

RAUCH GERTENBACH INCORPORATED
120 YORK STREET
GEORGE
6529

Prepared by me



CONVEYANCER
MARYKE LANDMAN

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 100 000,00	R. 100 000,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000019830 /2019

DEED OF TRANSFER

DATA / VERIFY
22 -05- 2019
TAMARA MASIU

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ

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

MIDNIGHT STORM INVESTMENTS 89 PROPRIETARY LIMITED
Registration number 2004/009085/07

which said Power of Attorney was signed at Northgate on

DATA / CAPTURE
22 -05- 2019
March 2019
PHUMELELA MNAMATA



And the appearer declared that his/her said principal had, on 19 February 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:

RODNEY NEL MANAGEMENT SERVICES PROPRIETARY LIMITED
Registration Number 1988/004020/07

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

**REMAINING EXTENT OF ERF 1627 SEDGEFIELD, IN THE MUNICIPALITY
AND DIVISION KNYSNA, PROVINCE OF WESTERN CAPE**

**IN EXTENT 35,3223 (THIRTY FIVE COMMA THREE TWO TWO THREE)
Hectares**

**FIRST TRANSFERRED by Deed of Transfer Number T 9233/1957 with
Diagram No. 5752/52 relating thereto and held by Deed of Transfer No.
T108890/2004.**

A. SUBJECT to the conditions referred to in Certificate of Consolidated Title No. 2542 dated 22 March 1926.

B. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 25 September 1929 appears on Deed of Transfer No. 322 dated 3 February 1928, reading as follows:

"By Deed of Transfer No. 9658 dated 25 September 1929 certain 2 rights of way shown on the diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder as will more fully appear on reference to the said Deed of Transfer."

C. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 9 September 1955 appears on Deed of Transfer No. 26897 dated 26 November 1948, reading as follows:

"By Deed of Transfer No. 14782/1955 dated 9/9/1955 the owner of the remainder of the within property, together with his nominee, servants employees and successors in title, shall be entitled to a right of way 16 ft. wide over the property thereby conveyed (Para. 1) the centre line of which is indicated by the brown line b.c on Diagram 8141/1954. The said right of way shall be for the passage of pedestrian, animal drawn and vehicular traffic of all kinds, as well as for the driving of cattle. Subject to conditions as will more fully appear on reference to the said Deed of Transfer."

D. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 17 August 1956 appears on Deed of Transfer No. 26897 dated 26 November 1948, reading as follows:

"By Deed of Transfer No. 11681/1956 dated 17/8/1956 the owner of the remainder of within property together with his nominees, employees, servants and successors in title, shall be entitled to a right of way 30ft. wide over Portion 82 (a Portion of Portion 30 of the farm Ruygte Valley - 68.0873mg.) thereby conveyed, the centre line of which is indicated by the line a.b on Diagram No. 8144/54 thereunto annexed. The said right of way shall be for the passage

of pedestrain, animal drawn and vehicular traffic of all kinds,as well as for the driving of cattle, as will more fully appear from said deed of Transfer."

- E. ENTITLED** to the benfits of the servitude, a reference to the terms of which dated 17 August 1956 appears on Deed of Transfer No.26897 dated 26 November 1948,reading as follows:

"By Deed of Transfer No.11682/1956 dated 17/8/1956 the owner of the remainder of within property together with his nominees, employees, servants and successors in title, shall be entitled to a right of way 30ft. wide over Portion 84 (a Portion of Portion 13 of the Farm Ruygte Vally, 40.8572 mgn.) thereby conveyed, the centre line of which is indicated by the line a.b. on Diagram No. 8145/54 thereunto annexed. The said right of way shall be for the passage of pdestrian, animal drawn and vehicular traffic of all kinds, as well as for the driving of cattle, as will more fully appear from the said Deed of Transfer."

- F. ENTITLED** to the benefit of the servitude, a reference to the terms of which dated 20 February 1957, appears on Deed of Transfer No. 26897 dated 26 November 1948, reading as follows:

"By Deed of Transfer No. 1981/1957 with diagram No. 5770/55 annexed, Portion 85 (a Portion of Portion 13) of Ruygte Vally, in extent 15.1618 morgen, is subject to a right of way 20' wide, the centre of which is indicated by the line a.b. on the said Diagram; for the benefit of the remainder of the within property."

