

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag nr. Cover no.	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

	Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....	
Datum Date	(2) Begiftigingsewwe Endowment erven.....	
	(3) Begiftiging Endowment.....	
	(4) Voorwaardes Conditions.....	
	(5) Mikro Micro.....	
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General Plan.....	
Datum Date	(7) Titellakte Title deed.....	
	(8) Verbande teen dorpslittel Bonds against township title.....	
	(9) Datum nagesien Date checked.....	

Kantoor instruksies / Office instructions:
Seksie / Section:

Deeds Reg A/C No.
CTN
52
Akte Kant Rek. Nr.

**BISSET
BOEHMKE
MCBLAIN**
TELEPHONE (021) 441-9800 TELEFOON

UITVOERING / EXECUTION

Ref. No./Verw. Nr. **MU 9098**

Datum van indiening/Date of lodgement

LODGED
2019-01-16
INGEDIEN

23 JAN 2019

RC 15/03/19

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/ Reject	Passeer / Pass
1.	A. Mgqobele	119	21		
2.	B. MATISO 123				B
3.					

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte / Nature of Deed: **TRANSFER**
J. B. & A. AL ANDARY
t.g.v./i.f.o.
L. DU PREEZ & N. L. VAN ASWEGEN
DE WAN

000002954/2019

Skakeling / Linking	Titellaktes, ens. binne / Title deeds, etc. within
2 1	T58285/2016

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma/ Firm No.
1	T	J B & A AL ANDARY / L DU PREEZ & N L VAN ASWEGEN	BISSETS	52
2	B	L DU PREEZ & N L VAN ASWEGEN / STB	BISSETS	52

4				
5				
6				
7				
8				
9				
10				

HANDED IN FOR EXECUTION
20 JAN 2019
CAPE TOWN
HANDED IN FOR EXECUTION

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed))

EMF 1357 SEIGEFIELD

BF (021) 551-0140

Registration versoek deur: **RONÈL ELS**
Registration requested by:

Dat./m: **080007076197**
Dat/:



080007076197

I certify that the second transferor WASSIM AL ANDARY
has not been issued with a South African Identity Document.



RONEL ELS
CONVMANER

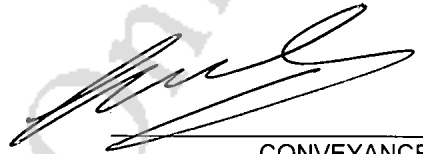


For Information Only

For Information Only

MOSDELL, PAMA & COX
 15 TIDE STREET
 KNYSNA
 6570

Prepared by me



CONVEYANCER
 LOUIS NEL

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 450 000,00	R. 1098,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

WISSING MORTGAGED

R. 1 450 000,00

000001657 / 2019

2019 -01- 30

REGISTRATEUR/REGIST

T000002954 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONÉL ELS

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

- JESSICA BROWN AL ANDARY**
 Identity Number 821019 0072 08 9
 Married, which marriage is governed by the laws of Republic of Lebanon and duly assisted herein by her spouse WASSIM AL ANDARY insofar as needs be
- WASSIM AL ANDARY**
 Born on 29 June 1981
 Married, which marriage is governed by the laws of Republic of Lebanon and duly assisted herein by his spouse JESSICA BROWN AL ANDARY insofar as needs be

REKENAAR: DATAVLEGGING/COMPUTER DATA CAPTURE	OPERATEUR/OPERATOR	FT
	DATUM/DATE	31/01
	OPGENEEMTERED	
	GESTAATVERIFIEERD	

which said Power of Attorney was signed at KNYSNA on 31 December 2018

DATA / VERIFY
 31 JAN 2019
 VAN WYK JENNY
 Lexis® Convey 17.0.4.3



And the appearer declared that his/her said principal had, on 26 October 2018, 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:

1. **LOUIS DU PREEZ**
Identity Number 640425 5096 08 1
Married out of community of property
2. **NICHOLAS LEONARD VAN ASWEGEN**
Identity Number 710611 5051 08 6
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 1357 SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
WESTERN CAPE PROVINCE

