

151

MARAIS MULLER HENDRICKS
58 VAN RIEBEECK ROAD
KUILS RIVER
7580

Prepared by me

CONVEYANCER
PREISS BRINK (10240)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 115 000,00	R. 1 453,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
19 -07- 2023
ELIZABETH VAN TONDER

DATA / CAPTURE
13 -07- 2023
SK

T 000027244 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ARNO WATSON
LPCM 80234

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

CROWNED CORMORANT INVESTMENTS 11 PROPRIETARY LIMITED
Registration Number 2004/024501/07

which said Power of Attorney was signed at Kuils River on 14 June 2023

And the appearer declared that his/her said principal had, on **1 JUNE 2023**, 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:

JAMES STEPHEN DU TOIT
Identity Number 750214 5287 08 0
Unmarried

his Heirs, Executors, Administrators or Assigns, in full and free property

1. **REMAINDER PORTION 50 (PORTION OF PORTION 14) OF THE FARM
FRANSCH KRAAL NO. 708
IN THE OVERSTRAND MUNICIPALITY
DIVISION CALEDON
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 3,9485 (THREE COMMA NINE FOUR EIGHT FIVE) HECTARES

FIRST REGISTERED by Certificate of Registered Title No. T24155/1990 with Diagram No. T8233/1987 relating thereto and **HELD** by Deed of Transfer Number T2891/2005

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T5544/1941.
- B. SUBJECT FURTHER to the Servitude referred to in the endorsement dated 18 August 1951 on Deed of Transfer No. T5546/1941, which endorsement reads as follows:

"Kragtens Notariële Akte Nr. 478/1951 gedateer 3 Maart 1951, is die eiendomme hieronder gehou, onderhewig aan sekere serwituut met betrekking tot waterregte, waterleiding, opgaardamme en suiweringswerke, soos aangedui op Serwituut Kaart Nr. 3241/1950, aan gesegde Notariële Akte geheg, tesame met sekere bykomende regte, en onderhewig aan sekere voorwaardes ten gunste van die genomineerde van die Administrateur in Trust vir sodanige Plaaslike Owerheid, wat hierna oor die Dorp Franskraal ingestel mag word, om te behou ten voordele van die Erfhouers en sodanige Plaaslike Owerheid, soos meer breedvoerig sal blyk uit gesegde Akte en Kaart, 'n kopie waarvan hieraan geheg is."

mc
ch

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2.

PORTION 48 (A PORTION OF PORTION 14) OF THE FARM FRANSCHÉ
KRAAL NO. 708
IN THE OVERSTRAND MUNICIPALITY
DIVISION CALEDON
PROVINCE OF THE WESTERN CAPE

IN EXTENT 5,9858 (FIVE COMMA NINE EIGHT FIVE EIGHT) HECTARES

FIRST REGISTERED by Certificate of Registered Title No. T24155/1990 with
Diagram No. 8231/1987 relating thereto and **HELD** by Deed of Transfer
Number T11606/2005

SUBJECT to the conditions referred to in Deed of Transfer No. T5544/1941.

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

CROWNED CORMORANT INVESTMENTS 11 PROPRIETARY LIMITED
Registration Number 2004/024501/07

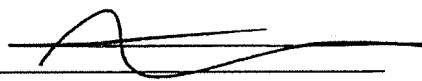
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

JAMES STEPHEN DU TOIT, Unmarried

his Heirs, Executors, Administrators 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 **R1 000 000,00 (ONE MILLION RAND)** and that transfer duty was paid on the amount of R1 115 000,00 (ONE MILLION ONE HUNDRED AND FIFTEEN THOUSAND RAND) being the purchase price in the amount of R1 000 000,00 (ONE MILLION RAND) plus agent commission in the sum of R115 000,00 (ONE HUNDRED AND FIFTEEN THOUSAND RAND).

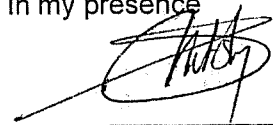
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 10 July 2023



q.q.

In my presence



REGISTRAR OF DEEDS

