

SHAUN NAIDOO
ATTORNEYS

127

TEL: 043 642 1913

B-Batchelor & Associates Inc
45 Pearce Street
Berea
East London
5241

Prepared by me,


CONVEYANCER
BRONWYN LE-ANN BATCHELOR

Fee Endorsement		Office Fee
Purchase Price/Value	Amount	
R. 1 200 000.00	R. 900.00	
Mortgage Capital Amt.	R.	R.
ALL OTHER REGISTRATIONS		
Reason For Exemption	Category Exemption	Exempt/ Lto Sect/Reg Act/Proc

* orig. in
Sec.

T 4614 / 2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT SHAUN PREGALATHAN NAIDOO

appeared before me, REGISTRAR OF DEEDS at KING WILLIAMS TOWN, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

1. SHANNON RYAN BLYTH
Identity Number 750115 5179 08 8
Married out of community of property
2. CLAIRE TERESA BLYTH
Identity Number 771206 0002 08 9
Married out of community of property

dated 1st of August 2014
and signed at EAST LONDON

B-Batchelor & Associates Inc



AND the said Appearer declared that his/her principal the said SHANNON RYAN BLYTH and CLAIRE TERESA BLYTH had on 28 June 2014 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

ANTHONY BROWN
Identity Number 490125 5627 18 9

and

PETRONELLA BARENDINA BROWN
Identity Number 470113 0051 08 8
Married in community of property to each other

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

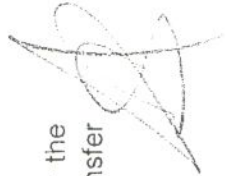
ERF 148 SUNRISE-ON-SEA
BUFFALO CITY METROPOLITAN MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 804 (EIGHT HUNDRED AND FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T245/1958 with Diagram SG Number 2907/1957 relating thereto and now held by Deed of Transfer Number T992/2012

A. SUBJECT to the conditions referred to in Deed of Transfer Number 245/1958 save insofar as these may have since lapsed or been cancelled.

B. SUBJECT to the following conditions imposed by the Administrator under the Townships Ordinance Number 13 of 1927 (Cape) created in Deed of Transfer Number 245/4558, reading:
1458



1. That the said Erf shall at no time be subdivided.
2. That not more than one dwelling shall be erected upon the said Erf and that not more than two-thirds of the area of the said Erf be built upon.
3. That no building shall be erected within 6, 10 metres of the front boundary of the said Erf of within 1, 52 metres of either side boundary thereof.
4. That the said Erf shall be used for residential purposes only.



C. Subject to the following conditions imposed by SONIA (PROPRIETARY) LIMITED as Owner of the Remaining Extent of the said Township, and created in Deed of Transfer Number 245/1958, reading:

- (a) That the said Erf shall not be used for purposes of business, trade or manufacture in any form.
- (b) That the owner of any Erf of which any of its sides lies adjacent to Government land or to land belonging to third parties; shall not allow the said Erf to be utilised as a Roadway or right of way from such Government land or land belonging to third parties into the roads and streets of the Township.
- (c) That before dwelling on the said Erf is occupied, the owner or occupier shall make provision for necessary sanitary conveniences.
- (d) That the Seller or its Successors in Title, shall have the right to enforce the observance of proper sanitation and cleanliness upon the said Erf till a local Authority is established, and the owner of the said Erf shall be bound to conform to all such Regulations as the Seller on any Local Authority may prescribe in regard to sanitation and public health.
- (e) That the Seller shall have the right to construct, use or maintain across the said Erf any pipeline or water leading sewerage or drainage in connection with the Township.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said

- 1. SHANNON RYAN BLYTH, Married as aforesaid; and
- 2. CLAIRE TERESA BLYTH, Married as aforesaid

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

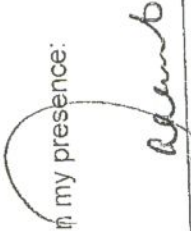
ANTHONY BROWN and PETRONELLA BARENDINA BROWN, Married in community of property to each other

their 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 of the property hereby transferred to be the sum of **R1 200 000,00 (ONE MILLION TWO HUNDRED THOUSAND RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 KING WILLIAMS TOWN on

27 OCT 2014

In my presence:

Registrar of Deeds


d.d. Signature of Appearer



