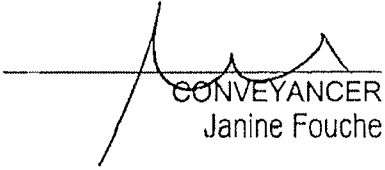


CJ Ballan Inc  
16 Green Street  
Knysna  
6570

Prepared by me

  
CONVEYANCER  
Janine Fouche

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2000.000,00	R 1146,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

T 000037345 / 2019

## DEED OF TRANSFER

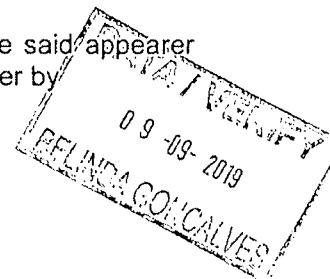
BE IT HEREBY MADE KNOWN THAT

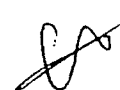
**Janine Fouche**

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

**WOLFGANG MANFRED RÖTHEL**  
Identity Number  
Unmarried

which said Power of Attorney was signed at Sedgefield on 12 August 2019.





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And the appearer declared that his/her said principal had, on 24 July 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:

**THE LIVING CORNERSTONE**  
**Registration Number 169-778 NPO**

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

**ERF 2871 SEDGEFIELD**  
**IN THE MUNICIPALITY AND DIVISION OF KNYSNA,**  
**PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT 675 (SIX HUNDRED AND SEVENTY FIVE) Square metres**

FIRST TRANSFERRED by Deed of Transfer No. T25901/1992 with General Plan 7468/1991 relating thereto and HELD BY Deed of Transfer T19213/2002..

A. **SUBJECT** to the conditions referred to in Certificate of Registered Title No. T.18969/1992.

B. ....

C. **SUBJECT FURTHER** to the condition contained in said Deed of Transfer No. T500/1878 dated 19<sup>th</sup> August 1878, namely:

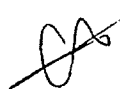
"That all drinking places for cattle and the use of fountains on the different portions of the farm shall remain as heretofore and that the rights of all roads shall be respected."

D. **SUBJECT FURTHER** to the following conditions contained in Deeds of Partition Transfer Nos. T3552/1950 and T3553/1950, namely:-

"To a right of way to and from the remainder of the said farm Greenmere along the old game track passing through the Lot J J H (Portion 22) thereby conveyed in favour of the present and future owners of:

- (1) Lots F E M. And K M Greenmere this day transferred to Magdalene Frances Morris (born van der Byl) married without community of property to Norman Hooper Morris, No. 3550.
- (2) Lots S H and S S H Greenmere, this day transferred to the Estate of the Late Sophia Hooper (born Hooper) Widow, No. 3551.
- (3) The remainder of the farm Greenmere held under Partition Transfers by Appearer's Constituents and the Estate of the Late Sophia Hooper dated this day Nos. 3554, 3555, 3556 and 3557, which "old game track" intersects the lines B C and H G on Diagram of Lot J J H No. A 1453/1930 at points approximately half way between said points B and C and G and H."

CS



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

**WOLFGANG MANFRED ROTHEL, Unmarried**

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

**THE LIVING CORNERSTONE**


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 000 000,00 (TWO MILLION RAND).

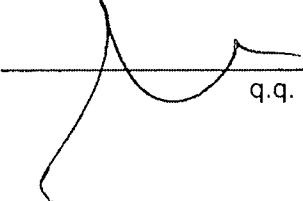
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

06 SEP 2019

2019

In my presence  


  
q.q.

REGISTRAR OF DEEDS

UN

