



MM JORDAAN Attorneys
4 Pearce Street
Berea
East London
5214

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R 11 500 000,00	R 2920,00
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		
Reason For Exemption	Category Exemption.....	Exempt i.to Sect/Reg Act/Proc

Prepared by me,

CONVEYANCER
ALLEN GRAHAM CLARKE

VERBIND		MORTGAGED	
VIR FOR R 12 000 000,00			
B	2408	2018	
2018-04-13			
REGISTRAR/REGISTRAR			

T	5368	2018
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **ALLEN GRAHAM CLARKE**

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

MARIA MAGDALENA JORDAAN
duly authorised thereto by Special Power of Attorney
dated at **EAST LONDON** on 26 April 2017
and granted to him/her by **THE EXECUTRIX IN**
ESTATE LATE LANCE HILBERT KNICKELBEIN
Number 1311/2017

MM JORDAAN Attorneys

dated 12 December 2017
and signed at EAST LONDON

AND the said Appearer declared that his/her principal had on **8 December 2017** 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:

SALIMATE (PTY) LTD
Registration Number 2015/072940/07

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

ERF 38549 (PORTION OF ERF 38546) EAST LONDON
BUFFALO CITY METROPOLITAN MUNICIPALITY
DIVISION OF EAST LONDON
EASTERN CAPE PROVINCE

IN EXTENT: 1,4079 (ONE COMMA FOUR ZERO SEVEN NINE) HECTARES

FIRST TRANSFERRED BY DEED OF TRANSFER T2527/1995 WITH DIAGRAM SG NUMBER 9509/1992 RELATING THERETO AND HELD BY DEED OF TRANSFER T1541/2016.

A. As to the portion lettered d b C D E F G on Diagram S.G. 9509/1992:

Subject to the conditions referred to in Certificate of Consolidated title No.1652/1972 save in so far as these may have since lapsed or been cancelled.

B. As to the portion lettered G f e c b C D E F on Diagram S.G 9509/1992:

1. Subject to the following conditions created in Deed of Grant No ELF 20/24 Reading:

Subject, however, all such duties and regulations as are either already or shall in future be established with regard to such lands.

2. Subject to the following conditions imposed by the Administrator in terms of Section 9 of the Township Ordinance No. 33/1934, as amended and created in the said Deed of Transfer No. 1650/1972:

(a) The owner of this portion shall, without compensation, be obliged to allow electricity cables and /or wires and main and/or other water pipes and the sewerage and drainage, including stormwater of any other erf or even inside this township to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonable required. This shall include the right access to the portion at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

- (b) The owner of this portion shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and portion unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

3. Subject to the following condition in favour of the Municipality of the City of East London and created in Deed of Transfer No. 1650/1972:

Not more than 75% (Seventy-five) percent of the area of the ERF shall be built upon.

- C. As to the portion lettered d c e f on Diagram No.1650/1972

Subject to the following condition created in said Deed of Grant No. ELF 20/24 reading.

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands".

- D. As to the portion lettered c C D b on Diagram S.G 9509/1992;

1. Subject to condition referred to the Deed of Transfer No. 1650/1972 save in so far as these may have since lapsed or been cancelled.

2. Subject to the following condition created in Deed of Grant No. ELF 20/24 reading:

"Subject however, to all such duties and regulations as are either already or shall in the future be established with regard to such lands."

3. Subject to the following condition imposed by and favour of the Municipality of East London and binding upon the transferee a owner for the time being of the said erf and upon it successors in title, and created in said Deed of Transfer No.1650/1972 reading:

- (a) The owner of this portion shall, within compensation, be obliged to allow electricity cables and/or other water pipes and the sewerage and drained, including stormwater of any other erf or even inside or outside the township to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the portion at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with above.

- (b) The owner of this portion shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and portion, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

4. Subject to the following condition in favour of the Municipality of the City of East London and created in the said Deed of Transfer No. 1650/1972:
Not more 75% (seventy-Five) percent of the area of the erf shall be built upon.

E. As to the portion lettered d A B C c h Diagram S.G. 9509/1992:

1. Subject to the condition referred to the certificate of Consolidated Title No. 1234/1966 save in so far as these may have since lapsed or been cancelled.
2. Subject to the following condition created in Deed of Grant No. ELF20/24 reading:

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."
3. Subject to the following conditions imposed by the Administrator in terms of Township Ordinance No. 33 of 1934 (Cape) created in Deed of Transfer No. 1233/1966 reading:

Any words and expressions used in the following condition shall have the same meaning as may been assigned to them by Regulations published under Provincial Administration Notice No. 383 dated 13th June 1958.