IN EXTENT 1281 (ONE THOUSAND TWO HUNDRED AND EIGHTY ONE)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T12883/1979 with
Diagram No. 1361/1979 relating thereto and held by Deed of Transfer Number
T58285/2016

- A. SUBJECT to the conditions referred to in Certificate of Consolidated Title No. T2542/1926.
- B. ENTITLED to the benefit of the servitude referred to in the endorsement dated 25 September 1929 on Deed of Transfer No. T822/1928, namely:
"By Deed of Transfer 9658 dated 25th September 1929, certain two rights of way shown on the diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder, as will more fully appear on reference to the said Deed of Transfer."
- C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T9233/1957 imposed by Sedgefield Investments (Proprietary) Limited for their benefit and their assigns in title as owners of the Remainder held by Deed of Transfer No. T26897/1948, namely:



- "(a) The Transferee shall not be entitled to claim against the Transferors as owner of the remaining extent for the time being of the Sedgfield Township and/or the farm Sedgfield for any consideration or compensation or be entitled to make any claim whatever in respect of the construction, erection or maintenance of any gates or fences which may at present exist on the boundary line of any lot or lots purchased or which may in future be erected by the Transferee on the boundary line of such land, provided however that the said Transferee shall not be debarred from claiming in this regard from any purchaser of a Lot other than the said Transferors.
- (c) The terms "Transferors" and "Transferee" in these conditions shall be deemed to include the heirs, executors, administrators, assigns or successors of the Transferors and Transferee."

D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T12883/1979, imposed by the Transferors, namely F van Niekerk & Sons (Pty) Ltd, for the benefit of said Transferors and their assigns in title (as described at the end of the following conditions) of the Remainder of the property held by Certificate of Consolidated Title No. T4464/1958, namely:

- "1. Die Transportnemers mag nie enige heining van sinkplaat sonder die skriftelike toestemming van die Transportgewers oprig nie.
2. Sonder die skriftelike toestemming van die Transportgewers sal geen hotel of losieshuis op hierdie eiendom opgerig word, nog sal hierdie eiendom of enige gebou daarop as losieshuis of hotel gebruik word nie.
3. Nagvuil mag nie op hierdie eiendom begrawe word nie.
4. Sonder die skriftelike toestemming van die Transportgewers, sal geen gebou of enige gedeelte daarvan binne 4,72 meter van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie. Geen geboue sal binne 1,57 meter van die sygrens van die aangrensende erf opgerig word nie, behalwe in die geval waar een koper twee aangrensende erwe besit. Daar sal nie op meer as twee-derdes van die eiendom gebou word nie.
5. Alleenlik een woonhuis met die gebruiklike buitegeboue sal op enige erf in hierdie dorpsgebied opgerig word. Geen woonstelle sal op hierdie erf opgerig word nie.
6. Die Transportnemer mag nie die eiendom, of enige deel daarvan, of enige geboue daarop, vir advertensiedoeleindes gebruik, of laat gebruik, sonder die skriftelike toestemming van die Transportgewers nie.
7. Hierdie eiendom sal alleenlik vir woon-, landbou- of tuinbou doeleindes gebruik word, vir die Transportgewers voorbehou.
8. Daar sal nie op hierdie erf enige hinderlike, ongesonde, of gevaarlike bedryf, soos bepaal in die Munisipale Ordonnansie 19 van 1951 of enige wysiging daarvan gevoer word nie.



9. Hierdie eiendom mag nie onderverdeel word behalwe in spesiale omstandighede nie en dan alleenlik met die skriftelike toestemming van die Transportgewers.
10. Die Transportnemer sal toelaat dat alle dreinering en riolering van enige ander erf of erwe oor hierdie eiendom sal gaan mits dit noodsaaklik deur enige plaaslike owerheid wat in die lewe geroep mag word, geag word, en in sulke manier en sulke posisie soos van tyd tot tyd deur sodanige plaaslike owerheid nodig gevind mag word."

