

Vowles Callaghan & Boshoff INC  
24 Queen Street  
Knysna  
6571

Prepared by me

CONVEYANCER  
CARL CHRISTIAAN BURGER  
LPCM No.79394

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 700 000,00	R. 995,00
Reason for Exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

DATA / VERIFY  
30-09-2021  
LINDA NCAPAI

T000045692 / 2021

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONEL ELS  
LPCM No. 86228

DATA / CAPTURE  
28-09-2021  
ELIZABETH VAN TOULER

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

The Executor in the Joint Estate of the late MAGDALENA YVONNE FREDERICKS  
Estate number 017306/2020 and  
NORMAN HERMANUS FREDERICKS  
Identity Number 540515 5096 08 0

Widower, as surviving spouse of the deceased to whom he was married in community of property

signed at KNYSNA on 9 FEBRUARY 2021

And the appearer declared that:

Whereas the Transferors had, truly and legally sold the undermentioned property on 22 January 2021 by Private Treaty

Now therefore the Appearer on behalf of the Transferors, did by these presents, cede and transfer to and on behalf of

**JUSTIN RONALD PLAATJIES**  
Identity Number 840520 5181 08 7  
and  
**LEZELLE LEE-ANN PLAATJIES**  
Identity Number 810415 0226 08 4  
Married in community of property to each other

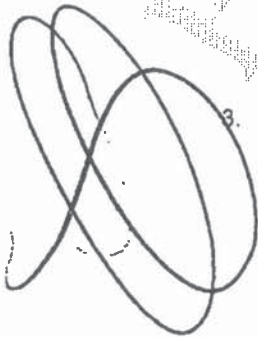
their heirs, executors, administrators or assigns, in full and free property

**ERF 4882 KNYSNA, IN THE MUNICIPALITY AND DIVISION OF KNYSNA,  
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 541 (FIVE HUNDRED AND FORTY ONE) SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER No.T6470/1989 WITH GENERAL  
PLAN T.P. 10840 RELATING THERETO AND HELD BY DEED OF TRANSFER  
No.T49560/1990**

- A. SUBJECT to the conditions referred to in Deed of Transfer No.T8517/1956.
- B. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer No T6470/1989 imposed by the Administrator in terms of Ordinance 33 of 1934 when approving the establishment of KnysnaTownship Extension No.16 namely –
1. The owner of this erf shall, without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or waterpipes and the sewerage and drainage including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local or other statutory authority and in such manner and position as may from time to time be reasonable required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
  2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the streets as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period determined by the local authority.
  3. This erf shall be used for such purposes as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions stipulated by the scheme.



H. H.



WHEREFORE the appearer, renouncing all the right and title the said

The Joint Estate of the Late MAGDALENA YVONNE FREDERICKS and surviving spouse NORMAN HERMANUS FREDERICKS

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

JUSTIN RONALD PLAATJIES and LEZELLE LEE-ANN PLAATJIES, Married to each other as aforesaid

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R700 000,00 (Seven Hundred 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

15 SEP 2021

In my presence

Signature of appearer G.A.

Registrar of Deeds