

Prepared by me

CONVEYANCER
MONICA DU TOIT

De endorsement	
Amount	Office fee
Purchase price/Value R 645 000,00	R 850,00
Mortgage capital amount R	R
Reason for exemption	Exempt i.t.o. Cat. section Act

DATA / VERIFY
06 FEB 2019
LINDA NCAPAI

REKENAAR: DATAVASLEGGING/COMPLETIE VAN DATA CAPTURE		
	DATUM/DATUM	OPERATEUR/OPERATOR
OPGADDEVENTERED	06-02-19	AD
GESTAATVERIFIEED		

T 000003988 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lianne Kurucz

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

KLIPDRIFT HOUSING CC
Registration Number 1995/041405/23

signed at GEORGE on 15 JANUARY 2019

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 18 December 2018 by Private Treaty

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

PETRO FRANÉ LABUSCHAGNE
Identity Number 920309 0100 08 3
Married out of Community of Property

her heirs, executors, administrators or assigns, in full and free property

ERF 314 WILDERNESS, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1137 (ONE THOUSAND ONE HUNDRED AND THIRTY SEVEN)
SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T6167/1973 with Diagram
Number 6618/1971 relating thereto, AND HELD by Deed of Transfer Number
T38646/2017

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T2059/1923.
- B. **SUBJECT FURTHER AND ENTITLED** to certain benefits in terms of the conditions contained in Deed of Transfer Number T2059/1923 relating to certain roads, pathways, buildings and water.
- C. **ENTITLED** to certain benefits under certain servitudes with regard to construction, maintenance and use of certain roads referred to in certain endorsements respectively dated 24 February 1928, 23 April 1928, 7 April 1932 and 9 June 1932 on Deed of Transfer Number T2059/1923.
- D. **SUBJECT FURTHER AND ENTITLED** to certain benefits under certain Notarial Deed of Servitude dated 22 May 1922 referred to in the endorsement dated 11 July 1929 on Deed of Transfer T2059/1923, the terms of which reads as follows:

“By Notarial Deed dated 22 May 1929 the conditions in favour of the land contained in Transfer 9209 September 1925, relating to paths, buildings, water, etc. have been cancelled and certain other conditions imposed as will more fully appear on reference to the copy annexed hereto.”

A

E. **SUBJECT FURTHER** to the terms of the Order of the Water Court referred to in the following endorsement dated 7 January 1972 on Certificate of Consolidated Title Number T4127/1932, namely:-

“The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District, Cape) dated 26/5/71 as will more fully appear on reference to the copy of the said Order Servitude 15/72 hereto.”

F. **SUBJECT FURTHER** to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope when approving of the establishment of Wilderness Township Extension Number 1 and contained in Deed of Transfer Number T6167/1973, namely:

- (a) That the erf be used for residential purposes only;
- (b) That the erf be not subdivided;
- (c) That not more than one building together with the necessary outbuildings and appurtenances be erected on the erf, and that not more than half the area of the erf be built upon;
- (d) That no building shall be erected within 4.72 metres from any boundary line of the erf and any street line which forms a boundary of the erf.

T

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

KLIPDRIFT HOUSING CC, Registration Number 1995/041405/23

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

PETRO FRANÉ LABUSCHAGNE, Married as aforesaid

her heirs, executors, administrators 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 R645 000,00 (Six Hundred and Forty Five 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 SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Cape Town on 05 February 2019

In my presence



Registrar of Deeds



Signature of appearer q.q.