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

LEGENDS BARBER PROPERTIES PROPRIETARY LIMITED
Registration Number 2022/598673/07

A Unit consisting of

- (a) Section Number 1 as shown and more fully described on Sectional Plan Number SS 616/2005 in the scheme known as 198 & 202 GORDON ROAD in respect of the land and building or buildings situated at DURBAN, in the eTHEKWINI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 241 (Two Hundred and Forty One) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 18756/2016



The said unit is subject to or shall benefit by:


- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

FOR



WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s are entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 650 000,00 (TWO MILLION SIX HUNDRED AND FIFTY THOUSAND RAND).

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2023-01-27



q.q.

In my presence



REGISTRAR OF DEEDS

FOR INFORMATION

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