- G. SUBJECT** to the following special conditions contained in Deed of Transfer No.9233/1957 imposed by Sedgefield Investments (Proprietary) Limited for the benefit of itself and its successors in title as owners of the remaining extent held under Deed of Transfer No. 26897 dated 26 November 1948 namely:

- "1. The Transferee shall not be entitled to claim against the Transferors as owner of remaining extent for the time being of the Sedgefield Township and/or the farm Sedgefield for any consideration or compensation or be entitled to make any claim whatever in respect of the construction, erection or maintenance of any gates or fences which may at present exist on the boundary line of any lot or lots purchased or which may in future be erected by the transferee on the boundary line of such land, provided, however, that the said transferee shall not be debarred from claiming in this regard from any purchaser of a lot other than the said transferors.
3. The terms "Transferors" and "Transferee" in these conditions shall be deemed to include the heirs, executors, administrators, assigns or successors in title of the Transferors and Transferee."

- H. ENTITLED** to benefits under the terms of the servitude referred to in the following endorsement dated 16 January 1961 on the said Deed of Transfer No. 9233/1957 namely:

"By Deed of Transfer No.275/61 registered this day Portion 3 measuring 12.1480 morgen thereby transferred is subject to the following conditions in favour of the remainder of Lot 1627 measuring 129.3261 morgen held hereunder – conditions relating to uniformity of fencing line, sanitation, ownership, occupation, fencing material, use of property, disposal of night soil, restriction of buildings, advertising, subdivision, drainage and sewerage, etc. as will more fully appear from said deed of transfer."

I. BY Deed of Transfer No. T104/1988 dated 04 January 1988, the remainder of the within property is subject to the following conditions imposed by the Administrator in terms of Section 9 Ordinance 33/1934:

(a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity-, telephone- and television cables and/or wires and/or waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon 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 erf at any reasonable time for the purposes of constructing, altering, maintaining, removing or inspecting any works connected with the above.

(b) The owner of this erf shall be obliged without compensation, to receive such material or permit such excavation on the erf as may be required to allow 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 erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.

J. BY Deed of Transfer No. T105/1988 dated 04 January 1988, the remainder of the within property is subject to the following conditions imposed by the National Transport Commission in terms of Section 12 of Act 54/1971:

1. The land shall not be developed without the written approval of the Commission.
2. With the exception of existing structures, no structures or any other thing whatsoever shall be erected within a distance of 60 metres, measured from the National Road reserve boundary, without the written approval of the Commission.

K. BY Deed of Transfer No. 63413/2000 the within property is entitled to a servitude of pipeline, cable line and bore hole, 2.6 m wide the north western boundary of which servitude is indicated by line GD on Diagram 6726/1999 over Erf 4306 Sedgefield measuring 4047m². As will more fully appear from said Deed of Transfer.

L. **SUBJECT TO** the following endorsement dated 23th May 1985 on Deed of Transfer No T1800/1967 in terms of Section 31(6) of Act 47 of 1937 (as amended) namely:

A Portion of property meas.± 3010 m² has been appropriated by the Republic of South Africa in terms of Section 8(1)(a) of Act on National Roads Act 54 of 1971 Vide Notice of expropriation No N10/3/1/064/258 dated 10-05-85 filed as exprop. Caveat Ex 464/85 plans filed in duplicate Ex 464/85.

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

MIDNIGHT STORM INVESTMENTS 89 PROPRIETARY LIMITED
Registration number 2004/009085/07

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

RODNEY NEL MANAGEMENT SERVICES PROPRIETARY LIMITED
Registration Number 1988/004020/07

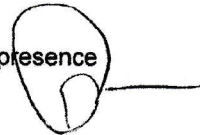
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of ~~R2000 000 000 (Two Million Two Hundred Thousand Rand)~~.

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.

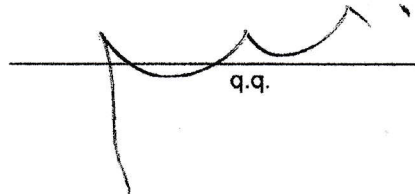
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

21 MAY 2019

In my presence



REGISTRAR OF DEEDS



q.q.