Die bewoording "Transportgewers en hulle opvolgers in titel" sal beteken die gesegde Maatskappy F VAN NIEKERK EN SEUNS (EIENDOMS) BEPERK as die geregistreerde eienaars van die grond wat in hulle naam geregistreer bly onder Sertifikaat van Gekonsolideerde Titel Nr. 4464/1958 gedateer 2 April 1958, naamlik:

SEKER stuk afbetaalde erfpaggrond, gelee in die Afdeling van Knysna, synde die Restant van Erf 1626 van die dorp Sedgefield (naamlik die restant van Sedgefield Dorp Uitbreiding 1 wat daarop uitgele is)

en hulle opvolgers in titel daartoe, uitsluitende die eienaars van enige onderverdeling van die grond so gehou wat deur die gesegde Transportgewers vervoer of getranspoteer mag word na 2 Desember 1967 synde die datum van verkoop van die grond hiermee getranspoteer."



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

1. **JESSICA BROWN AL ANDARY, Married as aforesaid**
2. **WASSIM AL ANDARY, Married as aforesaid**

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

1. **LOUIS DU PREEZ, Married as aforesaid**
2. **NICHOLAS LEONARD VAN ASWEGEN, Married as aforesaid**

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 to be the sum of R1 450 000,00 (ONE MILLION FOUR 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

30 JAN 2019

In my presence

REGISTRAR OF DEEDS

q.q.

MOSDELL, PAMA & COX
15 TIDE STREET
KNYSNA
6570

Prepared by me


CONVEYANCER
LOUIS NEL

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

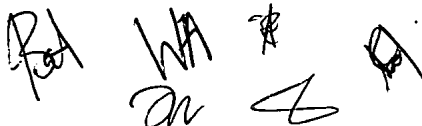
1. **JESSICA BROWN AL ANDARY**
Identity Number 821019 0072 089
Married, which marriage is governed by the laws of Republic of Lebanon and duly assisted herein by her spouse WASSIM AL ANDARY insofar as needs be
2. **WASSIM AL ANDARY**
Born on 29 June 1981
Married, which marriage is governed by the laws of Republic of Lebanon and duly assisted herein by his spouse JESSICA BROWN AL ANDARY insofar as needs be

do hereby nominate and appoint

Tertia Lizette Kriel and/or Roald Hubert Besselaar and/or Carl Christiaan Burger and/or Robert Christopher Ferrandi and/or Michelle Van Wyk and/or Ronel Els and/or Lisa Ann Visagie

with power of substitution to be our true and lawful Attorney and Agent in our name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as our Attorney and Agent and to pass transfer to:

1. **LOUIS DU PREEZ**
Identity Number 640425 5096 081
Married out of community of property
2. **NICHOLAS LEONARD VAN ASWEGEN**
Identity Number 710611 5051 086
Married out of community of property



the property described as:

ERF 1357 SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
WESTERN CAPE PROVINCE

IN EXTENT 1281 (ONE THOUSAND TWO HUNDRED AND EIGHTY ONE)
Square metres

HELD BY Deed of Transfer Number T58285/2016

the said property having been sold by us on 26 October 2018, to the said transferee/s for the sum of R1 450 000 00 (One Million Four Hundred and Fifty Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Kayseria on 31 December 2018
in the presence of the undersigned witnesses.

AS WITNESSES :

- 1. [Signature]
- 2. [Signature]

