

501 HANNE
601 COBENHUYEN

MOSDELL, PAMA & COX
15 TIDE STREET
KNYSNA
6570

Prepared by me

CONVEYANCER
ANDREW JOHN COX (NUMBER 79009)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 9,500,000.00	R. 3209.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T000020003 / 22

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Jacorine Alida Booyens (91738)

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

- NEIL DESMOND STEENKAMP**
Identity Number 760120 5240 08 6
Married out of community of property
- DIANE LOUISE STEENKAMP**
Identity Number 770427 0215 08 0
Married out of community of property

which said Power of Attorney was signed at KNYSNA on 28 FEBRUARY 2022

DATA / CAPTION
12-05-2022
IDENTIFICATION

And the appearer declared that his/her said principal had, on 12 February 2022, 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:

MARK GREGORY MC KENNA
Identity Number 600414 5032 08 8
Married out of community of property

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

ERF 1918 KNYSNA, in the Municipality and Division of Knysna, Western Cape Province

IN EXTENT 524 (FIVE HUNDRED AND TWENTY FOUR) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T20354/1950 with Diagram No. 5716/1950 relating thereto and held by Deed of Transfer Number T22577/2012

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T20354/1950
- B. SUBJECT FURTHER to the following conditions contained in the said Deed of Transfer No. T20354/1950 imposed by and in favour of George William Cearn – with the sanction of the Administrator – as owner of the remaining extent of the land held under Certificate of Consolidated Title dated 22nd May 1937, No. T5131, namely:-

- “1. No structure or other building shall be erected by the Transferee on this erf before a dwelling house is erected of the value of not less than R1 700,00 (ONE THOUSAND SEVEN HUNDRED RAND). Any such dwelling house or other structure to be erected must be constructed of bricks, stones, concrete or of such material as the Transferor may in his entire discretion and in writing permit.
- 2. The Transferee shall not keep on the erf any live goat, pig, ox, bull, cow, sheep or donkey, without the permission of the Transferor first had and obtained.
- 3.
- 4. The Transferee shall not erect any corrugated iron fence or screen on this erf without the permission of the Transferor first had and obtained.
- 5. That this erf shall not be used for the burial of night soil.”

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(The terms "Transferor" and "Transferee" in the above conditions shall be deemed to include their Successors in Title, Heirs, Administrators, Executors or Assigns).

C. SUBJECT FURTHER to the following conditions contained in the said Deed of Transfer No. T20354/1950, imposed by the Administrator under the Townships Ordinance No. 13 of 1927 as being in favour of the registered owner of any erf in the Township:-

- "a) That the erf be used for residential purposes only, except Erven 47, 48, 49, 50, 51, 53, 55, 57, 59, 60, 201, 202, 203, 206, 212, 213, 214, 215, 216 and 217 which may be used for business purposes and Erf 357 which may be used for hotel purposes, but if not so used it may be sub-divided into residential erven subject to the approval of the Administrator – any such sub-division to allow of the roadway along the sea front being continued through the erf.
- b) That no more than one dwelling house, together with the necessary outbuildings and appurtenances be erected on any residential erf or business erf, or on Erf 357 if subdivided and used for residential purposes. No flats or tenement houses to be erected on any erf.
- c) That the erven 16 to 26, 28, 30, 32, 33, 52, 54, 56, 58, 63 to 66, 67, 69, 97, 121, 122, 138 to 141, 39, 273, 274, 280, 281, 388 to 391, 414, 412, 413, 440, 441, 452 to 455, 439, 415, to 417 and 428 to 438 and 456 to 478 may be used for other than residential purposes according to the discretion of the Transferor.
- d) That not more than one dwelling be erected on Erf No. 154 without the written permission of the Transferor or his Successors in Title.
- e) That not more than two-thirds the area of the erf be built upon.
- f) That no building shall be erected within 15 feet of any street line which forms a boundary of the erf. No building shall be situated within 5 feet of any adjoining erf, provided that this restriction shall not apply to the common boundary of erven held as one erf under consolidated title.
- g) That the 15 foot building line restriction referred to in Condition (f) shall not apply to Erven no's 121, 122, 124, 126, 128, 130, 132, 134, 137 to 139, 143, 145, 147, 149, 150, 151, 153, 154, 260, 261, 262, 265, 266 to 268, 272 to 280, 361 to 368, 399 to 402, 405, 406, 409, 410, 412, 440 to 442, 444, 446, 448, 450, 453, 455 in respect of a garage if such erven are used for residential purposes.

- h) that the present existing water line boundary of Erven 487 to 499 shall be maintained and preserved along its present existing line by the respective abutting owners.
- i) That no erf shall be used for the carrying on of any offensive, unhealthy or dangerous trade as defined in the Cape Municipal Ordinance of 1912 or any amending Ordinance."

D. SUBJECT FURTHER to the following condition contained in the said Deed of Transfer No. T20354/1950 imposed by the Administrator as being in favour of the Administrator, namely:-

- j) That the erf be not subdivided, except in special circumstances, and then only with the consent in writing of the Administrator."

E. SUBJECT FURTHER to the following condition contained in the said Deed of Transfer No. T20354/1950 imposed by the Administrator as being in favour of the Local Authority, namely:-

- "k) That the owner of each erf, whether the applicant for the establishment of the township or any future owner shall be obliged to allow the drainage or sewerage of any other erf or erven to be conveyed over such erf if deemed necessary by the Local Authority, and in such manner and in such position as may from time to time be reasonably required by the Local Authority."

H.H

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

1. **NEIL DESMOND STEENKAMP, Married as aforesaid**
2. **DIANE LOUISE STEENKAMP, Married as aforesaid**

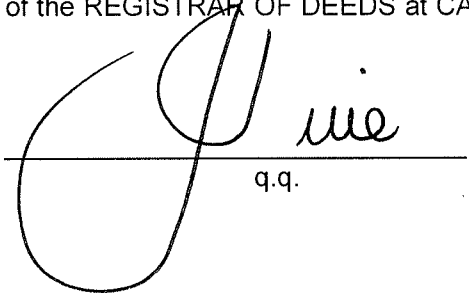
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

MARK GREGORY MC KENNA, Married as aforesaid

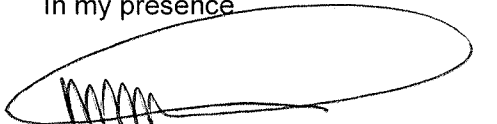
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R9 500 000,00 (NINE MILLION FIVE HUNDRED THOUSAND RAND) .

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 **10 . 05 . 2022**


q.q.

In my presence


REGISTRAR OF DEEDS

H.H

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