

A. FOR CONVEYANCER'S USE / VIR AKTEBESORGER SE GEBRUIK

(a) Simult with other registries / sectional titles: Gelyktydiges met ander registrasiekantore / deeltitels:

| Code Kode | Firm / Firma | Property / Eiendom | Office / Kantoor |
|--------------|--------------|--------------------|------------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

(b) Client copies of deed filed permanently in Deeds Office:
Kliënt afskrifte van aktes permanent in Atekantoor geliasseer:

| Nature and number of deed Aard en nommer van akte | Cover No. Omslag No. | Initials of Examiners Parawe van ondersoekers |
|------------------------------------------------------|-------------------------|--------------------------------------------------|
| | | |

(c) Notes / Notas

B. FOR DEEDS OFFICE USE / VIR AKTEKANTOOR GEBRUIK:

| Interdicts checked by Interdikte nagesien deur | Date Datum | Remarks / Opmerkings | Initials / Paraaf |
|----------------------------------------------------------------------|---------------|----------------------|-------------------|
| (1) Township approved (proclaimed) Dorp goedgekeur (geproklameer) | | | |
| (2) Endowment erven Begiftigingserwe | | | |
| (3) Endowment Begiftiging | | | |
| (4) Conditions Voorwaardes | | | |
| (5) Micro Mikro | | | |
| (6) General Plan Algemene plan | | | |
| (7) Title Deed Titelakte | | | |
| (8) Bonds against township title Verbande teen dorpsitel | | | |
| (9) Date checked Datum nagesien | | | |

Office instructions / Kantoor instruksies:

Section / Seksie:

**FAIRBRIDGES
WERTHEIM BECKER**

Est. 1812

TEL 021 405 7300

EXECUTION - UITVOERING

CTN 00053

A. FOR DEEDS OFFICE USE / VIR AKTEKANTOOR GEBRUIK
Date of lodgement / Datum van indiening:

LODGED
22-08-2022
INGEDIEN

29 AUG 2022

| Examiners / Ondersoekers | Room / Kamer | Linking / Skakeling | Reject / Verwerp | Pass / Pasaar |
|--------------------------|--------------|---------------------|------------------|---------------|
| 1 J.M. NGCEBETSHA | | 6 | 1 | |
| 2 F.R. TALJAARD 1227 | | | | |
| 3 | | | | |

B. (a) FOR CONVEYANCER'S USE / VIR AKTEBESORGER'S SE GEBRUIK:

| Reference No. / Verwysings No. | Nature of Deed / Aard van Akte: |
|--------------------------------|-----------------------------------------------------------|
| B05161276 | TRANSFER KLIPFONTEIN TRUST DREYER VAN NIEKERK TRUST |
| | Our Ref: JVR |

Title deeds, etc within / Titelaktes, ens. binne

T 85375/1946 in no 2 of batch

Linking / Skakeling

6 1

SIMULS / GELYKTYDIGES

| No. in batch / stel | Code Kode | Names of Parties / Name van Partye | Firm / Firma No. | Name of Firm / Naam van Firma |
|------------------------|--------------|----------------------------------------------|---------------------|-------------------------------|
| 1 | T | KLIPFONTEIN TRUST / DREYER VAN NIEKERK TRUST | 53 | FAIRBRIDGES |
| 2 | BC | KLIPFONTEIN TRUST / FRB | 39 | STRAUSS DALY |
| 3 | BC | KLIPFONTEIN TRUST / FRB | 39 | STRAUSS DALY |
| 4 | BC | KLIPFONTEIN TRUST / FRB | 39 | STRAUSS DALY |
| 5 | BC | KLIPFONTEIN TRUST / AGRI | 16 | VAN DER SPY |
| 6 | B | DREYER VAN NIEKERK TRUST / ABSA | 12 | WERKSMANS |
| 7 | | HANDLED IN FOR EXECUTION | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | 2022-08-30 | | |
| 11 | | | | |
| 12 | | HANDLED IN FOR EXECUTION | | |

EXAMINER'S NOTES INSIDE

**(b) SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:
GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELTITELS:**

| Code Kode | Firm / Firma | Property / Eiendom | Office / Kantoor |
|--------------|--------------|--------------------|------------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

Registration Requested by / Registrasie Versoek deur:

DATE / DATUM: 31 AUG 2022 LYNNE BOTHA LPCM 82076



8

- ① Award properly description
as instructed. Have PA fully installed
& begin certificate as TOR.