- (a) The owner of this portion shall, without compensation, be obliged to allow electricity cables and/or wires and main and/or other water pipes and sewerage and drainage, including stormwater of any other erf or even to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the portion at any reasonable time for the purpose of constructing, altering, removing with the above.

S.G

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- (b) The owner of this portion shall be obliged, without compensation to receive such material or permit such excavation on the portion as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the portion, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- (c) The portion shall be used for only such purpose as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions by the said scheme.

F. AS TO THE WHOLE OF THE PROPERTY:

1. The erf shall be subject to the condition as contained in Regulation 3.5 of the Scheme Regulations (PN 1047/88) in terms of Section 7(2) of Ordinance No. 15/1985 as created in Deed of Transfer T2527/1995.
2. Subject to the following condition imposed by the Municipality of the City of East London in terms of Ordinance 15 of 1985 as created in Deed of Transfer No. T2527/1995 and reading:

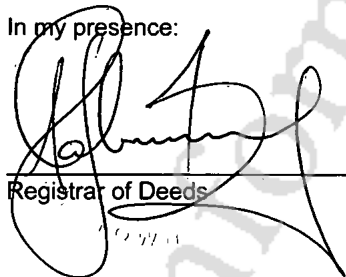
The erf shall only be used for purpose permitted in terms of East London Zoning Scheme.

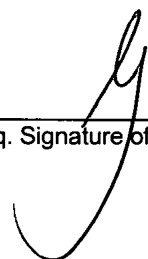
WHEREFORE the Appearer, renouncing all the right, title and interest which the said **the Executor in the ESTATE LATE LANCE HILBERT KNICKELBEIN** heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **SALIMATE (PTY) LTD**, 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 of the property hereby transferred to be the sum of **R11 500 000,00 (ELEVEN MILLION FIVE 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 2018-04-13

In my presence:


Registrar of Deeds


q.q. Signature of Appearer

S.G

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MM JORDAAN Attorneys
4 Pearce Street
Berea
East London
5214

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S.G.

Prepared by me,


CONVEYANCER
MARIA MAGDALENA JORDAAN

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

MARIA MAGDALENA JORDAAN
duly authorised thereto by Special Power of Attorney
dated at EAST LONDON on 26 April 2017
and granted to me by
CYNTHIA DE SWARDT

in her capacity as Executrix in ESTATE LATE LANCE HILBERT KNICKELBEIN
acting under Letter of Executorship Number 1311/2017 issued by the
Master of the High Court Grahamstown on 25 April 2017

do hereby nominate, constitute and appoint:

ALLEN GRAHAM CLARKE

with power of substitution, to be my lawful attorney and agent, in my name, place and
stead to appear at the office of the Registrar of Deeds at KING WILLIAMS TOWN, and
then and there as to act as my attorney and agent and to pass transfer to:

SALIMATE (PTY) LTD
Registration Number 2015/072940/07

of the following property, namely:

ERF 38549 EAST LONDON
BUFFALO CITY METROPOLITAN MUNICIPALITY
DIVISION OF EAST LONDON
EASTERN CAPE PROVINCE

IN EXTENT: 1,4079 (ONE COMMA FOUR ZERO SEVEN NINE) HECTARES

Held by Deed of Transfer T1541/2016
sold to it by me by **Private Treaty** on ^{8 December} ~~29 August~~ 2017, for the sum of

R11 500 000,00 (ELEVEN MILLION FIVE HUNDRED THOUSAND RAND)

which has been duly secured; and generally for effecting the purposes aforesaid, to do
whatsoever shall be requisite as fully and effectually, to all intents and purposes as I
might or could do, if personally present and acting therein; hereby ratifying, allowing
and confirming and promising and agreeing to ratify, allow and confirm all and

For Information Only

MASTER OF THESE	
HEALTH	COAST
2018	GRAP
OF	MASTER
1	OF

Whatsoever my said Attorney and Agent or substitute, shall in my name lawfully do or cause to be done, by virtue of these presents.

Signed at EAST LONDON
on 12 December 2017
undersigned witnesses.

in the presence of the

As Witnesses

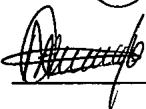
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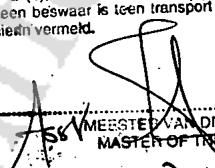
Maria Magdalena Jordaan for CYNTHIA DE SWARDT
(for ESTATE LATE LANCE HILBERT KNICKELBEIN)



2.




