

Scobie, Smith & Laurie Inc.
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 No. 98/21579/21
 Tel: 043-842 3430

Bate Chubb & Dickson Inc.
 Suite 3, Norvia House
 Western Avenue
 East London

Prepared by me



CONVEYANCER
 JOHN ANGUS MILES WARREN ((82158))

Fee Endorsement		Office Fee
	Amount	
Purchase Price/Value	F	
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R
Reason For Exemption	Category Exemption.....	Exempt i.to Sect/Reg Act/Proc

T 949 10/23

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

which said Power of Attorney was signed at EAST LONDON on 17 OCTOBER 2022

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And the appearer declared that his/her said principal had, on 4 October 2022, 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:

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

1. ERF 76532 EAST LONDON
BUFFALO CITY METROPOLITAN MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE

IN EXTENT 6495 (SIX THOUSAND FOUR HUNDRED AND NINETY FIVE)
Square metres

AS WILL APPEAR from General Plan SG No. 1046/2013 and held by
Certificate of Registered Title Number T1915/2015

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 1521/1969, save in so far as these may have since lapsed or been cancelled.
- B. **ENTITLED** to the following conditions created in Deed of Transfer No. 97/1879, in terms whereof the owner of the within property in common with the proprietor or proprietors, or occupants of the adjoining portion or portions of Farm No. 816 Division of East London, his heirs, executors, Administrators or assigns, owners or occupiers for the time being of the within property shall be entitled at all time forever at his or their free will and pleasure with horses, carts and other vehicles and animals and for his and their servants to use the road running through the remainder of Farm No. 816 to the Ebb and Flow Drift marked on the Diagram annexed to Deed of Transfer No. 97/1879 marked "Right of Way"
- C. **SUBJECT** to the conditions as contained in Regulation 3.5 of the Scheme Regulations (PN 1047/88) in terms of Section 7(2) of Ordinance No. 15/1985 created in Certificate of Registered Title No. T1915/2015

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- D. **SUBJECT** to the following condition imposed by the Buffalo City Metropolitan Municipality created in Certificate of Registered Title No. T1915/2015, reading:

"This erf shall only be used for purposes permitted in terms of the Buffalo City Zoning Scheme"

- E. **SUBJECT** to the following condition imposed by the Buffalo City Metropolitan Municipality created in Certificate of Registered Title No. T1915/2015, reading:-

This Erf shall not be transferred to anybody or person unless such body or person has undertaken to become a member of Nahoon Valley Ridge South General Residential Property Owners Association as contemplated in terms of the provision of Section 29 of Ordinance 15 of 1985, in respect of the subdivision of which this erf forms part, upon registration of transfer.

2. ERF 76533 EAST LONDON
BUFFALO CITY METROPOLITAN MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE

IN EXTENT 6221 (SIX THOUSAND TWO HUNDRED AND TWENTY ONE)
Square metres

AS WILL APPEAR from General Plan SG No. 1046/2013 and held by
Certificate of Registered Title Number T1915/2015

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 1521/1969, save in so far as these may have since lapsed or been cancelled.
- B. **ENTITLED** to the following conditions created in Deed of Transfer No. 97/1879, in terms whereof the owner of the within property in common with the proprietor or proprietors, or occupants of the adjoining portion or portions of Farm No. 816 Division of East London, his heirs, executors, Administrators or assigns, owners or occupiers for the time being of the within property shall be entitled at all time forever at his or their free will and pleasure with horses, carts and other vehicles and animals and for his and their servants to use the road running through the remainder of Farm No. 816 to the Ebb and Flow Drift marked on the Diagram annexed to Deed of Transfer No. 97/1879 marked "Right of Way"



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C. **SUBJECT** to the conditions as contained in Regulation 3.5 of the Scheme Regulations (PN 1047/88) in terms of Section 7(2) of Ordinance No. 15/1985 created in Certificate of Registered Title No. T1915/2015

D. **SUBJECT** to the following condition imposed by the Buffalo City Metropolitan Municipality created in Certificate of Registered Title No. T1915/2015, reading:

"This erf shall only be used for purposes permitted in terms of the Buffalo City Zoning Scheme"

E. **SUBJECT** to the following condition imposed by the Buffalo City Metropolitan Municipality created in Certificate of Registered Title No. T1915/2015, reading:-

This Erf shall not be transferred to anybody or person unless such body or person has undertaken to become a member of Nahoon Valley Ridge South General Residential Property Owners Association as contemplated in terms of the provision of Section 29 of Ordinance 15 of 1985, in respect of the subdivision of which this erf forms part, upon registration of transfer.



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


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

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 KING WILLIAM'S TOWN on

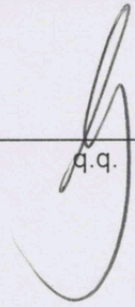
27 JAN 2023

In my presence



REGISTRAR OF DEEDS

q.q.




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