

8 St John Sreet
ST John's Place
George

Prepared by me



CONVEYANCER
DE WAAL ESTERHUYSE (78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 4 350 000,00	R 2 767,00
Reason for exemption	Category Exemption	Exemption l.t.o. Sec/Reg Act/Proc

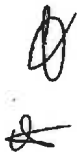
T 000023794 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN,
the said appearer being duly authorised thereto by a Power of Attorney granted to
him/her by



1. **ADRIAAN MARK RENOU NIEMAND**
IDENTITY NUMBER: 650525 5130 082
AND
NICOLA MARGARET NIEMAND
IDENTITY NUMBER: 700513 0026 083
MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER
2. **MICHAEL JACQUES SMIT**
IDENTITY NUMBER: 710922 5045 089
AND
SAMANTHA ANNE SMIT
IDENTITY NUMBER: 730113 0112 084
MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

which said Power of Attorney was signed at MELKBOSSTRAND on 19 MARCH 2025

And the appearer declared that his/her said principal had, on 6 March 2025, 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:

HONEYCOMB CAPITAL PROPRIETARY LIMITED
REGISTRATION NUMBER: 2012/012164/07

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

ERF 153 BRENTON
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 1280 (ONE THOUSAND TWO HUNDRED AND EIGHTY) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T9392/1973 with General Plan SG Number 4672/1972 relating thereto and held by Deed of Transfer Number T52042/2019.

- A. **SUBJECT** to such conditions as are referred in Deed of Transfer Number T18197/1956.
- B. **FURTHER SUBJECT** to and with the benefits of the special conditions (a),(b) and (c) contained in Certificate of Partition Title Number T8082/1928 dated 14 August 1928, which conditions makes provision for certain rights of passage, use of rights of way in favour of the owners of Belvidere interim ownership under Certificate of Partition Title Number T8083/1928 dated 14 August 1928 and in favour of the owners of above mentioned property, which condition reads as follows:-

- "(a) The proprietors of Belvidere and their successors in title shall have access to BRENTON by and along the whole course of the line of road marked on the diagram of the farm annexed to the amended Grant thereof dated 30th March 1914 (the commencement and termination of the said line of road being marked P and Q respectively) and from the termination of the road to the river at or near the picnic place be the existing path. (The termination of the said road and the termination of the said path at the Picnic Place being marked Q and R respectively) the said road and path being similarly marked and lettered on the diagram hereto annexed.)
- (b) That if the proprietors of BRENTON or any of their successors in title construct a road or use a road for traffic to any point on the Knysna River below the Picnic Place the proprietor of Belvidere and their successors in title shall be entitled to the use thereof and if it does not connect with any line or road mentioned in clause "a" aforesaid to a right of way from the line mentioned in clause "a" to the same.
- (c) That the proprietor of BRENTON and their successors in title shall have the right of way by the line or road marked on the diagram annexed to the grant aforesaid to where it joins with the existing public road at or near ASHFORD (the commencement and termination of the said road over which the right of way operates being marked P and Q respectively) or with any public road to the hereafter proclaimed in lieu of the said Public road or of which the public have the use in thereof provided that the proprietor for the time being (i.e. the proprietor for the time being of Belvidere) may require the proprietor of BRENTON for the time being to exercise such right of way a line deviating as may from time to time mutually be agreed upon along the whole or any part of such line not more than 944,58 metres on either side thereof."

C. ENTITLED to the servitude referred to in the endorsement dated 7 July 1950 made against Deed of Transfers Number T21572/1946 and T21573/1946, which endorsements reads as follows :-

"By virtue of Deed of Transfer No. 9837 dated 7th July 1950 the owner or his successors in title of the remaining extent of within property measuring as such 794,7804 hectares is entitled and subject to the following conditions: -

- (i) entitled to enforce certain conditions against certain portion 17 of within mentioned farm, measuring 5,4330 hectares held under Deed of Transfer No. 9837 dated 7th July 1950 relating inter alia to use buildings, fencing, passage of wires for electricity light, laying of water, piping, construction of drains, sewers and piggeries.
- (ii) entitle to a right of way 6,30 metres wide marked abcFde on Diagram No. 6680/1948 over said Portion 17.

all of which conditions are more fully set forth in said Deed of Transfer No. 9873/1950."

D. SUBJECT FURTHER to the following conditions contained in aforesaid Deed of Transfer Number T9392/1973 imposed by the Administrator during the approval of the Township BRENTON, in terms of Section 18(3) of Ordinance Number 33 of 1934, namely:-

- *1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Kennisgewing van die Provinsiale Administrasie nr. 401 van 17 Oktober 1935 en in die memorandum wat genoemde regulasies vergesel het.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalinge daarvan wat meer beperkend is as enige voorwaardes van die eiendomsreg wat op hierdie erf van toepassing is, voorkeur geniet. Enige bepalinge van hierdie voorwaardes moet nie opgevat word as sou dit die bepalinge van Artikel 146 van Ondonansie nr. 15 van 1952, soos gewysig, vervang nie.
3. Die eienaars van hierdie erf is verplig om sonder betaling van vergoeding tot te laat dat elektrisiteitskabels en hoofwaterpyp en die rioolvuil en dreinerings, insluitende stormwater van enige erf of erwe, binne of buite hierdie onderverdeling, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om riole, mangate, vore, waterleidings en ander werke wat daarmee in verband staan, aan te le, te onderhou, te verander, te verwyder of te ondersoek.
4. Die eiendaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou tot genoee van en binne 'n tydperk wat die plaaslike owerheid bepaal.
5. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat in hierdie voorwaardes bepaal word nie.
6. Hierdie erf is onderworpe aan die volgende voorwaardes, met dien verstande dat indien die Administrateur, na oorleg met die Dorpekommissie en die Plaaslike Owerheid, dit raadsaam af dat die beperkings in enige sodanige voorwaardes te enige tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan die voorwaardes wat hy ople :-
 - (a) dit mag nie onderverdeel word nie;
 - (b) dit mag alleen gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, daarop op te rig;
 - (c) nie meer as die helfte van die oppervlakte daarvan mag bebou word nie;

- (d) geen gebou of struktuur of enige gedeelte daarvan, behalwe gransmure en heinings, mag nader as 4,72 meter van die straatlyn, wat 'n grens van hierdie erf uitmaak, opgerig word nie, asook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens gemeen daaraan en aan 'n aangrensende erf nie, met dien verstande dat 'n buigebou van die hoer as 3,05 meter nie, gemeet van die vloer tot by die muurplaat, met die toestemming van die plaaslike owerheid binne die hierbo voorgeskrewe syruimte vir 'n afstand van 9,45 meter gereken van die agtergrens, opgerig mag word. Wanneer enige twee of meer erwe gekonsolideer word, is hierdie voorwaardes op die gekonsolideerde oppervlakte as een erf van toepassing

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

1. **ADRIAAN MARK RENOU NIEMAND and NICOLA MARGARET NIEMAND,**
Married as aforesaid
2. **MICHAEL JACQUES SMIT and SAMANTHA ANNE SMIT,** 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

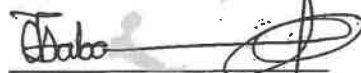
HONEYCOMB CAPITAL PROPRIETARY LIMITED
REGISTRATION NUMBER: 2012/012164/07

or 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 R4 350 000,00 (FOUR MILLION THREE 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:
WESTERN CAPE at CAPE TOWN on 30 April 2025

In my presence


REGISTRAR OF DEEDS

