

JOHNSTON & PARTNERS
2nd FLOOR, 81 RICHEFOND CIRCLE
RIDGESIDE OFFICE PARK
UMHLANGA ROCKS
4319

Prepared by me



CONVEYANCER
VANESSA LYNN WILLIAMS

FEES	
Stamp Duty.....	
Reg.....	R 1275,00 RL
Waiver.....	
C/M Bond.....	

VERBIND	MORTGAGED
VIR FOR R 2 000 000.00	
B 17 15249	
2017-10-26	REGISTRAR REGISTRAR

2

2017-10-26

T 17 33730

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CLIVE ANTHONY WILLS

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 31 August 2017 granted to him by

SHELFCO 306 INVESTMENTS CC
Registration Number 1998/045516/23



And the appearer declared that his said principal had, on 24 August 2017, 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:

SHANNON INVESTMENTS PROPRIETARY LIMITED
Registration Number 2016/537113/07

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

PORTION 1 OF ERF 1005 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 475 (FOUR HUNDRED AND SEVENTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 1225/1902 with
Diagram S.G.O Sub Vol 192 Fol 83 relating thereto and held by Deed of
Transfer T 1215/1999

THIS PROPERTY IS TRANSFERRED :-

- A. Subject to the conditions of the original Government Grant Number 1737, in so far as now applicable.
- B. Subject to the following special condition, created in said Deed of Transfer Number T 1225/1902, namely:-
 1. That a building shall be erected on said Lot within two years from the 17th December 1892, of the value of at least THREE HUNDRED RAND (R300,00) and that rates shall be levied accordingly on the added value in the third and each succeeding year whether the building is erected or not.
 2. That there shall be no building other than outbuildings erected facing the lane.



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

SHELFCO 306 INVESTMENTS CC
Registration Number 1998/045516/23

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


SHANNON INVESTMENTS PROPRIETARY LIMITED
Registration Number 2016/537113/07

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 R2 200 000,00 (TWO MILLION TWO HUNDRED THOUSAND RAND) excluding VAT in the sum of R308 000,00 (THREE HUNDRED AND EIGHT THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R2 508 000,00 (TWO MILLION FIVE HUNDRED AND EIGHT 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

2017 -10- 26



q.q.

In my presence :



REGISTRAR OF DEEDS