53

Bosman Smit Pretorius Inc
1 Church Street
Caledon
7230

Prepared by me

CONVEYANCER
LOUIS RUDOLPH LE ROUX
(82492)

| Deeds Office Registration fees as per Act 47 of 1937 | | |
|------------------------------------------------------|--------------------|------------------------------------------|
| | Amount | Office Fee |
| Purchase Price | R. 39 000 000,00 | R. 6 111,00 |
| Reason for Exemption | Category Exemption | Exemption i to. Sec/Reg. Act/Proc. |

| | | | |
|--------------------------|-------------------------------------------------------------------------------------------------------------|------------------|--|
| VERBIND | | MORTGAGED | |
| VIR FOR R. 18 000 000,00 | | | |
| B | 000022962 / 2022 | | |
| 31 AUG 2022 |  REGISTRATEUR/REGISTRAR | | |

T 042512/22

DEED OF TRANSFER

DATA / VERIFY
06-09-2022
YOLANDI OLIVIER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA (LPCM 82076)

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to them by

The Trustees of the KLIPFONTEIN TRUST
Registration Number IT2281/1996

signed at CALEDON on 21 June 2022

DATA / CAPTURE
05-09-2022
PENELOPE NGOGWANA

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 28 March 2022 by Private Treaty

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

**The Trustees for the time being of DREYER VAN NIEKERK TRUST
Registration Number IT000723/2016(C)**

their successors in office or assigns, in full and free property

**THE FARM NO 749,
SITUATED IN THE THEEWATERSKLOOF MUNICIPALITY,
DIVISION CALEDON,
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 442,3176 (FOUR HUNDRED AND FORTY-TWO COMMA THREE ONE SEVEN SIX) HECTARES

FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE NO. T7880/1975 WITH DIAGRAM NO. 5494/1974 RELATING THERETO AND HELD BY DEED OF TRANSFER NO. T85375/1996.

- I. **Insofar** as concerns the figure marked n x y f g h j k l m on said Diagram No. 5494/1974:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T6915/1917.

B. **SUBJECT FURTHER** to the servitude referred to in the Endorsement dated 2 December 1919 made on Deed of Transfer No. T6915/1917, which reads as follows:

**"REMAINDER
REGISTRATION OF SERVITUDE**

By Deed of Transfer No. T 13864 of 27 Nov 1919, a certain right of way has been granted to & in favour of the general public over and across the remainder of the land conveyed hereby, as will more fully appear on the reference to the said Transfer. "

C. **SUBJECT FURTHER** to the terms of the Endorsement dated 15 November 1968 made on Deed of Transfer No. T6853/1959, which reads as follows:

**"ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET 47 VAN 1937
(SOOS GEWYSIG)**

'n Gedeelte van die eiendom hierin vermeld in para 1 Groot ± 6600 Vierkante voet is onteien deur die Spoorweg Administrasie kragtens Artikel 3(i) van Wet 37 van 1955 Vide onteienings Caveat 836/1968 gedateer 16 Oktober 1968 geliasseer hiermee (E.P.R 226 E). "

- II. **Insofar** as concerns the figure marked a b c d e f y x n o on said Diagram No. 5494/1974:

SUBJECT TO the conditions referred to in Deed of Transfer No. T12461/1950.

III. **Insofar** as concerns the whole of the property hereby transferred:

By virtue of Notarial Deed of Servitude dated 18 November 2016, No. K62/2017, the within mentioned property is subject to a conservative servitude in favour of WWF SOUTH AFRICA, as will more fully appear from the said Notarial Deed.

For Information Only

0

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

Trustees of KLIPFONTEIN TRUST

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

Trustees for the time being of DREYER VAN NIEKERK TRUST

their successors in office or assigns, now are 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 R39 000 000,00 (Thirty Nine Million 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.

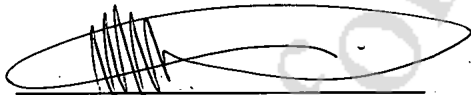
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Cape Town on

31 August 2022.



Signature of appearer q.q.

In my presence



Registrar of Deeds

53

Bosman Smit Pretorius Inc
1 Church Street
Caledon

Prepared by me

CONVEYANCER
MARIETTE PRETORIUS
(LPCM 86625)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

MATTHEUS GERHARDUS LÖTTER duly authorised by a resolution of the Trustees of
KLIPFONTEIN TRUST
Registration Number IT2281/96
Acting under Letters of Authority issued by the Master of the High Court of South Africa, Western Cape Division, Cape Town on 27 January 2012

Do hereby nominate, constitute and appoint

LOUIS RUDOLPH LE ROUX (LPCM No 82492) or LYNNE BOTHA (LPCM No 82076)
or MARGARET ANNE BOAG (LPCM No 82640) or MELANIE KILIAN (LPCM No 85876)
or PIETER ANDREAS PRETORIUS (78840) or ARNO WATSON (LPCM No 80324)

with the power of substitution to be my true and lawful attorney and agent in my name, place and stead to appear before the Registrar of Deeds at Cape Town, or any other competent official in the Republic of South Africa

And then and there to declare that the Transferor did on **28 March 2022** sell by Private Treaty the undermentioned property to

The Trustees of DREYER VAN NIEKERK TRUST
Registration Number IT000723/2016(C)

the following property:

**THE FARM FARM 749,
SITUATED IN THE THEEWATERSKLOOF MUNICIPALITY,
DIVISION CALEDON,
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 442,3176 (FOUR HUNDRED AND FORTY TWO COMMA THREE ONE SEVEN SIX) HECTARES

HELD BY DEED OF TRANSFER T85375/1996

for the sum of **R39 000 000,00 (Thirty Nine Million Rand)**

And further cede and transfer the said property to the said transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as Transferor might or could do if personally

present and acting therein, hereby ratifying, allowing and confirming all and whatsoever the said agent shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at CALEDON on 21 JUNE 2022 in the presence of the undersigned witnesses.