MASTER OF THE EASTERN CAPE HIGH COURT
GRAHAMSTOWN
2018 -01- 30
GRAHAMSTOWN
MASTER OF THE EASTERN CAPE HIGH COURT

SERTIFIKAAT	CERTIFICATE
Ek bevestig hiermee, in terme van artikel 42 (2), Wet 66 van 1965, dat daar geen beswaar is teen transport soos hierin vermeld.	I hereby certify, in terms of section 42 (2), Act 66 of 1965, that there is no objection to transfer as stated herein.
 MEESTER VAN DIE HOOGGERECHSHOF MASTER OF THE SUPREME COURT	
Grahamstad Grahamstown	2018.01.30



(2) S.G

Prepared by me


CONVEYANCER
MARIA MAGDALENA JORDAAN

SPECIAL POWER OF ATTORNEY

We, the undersigned

CYNTHIA DE SWARDT

Identity number 7408290024080

in the estate of the late

LANCE HILBERT KNICKELBEIN

Identity Number 520817501487


do hereby nominate, constitute and appoint

MARIA MAGDALENA JORDAAN

Identity Number 7004090028080

of MM Jordaan Attorneys Inc with power of substitution to be my lawful Agent in our names, place and stead, to represent us as executors and administrators aforesaid and to exercise all our powers as executors and administrators aforesaid as fully and effectually as I might or could do if personally present and acting in person without in any way detracting from the powers aforesaid, I hereby authorise the said Agent:

1. to collect monies, give and grant receipts, acquittances and discharges, and to compound any claims in the said Estate;
2. to prosecute, defend, abandon, compromise or take to appeal any legal proceedings brought by or against the said Estate;
3. to operate any banking accounts in the name of the Estate and to sign or endorse any negotiable instruments for and on behalf of the said Estate;

A J.D.S


4. to invest and deal with any investments belonging to the said Estate and to consent to the cancellation or release of any securities;
5. to sell movable and immovable property, shares, stocks and securities belonging to the said Estate and for such price and upon such terms as our said Agent may in his sole discretion deem fit and to give transfer thereof to any purchaser or purchasers;
6. to sign any Estate accounts and all documents that may be necessary or required in connection with or arising out of the administration of the said Estate;
7. to transfer from the Estate any movable or immovable property to any person or persons entitled thereto by reason or purchase, bequest, legacy or otherwise howsoever and to sign all or any documents required to give effect to such transfer,

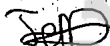
and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these presents.

SIGNED at East London on this 25 April 2017

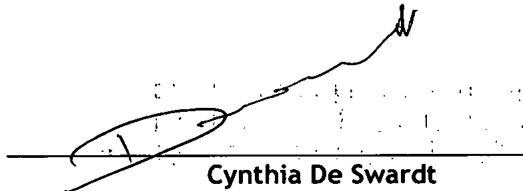
1.



2.



(Signatures of witnesses)



Cynthia De Swardt



For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



Squire, Smith & Laurie Inc.
No. 98/21579/21

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Tel: 043 642 3430

BUFFALO CITY METROPOLITAN MUNICIPALITY

**CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)**

ISSUED BY BUFFALO CITY METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Buffalo City Metropolitan Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): 10395832
Erven: 38549
Portion: 0
Extension: EAST LONDON
Zoning:
Registration division / Administrative District:
Suburb:
Town:
Sectional Title unit number:
Exclusive use area and number as referred to on the registered plan:
Real right:
Scheme registration number:
Sectional Title Scheme Name:
Registered owner: LANCE HILBERT KNICKELBEIN (5208175014087)
Name and Identity/ Registration Number of all purchaser/s: SALIMATE (PTY) LTD (2015/072940/07)

This Certificate is valid until: 12/05/2018
Given under my hand at EAST LONDON on 13/03/2018

MUNICIPAL MANAGER
Buffalo City Metropolitan Municipality

Date issued: 13/03/2018

Authorised Officer: Barry Brown

Certificate By Conveyancer
I Maria Magdalena Jordaan (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Buffalo City Metropolitan Municipality.

Conveyancer

Date

13/3/2018

21 Digit Code (or Municipal Reference Number): 10395832

Page 1 of 1

Certificate number: 11050938