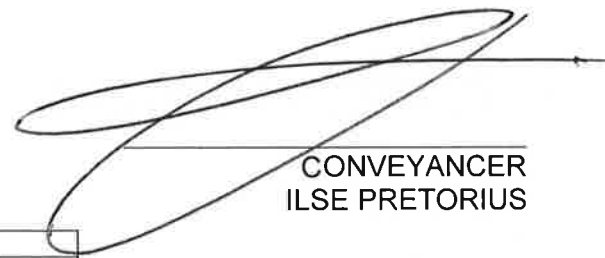


1083


Ilse Pretorius Attorney, Conveyancer & Notary
Unit 18 Milkwood Village
Beacon Road
Wilderness
6560

Prepared by me



CONVEYANCER
ILSE PRETORIUS

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5 950 000.00	R. 1 926.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED	
VIR FOR R. 2 950 000.00	
B 000021062 / 2019	
19 SEP 2019	REGISTRATEUR/REGISTRAR

DATA / CAPTURE
20-09-2019
DEBRA TALJAARD

T 000039116 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Emile Greyvenstein

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

JEREMY DARROLL STEWART SANFORD

Identity Number 540509 5223 083

and

BERNICE ALEXIS SANFORD

Identity Number 520621 0762 082

Married in community of property to each other

which said Power of Attorney was signed at WILDERNESS on 4 July 2019.

DATA / VERIFY
20-09-2019
WENDY FANT



And the appearer declared that his/her said principal had, on 13 April 2019, 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:

AMS HAVEN 196 PROPRIETARY LIMITED
Registration Number 2001/015839/07

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

ERF 1086 HOEKWIL,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,9874 (THREE COMMA NINE EIGHT SEVEN FOUR) Hectares

FIRST REGISTERED by Certificate of Registered Title Number T2826/2007 with Diagram SG No. 4309/2006 annexed and held by Deed of Transfer Number T2831/2007.

A. SUBJECT to the conditions contained in Certificate of Uniform Title No. T14471/1961.

B. SUBJECT FURTHER to the conditions contained in the following endorsement dated 22 April 1907 on Deed of Transfer No. T4632/1905, namely:

"By Deeds of Transfer No. 2955 and 2956 – April 1907, certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear in reference to the said Deeds of Transfer."

C. SUBJECT FURTHER to the following conditions mentioned in the annexure to Deed of Transfer No. T14200/1920, which reads as follows, namely:

"EXTRACT from Power of Attorney dated at Johannesburg, 14 September, 1920, to pass transfer from the Wilderness Estate Co. Ltd, hereinafter called the "Transferor" to the Kerkraad of the Dutch Reformed Church at George hereinafter called the "Transferee"

(a) The properties hereby transferred shall be subject to all conditions restrictions, reservations and servitude mentioned or referred to in or endorsed endorsed upon the said Deed of Transfer No. 4632 or any prior title or otherwise registered in the Deeds Office and in particular to the conditions and servitudes set out in certain two Deeds of Transfer No's. 2955 and 2956 dated 16th April 1907, and in Deeds of Transfer passed on the 21st February 1918, to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributes and the Kaaiman's river at any point on the properties hereby transferred, such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and Conservation of Waters Act 1912, with the right to lead such waters

across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the Transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred, then the transferor shall be entitled to a right of way over the properties hereby transferred, and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned the transferor shall have the right to ingress and egress to and from the properties hereby transferred, with the right to ask such excavations and do and perform such other works as may be necessary to conduct such water to any part of the transferor's property, including the said land marked No. 497 called Barbiers Kraal, and these conditions are hereby registered as a servitude against the properties hereby transferred.

(b) The Transferor and all persons now or at any time hereafter holding title from or through the Transferor of any portion of the land marked 497 called Barbiers Kraal, in extent 709,2085 hectares, as well as persons at any time frequenting the seaside resort known as the Wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred to and from any portion of the said land marked 497 and the said Seaside Resort by the public roads on the ground hereby transferred and also by a road constructed by the Transferor and which has not yet been declared a public road, and by such public roads as may hereafter be constructed and/or declared public roads by any competent authority and the Transferee shall in so far as and to the extent that the same passes through the properties hereby transferred keep in good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to gravelling, the Transferor on its part undertaking to keep the said road in good repair over the extent that the said road passed through its property."

D. **SUBJECT FURTHER** to an agreement for the conservation and use of water in terms of Section 13 of 1941 as mentioned in the following endorsement dated 18 December 1951 made on Deed of Transfer No. T14200/1920, namely:

"By Not. Deed No. 689/51 dated 14th March 1951 certain agreement relating to the conservation and use of water in terms of Act No. 13/41 have been entered into between the owners of the several properties held by para 2 hereof and Consolidated Title 6957/43 and by R. 7987/42 and 20436/47, subject to the conditions as will more fully appear on reference to the said Not. Deed, a copy of which is annexed hereto."

E. **AS MENTIONED** in said Certificate of Uniform Title No. T14471/1961 the property is subject to the following reservation in favour of the State, namely:

(1)

- (2) Die reg om grond te neem en materiaal te verkry en te verwyder vir die bou en herstel van openbare paaie.

F. SUBJECT FURTHER to the servitude referred to in the following endorsement dated 7 January 1972 on said Deed of Transfer No. T19610/1962, namely:-

“Die binnegemelde grond is onderhewig aan ‘n serwituut met betrekking tot verdeling van water in terme van ‘n bevel van die Waterhof (Waterhof Distrik Kaap) gedateer 26/5/71 soos meer volledig sal blyk uit gemelde bevel waarvan afskrif geheg is aan Serw. 15/1972.”

G. BY VIRTUE of Deed of Transfer No. T2829/2007, imposed by the Municipality of George in terms of Section 42(1) Ordinance 15/85, the withinmentioned property is:

ENTITLED to a servitude right of way 5 (five) metres wide, of which servitude the Southern boundary is represented by the line FG as will appear on Diagram S.G. No. 4310/2006 annexed to the aforesaid Deed of Transfer, imposed by the Municipality of George in terms of Section 42(1) Ordinance 15/85

OVER

Erf 1087 (a Portion of Erf 250) Hoekwil, in the Municipality and Division of George, Province of the Western Cape;

IN EXTENT: 3,2794 (THREE comma TWO SEVEN NINE FOUR) hectares;

Held by Deed of Transfer No. T 2829/2007

As will more fully appear from said Deed of Transfer.

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

**JEREMY DARROLL STEWART SANFORD and BERNICE ALEXIS
SANFORD, Married as aforesaid**

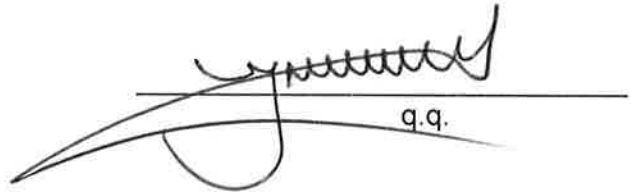
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**AMS HAVEN 196 PROPRIETARY LIMITED
Registration Number 2001/015839/07**

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 R5 950 000,00 (FIVE MILLION NINE 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 at CAPE TOWN on **19 SEP 2019**


q.q.

In my presence



REGISTRAR OF DEEDS





