

DEED OF TRANSFER
IN FAVOUR OF
DANIEL WILHELMUS
MAARTENS
AND
CARINA MAARTENS

NO. T56296/2022

Rabie & Rabie Attorneys
Reidhof Centre, Loxton Road
Milnerton
Tel : (021) 552-2110

27

Goertz Attorneys Inc.
13 San Marco
50 Kelly Avenue
Bromhof
Randburg
2188

Prepared by me

[Handwritten Signature]
CONVEYANCER
GAVIN GOERTZ
PC NUMBER/M13385

Deeds Office Registration Fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. <i>4,300,000.00</i>	R. <i>2,305.00</i>
Reason for Exemption	Category Exemption	Exemption ito Sec/Reg Act/Proc

DATA CAPTURE
23-11-2022
YOLANDI OLIVER

[Faint rectangular stamp]

DEED OF TRANSFER

T 056296/22

BE IT HEREBY MADE KNOWN THAT

~~CARL ANDRE HUMAN (No. 82869)~~

DINAH-LEE LAURA EDWARDS

PCM NO. 96786 *[Signature]*

[Handwritten Signature]

[Handwritten mark]

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at Harare, Zimbabwe on 30 August 2022 granted to him/her by

1. **ROBERT PAUL FOLLETT-SMITH**
Born on 6 July 1960
Married to **AVALON JANE FOLLETT-SMITH**, which marriage is governed by the laws of Zimbabwe and duly assisted herein by her in so far as needs be
2. **AVALON JANE FOLLETT-SMITH**
Born on 12 July 1969
Married to **ROBERT PAUL FOLLETT-SMITH**, which marriage is governed by the laws of Zimbabwe and duly assisted herein by him in so far as needs be
3. **ALAN MURRAY LANGRIDGE**
Born on 6 September 1968
Married to **MELISSA LANGRIDGE**, which marriage is governed by the laws of Zimbabwe and duly assisted herein by her in so far as needs be
4. **MELISSA LANGRIDGE**
Born on 23 January 1971
Married to **ALAN MURRAY LANGRIDGE**, which marriage is governed by the laws of Zimbabwe and duly assisted herein by him in so far as needs be

And the said Appearer declared that his/her said principals had truly and legally sold by private treaty on 9 August 2022 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

1. **DANIEL WILHELMUS MAARTENS**
Identity Number
Married out of community of property
2. **CARINA MAARTENS**
Identity Number
Married out of community of property


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

**ERF 4198 KNYSNA, IN THE MUNICIPALITY AND DIVISION OF
KNYSNA, PROVINCE OF THE WESTERN CAPE**

IN EXTENT 552 (FIVE HUNDRED AND FIFTY TWO) SQUARE METRES

**FIRST TRANSFERRED by Deed of Transfer No. T13883/1980 with General
Plan No. T.P. 8914 relating thereto and held by Deed of Transfer No.
T107339/2004**

B



- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T6803/1926.
- B. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T20733/98 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33/1934 when approving of the establishment of Costa Sarda Township, namely:
1. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage 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 and in such manner and position as may from time to time be reasonably 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 street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and with a period to be determined by the local authority.
 3. This erf shall be used only 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.

B



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

1. **ROBERT PAUL FOLLETT-SMITH, Married as aforesaid**
2. **AVALON JANE FOLLETT-SMITH, Married as aforesaid**
3. **ALAN MURRAY LANGRIDGE, Married as aforesaid**
4. **MELISSA LANGRIDGE, 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. **DANIEL WILHELMUS MAARTENS, Married as aforesaid**
2. **CARINA MAARTENS, 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 R4 300 000,00 (FOUR MILLION THREE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the said Appearer q.q., 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 11 November 2022.



q.q.

In my presence



REGISTRAR OF DEEDS

