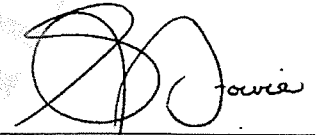


1388

Basson Blackburn Inc
109 Main Road
PAARL
7646

Prepared by me



CONVEYANCER
GERRIT PETRUS FOURIE

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 74 750 000,00	R. 5104,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000036089 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT PETRUS FOURIE

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

DONKERHOEK FRUIT SYNDICATE PROPRIETARY LIMITED
Registration Number 1889/000219/07

which said Power of Attorney was signed at Paarl on 25 July 2019

DATA / CAPTURE
02 -09- 2019
TAMARA MASIU

DATA / VERIFY
03 -09- 2019
JENNY VAN DER MERWE

lexis@Convey 17.1.9.6



And the appearer declared that his/her said principal had, on 5 April 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

BABYLONSTOREN PROPRIETARY LIMITED
Registration Number 2006/035299/07

or its Successors in Title or assigns, in full and free property

REMAINDER OF THE FARM DONKER HOEK NUMBER 956
IN THE DRAKENSTEIN MUNICIPALITY
DIVISION PAARL,
PROVINCE WESTERN CAPE

IN EXTENT 143,4598 (ONE HUNDRED AND FORTY THREE COMMA FOUR
FIVE NINE EIGHT) Hectares

FIRST REGISTERED AND STILL HELD BY DEED OF GRANT PAARL
QUITRENTS VOLUME 6 FOLIO 3 DATED 30TH JUNE 1915 WITH DIAGRAM
SG NUMBER 1506/1915 ANNEXED THERETO.

1. **SUBJECT** to the conditions referred to in Deed of Transfer Number T524/1898.
2. **BY** Notarial Deed of Servitude Number K237/91 dated 6/9/1990 the within property is entitled to a pipeline servitude 3m wide along the route indicated by the line A B C on Diagram Number 6766/1989 over The Farm Number 1274 measuring 38,5131 hectares, held by T29556/1984 as will more fully appear from the said notarial deed.
3. **BY** Deed of Transfer Number T15896/2001 the remainder of the within property is entitled to a pipeline servitude, 3m wide, over Portion 3 of the Farm Donker Hoek Number 956, measuring 20,0132 hectares, held by Deed of Transfer Number T15896/2001 depicted by the line H J K L M N on diagram 5415/2000 as will more fully appear from said deed of transfer.
4. **BY** a Notarial Deed dd 20 March 1925 the use of a road shown together with the points of access thereto on the diagram annexed to the said notarial deed and running over the remainder of the property held hereunder has been granted to and in favour of the properties held by T2545/1911 (para 2) 10641/1999 subject to conditions hereto.



5. **BY** Notarial Deed dd 10 October 1929 the use of a 10' road shown on the diagram marked A amended to the said Notarial Deed and running over the remainder of the property held hereunder, has been granted to and in favour of the owner of the property held under Deed of Transfer Number 10641 dd 29 September 1919 for a period of 25 years and the within-mentioned syndicate has the use of certain portion of property held under para 2 of the said Deed of Transfer known as "Donkerhoek Owners" thereon on the diagram marked B annexed to the said Notarial Deed for a period of 25 years, subject to conditions as will more fully appear on reference to the copy annexed hereto.

For Information Only



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

DONKERHOEK FRUIT SYNDICATE PROPRIETARY LIMITED
Registration Number 1889/000219/07

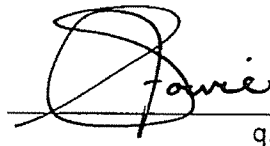
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

BABYLONSTOREN PROPRIETARY LIMITED
Registration Number 2006/035299/07

or its Successors in Title 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 R74 750 000,00 (SEVENTY FOUR MILLION SEVEN HUNDRED AND FIFTY 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 CAPE TOWN on 29 August 2019



q.q.

In my presence

REGISTRAR OF DEEDS