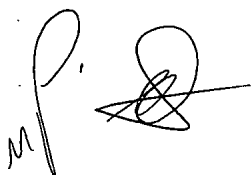
WITNESSES:

1. notaridown


MATTHEUS GERHARDUS LÖTTER

2. 

For Information





**Transfer Duty
Declaration**

TDREP

Reference Details

Transfer Duty Reference Number: TDE04D5380

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name KLIPFONTEIN TRUST
Company / CC / Trust Reg No. IT228196

Full Name
Marital Status

Details of Purchaser / Transferee

Full Name
Company / CC / Trust Reg No. IT0007232016C

Surname / Registered Name DREYER VAN NIEKERK TRUST
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2022-03-28
Total Fair Value R 39000000.00

Total Consideration R 39000000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 THE FARM FARM 749,
SITUATED IN THE THEEWATERSKLOOF MUNICIPALITY,
DIVISION CALEDON,
PROVINCE OF THE WESTERN CAPE
IN EXTENT 442,3176 (FOUR HUNDRED AND FORTY TWO COMMA THREE ONE SEVEN SIX) HECTARES

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE04D5380

Exempt in terms of Section 9 of the Transfer Duty Act Other

Exemptions allowed by another Act s9(15) Transfer Duty Act, 40 of 1949

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

MARLETTZ PRETORIUS

Date (CCYYMMDD) 20220622

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)

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**CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)**

ISSUED BY THEEWATERSKLOOF LOCAL MUNICIPALITY

In terms of Section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to THEEWATERSKLOOF LOCAL MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY

Municipal Reference Number : PLAAS 749/CALEDON
Erven : 749
Portion :
Extension : FARM 749
Zoning :
Registration division / Administrative District : SITUATED IN THE THEEWATERSKLOOF MUNICIPALITY, DIVISION CALEDON
Suburb : CALEDON RD
Town : FARM 749
Sectional Title unit number : 0
Exclusive use area and number as referred to on the registered plan :
Real right :
Scheme registration number :
Sectional Title Scheme Name :
Registered owner : KLIPFONTEIN TRUST IT2281/96
Name and Identity / Registration number of all purchaser/s : DREYER VAN NIEKERK TRUST IT000723/2016(C)

This Certificate is valid until: 2022/10/18

Given under my hand at CALEDON on 2022/08/19

Declaration by Conveyancer: **LOUIS RUDDOLPH
LE ROUX**

I hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the THEEWATERSKLOOF LOCAL MUNICIPALITY

Conveyancer

Lenore Sauls

MUNICIPAL MANAGER
THEEWATERSKLOOF LOCAL MUNICIPALITY

22 - 8 - 2022
Date

Date Issued: 2022/08/19
Authorised Official: Lenore Sauls

4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88231 - MADAMA LITHA

DATE : 20220822 TIME : 11:06:19.7 PAGE : 1

TRACK NUMBER : 88007880120

BLACK-BOOKING ENQUIRY ON NAME - KLIPFONTEIN TRUST
ID NUMBER - 2281/96
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

| PERSON NAME AND ID | CONTRACTS/INTERDICTS | NOTED ON SCAN/MICRO REF |
|--------------------|-------------------------------|-------------------------|
| KLIPFONTEIN TRUST | 2281/96 EX44/2021-T85376/1996 | 20210921 20210922134525 |

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

TRACK NUMBER : 88887888128

PROPERTY DETAILS: PRINT FOR PORTION

FARM NO
REG DIV

0
749
CALEDON RD

PROVINCE

WESTERN CAPE

PREV DESCRIPTION

T7888/1975

DIAGRAM DEED NO

442.3176 H

EXTENT

CALEDON DC

CLEARANCE

FARM 749

FARM NAME

NO INTERDICTS

DOCUMENTS

B13211/2015

B13212/2015

B15138/2016

B15139/2016

K62/20175 Condition on p. 10

FARM CA 749

FROM CA RD 272/4,350

HOLDER & SHARE

FIRSTRAND BANK LTD

FIRSTRAND BANK LTD

FIRSTRAND BANK LTD

OVERBERG AGRI FINANCE R F LTD

AMOUNT

R13800000.00

R6880000.00

R5000000.00

R8000000.00

O/P/A

SCAN/MICRO REF

MDD

20180207078828

0525

20170403094706

0525

20170403094616

0614

20170403094449

0614

20170403094245

0130

1985 0017 2255

OWNER DETAILS

FULL NAME & SHARE

KLIFFONTEIN TRUST

PURCH DATE

19960712

AMOUNT/REASON

R445050.00

O/P/A IDENTITY

2281/96

TITLE DEED

T85375/1996

MDD

1104

MICROFILM REF

20180207078924

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

IK E F: /XARRA /IK E