

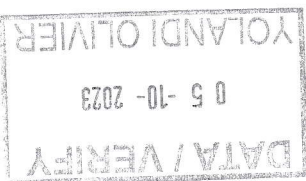
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Albertyn & Associates
30 Stepping Stones Street
Eversdal
Cape Town
Tel: 0835458957

Prepared by me

CONVEYANCER
ANDRE ALBERTYN
(79943)

Deeds Office Registration fees as per Act 47 of 1937			
Amount		Office Fee	
Purchase Price	R.1000 000 - 00	R.1293 - 00	
Reason for Exemption	Category	Exemption i to.	Act/Proc.



T 000041435 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANDRE ALBERTYN (79943)

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

ELIZABETH MARAIS (formerly known as DE VILLIERS)
Identity Number 540411 0092 08 6

Married out of Community of Property

signed at WELGEMOED on 22 AUGUST 2023

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 29 July 2023 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

ELIZABETH 86 PROPRIETARY LIMITED

Registration Number 2019/133401/07

its successors in title or assigns, in full and free property

ERF 93 BRENTON,

IN THE MUNICIPALITY AND DIVISION OF KNYSNA,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1202 (ONE THOUSAND TWO HUNDRED AND TWO) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NO T4429/1969 WITH DIAGRAM
NUMBER 6139/1968 RELATING THERETO AND HELD BY DEED OF TRANSFER
NUMBER T 45652/1990

A. SUBJECT to the terms and conditions referred to in Deed of Transfer number 18197
dated 13 December 1956.

B. SUBJECT FURTHER TO and with the benefits of the special conditions(a)(b) and (c)
as contained in Certificate of Subdivision No 8082 dated 14 August 1928, which
conditions provides for certain rights of way, use and roads and rights of way in favour
of owners of Belvidere in terms of Certificate of Sub division no 8083 dated 14 August
1928, in favour of owners of the abovementioned property, which conditions 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 road to the river at or near the picnic place
by 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 of a road for traffic to any point on the Knysna River below the Picnic
Place the proprietors of Belvidere and their Successors in Title shall be entitled to
the use thereof and if it do 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 proprietors of BRENTON and their Successors in Title shall have a 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 be hereafter
proclaimed in lieu of the said public road or of which the public have the use in lieu
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 by 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 one thousand (1 000) yards on any side thereof."

C. ENTITLED TO the servitude as referred to in the endorsement dated 7 July 1950, contained in Deeds of Transfer no's 21572 and 21573, both dated 9 December 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 927.9051 morgen, is entitled and subject to the following conditions :-

(i) Entitled to enforce certain conditions against certain portion 17 of withinmentioned farm, measuring 6.3430 morgen held under Deed of Transfer no.9837 dated 7th July 1950, relating inter alia to use, non-alienation to certain classes of people, buildings, fencing, passage of wires for electric light, laying of water, piping, construction of drains, sewers and piggeries.

(iii) Entitled to right of way 20 feet wide marked abcd on Diagram No 6680/1948 over said Portion 17.

All of which conditions are more fully set forth in said Deed of Transfer No 9837/1950.

D. SUBJECT FURTHER TO the following conditions as set out in Deed of Transfer No T 4429/1969 imposed by the Administrator when approving the township BRENTON in terms of Section 18(3) Ordinance 33 of 1934, namely:-

1. Alle woorde en uitdrukkinge 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 dorpsaanslegskema 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 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 Ordinansie No 15 van 1952, soos gewysig, vervang nie.

3. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels en hoofwaterpepe en die rioolvuil en dreinerings, insluitende stormwater van enige ander 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 of 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 lê, te onderhou, te verander, te verwyder of te ondersoek.

4. Die eienaar 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 genoeg 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, in ooreenstemming met die Dorpekommissie en die Plaaslike Owerheid, dit raadsaam ag dat die beperking in enige sodanige voorwaarde 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 grensmure en heinings, mag nader as 15 voet van die straatlyn wat 'n grens van hierdie erf uitmaak, opgerig word nie, asook nie binne 10 voet van die agtergrens of 5 voet van die sygrens gemeen daaraan en aan 'n aangrensende erf nie, met dien verstande dat 'n buitegebou van nie hoër as 10 voet nie, gemeet van die vloer tot die muurplaat, met toestemming van die Plaaslike Owerheid binne die hierbo voorgeskrewe agterruimte en binne die hierbo voorgeskrewe syruimte vir 'n afstand van 30 voet gereken van die agtergrens, opgerig mag word. Wanneer enige twee of meer erwe gekonsolideer word, is hierdie voorwaarde op die gekonsolideerde oppervlakte as een erf van toepassing."

WHEREFORE the appearer, renouncing all the rights and title the said

ELIZABETH MARAIS (formerly known as DE VILLIERS), Married as aforesaid

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

ELIZABETH 86 PROPRIETARY LIMITED

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of **R1 000 000,00 (One 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

2 October 2023

Signature of appearer q.q.

In my presence

Registrar of Deeds