[Signature]
JESSICA BROWN AL ANDARY

[Signature]
duly assisted by WASSIM AL ANDARY

[Signature]
WASSIM AL ANDARY

[Signature]
duly assisted by JESSICA BROWN AL ANDARY



Handwritten signature/initials

Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE02F82E6

Details			
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name	AL ANDARY	Full Name	JESSICA BROWN
ID Number	8210190072089	Date of Birth (CCYYMMDD)	1982-10-19
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	Republic of Lebanon	Spouse Initials	
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name	AL ANDARY	Full Name	WASSIM
ID Number		Date of Birth (CCYYMMDD)	1981-06-29
Passport Country	LEBANON	Passport Number	RL3983683
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	Republic of Lebanon	Spouse Initials	
Details of Purchaser / Transferee			
Full Name	LOUIS	Surname / Registered Name	DO PREEZ
Date of Birth (CCYYMMDD)	1964-04-25	ID Number	6404253094081
Company / CC / Trust Reg No.		Marital Notes if applicable	South Africa
Marital Status	M.O.C OF PROPERTY	Spouse Initials	
Details of Purchaser / Transferee			
Full Name	NICHOLAS LEONARD	Surname / Registered Name	VAN ASWEGEN
Date of Birth (CCYYMMDD)	1971-06-11	ID Number	710615051086
Company / CC / Trust Reg No.		Marital Notes if applicable	South Africa
Marital Status	M.O.C OF PROPERTY	Spouse Initials	
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2018-10-26		
Total Fair Value	R 1450000.00	Total Consideration	R 1450000.00
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 1450000.00		
Property Description			
1 ERF 1357 SEDGEFIELD IN THE MUNICIPALITY AND DIVISION OF KNYSNA WESTERN CAPE PROVINCE IN EXTENT 1281 (ONE THOUSAND TWO HUNDRED AND EIGHTY ONE) Square metres			

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE02F82E6
Receipt No.	1200618402
Receipt Amount	R 22500.00

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	<p><i>Handwritten signature: Louis Nel</i></p> <p>XX XX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p>
<p>Date (CCYYMMDD)</p> <p>20190109</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>



KNYSNA LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY KNYSNA LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Knysna Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):

CARLIN

Erven:

1357

Portion:

0

Extension:

SEDGEFIELD

Zoning:

Registration division / Administrative District:

Suburb:

SEDGEFIELD

Town:

SEDGEFIELD

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

JESSICA BROWN AL ANDARY (8210190072089)
WASSIM AL ANDARY (19810629)

Name and Identity/ Registration Number of all purchaser/s: LOUIS DU PREEZ (6404255096081)
NICHOLAS LEONARD VAN ASWEGEN (710611051086)

This Certificate is valid until:

15/03/2019

Given under my hand at

KNYSNA

on

14/01/2019

Digitally signed by Knysna Municipality
Signee: Mionothy Alexander
Sign date: 14/01/2019 03:34:48.397 PM
Expiration date: 29/11/2019 04:02:02 PM

MUNICIPAL MANAGER
Knysna Local Municipality

Date issued: 14/01/2019

Authorised Officer: Mionothy Alexander

Certificate By Conveyancer:

RONEL ELS

I (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Knysna Local Municipality.

Conveyancer

Date

14.01.2019

21 Digit Code (or Municipal Reference Number): CARLIN

Page 1 of 1

Certificate number: 11244952

4A

TRACK NUMBER : 88007076197

BLACK-BOOKING ENQUIRY ON NAME - ANDARY, JESSICA BROWN AL
ID NUMBER - 8218190072889
BIRTH DATE - 19821019
MARITAL STATUS - FOREIGN MARRIAGE
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 88887876197

BLACK-BOOKING ENQUIRY ON NAME - ANDARY WASSIM ALI
ID NUMBER - 818629
BIRTH DATE - 19818629
MARITAL STATUS - FOREIGN MARRIAGE
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

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*** END OF REPORT ***



TRACK NUMBER : 80007076197

PROPERTY DETAILS
PRORT FOR PORTION 0
ERF NO 1357
TOWNSHIP SEDGEFIELD
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T12883/1979
EXTENT 1281 SQM
CLEARANCE SEDGEFIELD MUN

NO INTERDICTIONS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
ANDARY JESSICA BROWN AL
0.500000 1/2
ANDARY WASSIM AL
0.500000 1/2

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMD	MICROFILM REF
20150488	R800000.00		8210100072009	T58285/2016	0923	20170220104725
20150488	R800000.00		818629	T58285/2016	0923	20170220104725

THE SUM OF THE SHARE TOTALS IS : 1.000000

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

IKHE E: IXARRA IKHE