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SILBERBAUERS

Prepared by me

H. Cooper
CONVEYANCER
COOPER P.G.L.

SEELREG DUTY	R.
POOL FEE	R. 100,00

19/01- AetV

T 13407 : 97

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT HENDRIK JOHANNES MOUTON

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

HENRI DE VILLIERS MELVILLE

(Identity Number 381118 5016 000)

married out of community of property

dated the 6th day of January 1997 and signed at St. Francis Bay

AND the said Appearer declared that his said Principal had truly and lawfully sold on the 22nd day of November 1996

and that he in his capacity aforesaid, did by these presents, cede and transfer in full and free property to and on behalf of

SOUNDPROPS 1246 C.C.

(No. CK 93/04722/23)

SUCCESSORS.
its ~~Order~~ or Assigns

h

PORTION 12 (a Portion of Portion 1) OF THE FARM ONGEGUNDE VRYHEID, No. 746, Division of HUMANSDORP, the Province of Eastern Cape;

IN EXTENT: Forty Six comma Five, Nine, Four, Five (46,5945) hectares

FIRST TRANSFERRED by Deed of Transfer No. T7045/1918 with substitution Diagram No. 5691/61 relating thereto and held by Deed of Transfer No. T3044/1971.

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A. **SUBJECT TO** the conditions referred to in Deed of Transfer dated 22 July, 1918, no. 7045.

B. **SUBJECT FURTHER** to the following condition contained in Deed of Grant dated 15 November, 1817 in favour of Gerrit Reynier van Rooyen Uitenhage Quitrent, Volume 2, Folio 15:

"en zal gehouden zijn (volgens de existerende Wetten deser Volkplanting) zorge te dragen, dat de Limieten behoorlijk worden gemerktekend, en het Land in zulk een staat van cultivatie gebracht worde, als waar toe hetzelfde bekwaam mogte wezen en zulks binnen den tyd van de eerste drie jaren; en ook dat dit tegenwoordig uitgegeven wordende Land boven dien subject zal zijn aan alle zoodanige Impostiën en Gerechtigheden, als er bereids op diergelyke Landerijen zijn gemaakt of in der tyd zullen gemaakt worden."

C. **ENTITLED TO** the following special condition contained in Deeds of Transfer dated 27 February 1907, nos. 1525, 1526, 1527, 1528, 1529, in favour of C. Mostert, J.W. Gerber, W.P.J. Mostert, W.H. Moolman respectively:

"That the fountain marked n on the diagram of Lot T is common to the proprietors of Lots T and M; From m to n is a 20 feet right of way."

D. **SUBJECT FURTHER TO** the following servitude endorsement endorsed on Deed of Transfer No. 3852 dated 21 March, 1963, which reads as follows: -

(i) Gedateer 2 Mei, 1966:

SERWITUUT

"Kragtens Notariële Akte Nr. 303/66 gedateer 28 Februarie, 1966 en hede geregistreer is Lot U van die plaas Ongegunde Vryheid groot 138.7660 morg gehou onder T.16015/60

geregtig op 'n serwituut oor Lot a van Lot M van die plaas Ongegunde Vryheid hieronder gehou naamlik 'n waterleiding deur middel van 'n ondergrondse pyplyn oor gesegde Lot a van Lot M op roete aangedui deur die figuur F G U V op Serwituutkaart nr. 6887/64 daaraan geheg en ander regte en verpligtinge soos meer volledig sal blyk uit gesegde Notariële akte 'n afskrif waarvan hierby aangeheg is."

(ii)

Gedateer 1 Maart 1968:

SERWITUUT

"Kragtens Notariële Akte Nr. 62/1968 geregistreer hierdie dag is die uitoefening van die regte toegeken kragtens Not. Akte 303/66 soos in endossement gedateer 2-5-1966 hierop, oorgedra aan die Trustee vir die toekomstige plaaslike owerheid van die dorp Kaap St. Francis."



WHEREFORE the Appearer renouncing all the rights and title

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married out of community of property

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

SOUNDPROPS 1246 C.C.

(No. CK 93/04722/23)

^{Successors}
its ~~Order~~ 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 **ONE MILLION AND SIXTY ONE THOUSAND RAND (R1 061 000,00)**

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 this 14th day of February in the year 1997.
One Thousand Nine Hundred and Ninety Seven (1997).


d.d.

In my presence


REGISTRAR OF DEEDS

SILBERBAUERS

REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF FINANCE

INLAND REVENUE

TRANSFER DUTY - FORM B DECLARATION BY PURCHASER

PART I

TRANSFEROR (Seller)

HENRI DE VILLIERS MELVILLE

TRANSFeree (Purchaser)

SOUNDPROPS 1246 C.C.

Deposit:

TID ds on
Stamp duty R 20
penalty R 40

Made Final 30/1/97
E. Callard

ONTVANGER VAN INKOMSTE
RECEIVER OF REVENUE
KAAPSTAD/CAPE TOWN

DESCRIPTION OF PROPERTY

PORTION 12 (a Portion of Portion 1) OF THE FARM ONGEGUNDE
VRYHEID, No. 746, HUMANSDORP, Division of HUMANSDORP,
the Province of EASTERN CAPE;

IN EXTENT: Forty Six ^{Comma} ~~Decimal~~ Five, Nine, Four, Five
(46,5945) hectares.

ONTVANGER VAN INKOMSTE
RECEIVER OF REVENUE
KAAPSTAD/CAPE TOWN

Postal Code of district in which property is situated

Date of transaction:

22nd November 1996

Consideration: R

1 061 000,00

TRANSFER DUTY PAID BY Messrs. Silberbauers (HJM/DS/97/39)

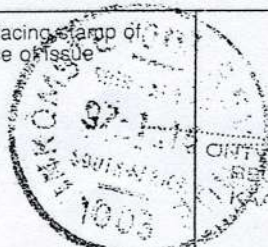
Postal Address P.O. Box 921, CAPE TOWN, 8000

FOR OFFICIAL USE

Transfer duty paid on R 104 000 - 00 Being

Purchase price
4049

Act under which duty charged

Steel defacing stamp of
office of issue

Receiver of Revenue
RECEIVER OF REVENUE
KAAPSTAD/CAPE TOWN

10684/8
15/1/97

CASH REGISTER RECEIPT 16-01-97 068671
R 106100,00

0304 08