

**A. FOR CONVEYANCER'S USE:**

(a) Simuls with other registries/sectional titles:

Code	Firm	Property	Office
1			
2			
3			
4			

(b) Client copies of deeds filed permanently in Deeds Registry:

Nature and number of deed	Code	Initials of examiners and date
	JKT.	

(c) Notes:

**B. FOR DEEDS OFFICE USE:**

	Remarks	Initials and date
Interdicts checked by..... Signature:..... Date:.....	(1) Township (proclaimed) ..... Proclamation No:..... Date:.....	
	(2) Endowment erven:.....	
	(3) Endowment:.....	
Main file checked Section 25 right ..... Restrictive Conditions .....	(4) Restrictive Conditions:.....	
Signature:..... Date:.....	(5) Microfilm reference:.....	
	(6) General Plan:.....	
GPA:..... checked Signature:..... Date:.....	(7) Title deed:.....	
	(8) Bonds against township title:.....	
	(9) Date checked:.....	

Office instructions:

Section:

# BROWNE BRODIE & FOURIE

## CONVENTIONAL

**35**  
342 8386

**A. FOR DEEDS OFFICE USE:**

(a) Date of lodgement: **2019-08-15**

Office of the Registrar of Deeds: Pietermaritzburg

Linking: 2 | 1

(b) EXECUTE BY: **2019-08-28**

Examiners	Room	Reject	Pass
1 S. SPEIRS	535		
2 F.M. ROBERTS	531	2019-08-26	RR
3			

NATURE OF DEED: **Pander**

Reference No.: **17M245784**

00025153/2019

**Memo Ruler / Sharew**

Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1	T BBF	35		
2	EC ER Browe	04		
3				
4				
5	BACKBOOKING 23/08			
6				
7				
8				
9				
10				
11				
12				

Brief description of property (only para. 1 in Deed):

ONXELE

FEES HOLD OVERS

2019-08-21

2019-08-22

Polun 302 d 121 430 Deewee Value

Brief description of property (only para. 1 in Deed)

Registration requested by: .....

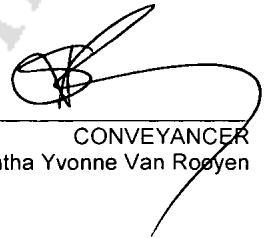
Date: .....



040004041753

Morris Fuller Williams  
 1 Knightsbridge  
 16 Westville Road  
 Westville  
 3029

Prepared by me



CONVEYANCER  
 Samantha Yvonne Van Rooyen

**FEES**

	AMOUNT	OFFICE FEE
ANY OTHER CONTRIBUTION		
PURCHASE PREMIUM	R 760 000,00	R 38,00
MORTGAGE CAPITAL AMOUNT		
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION ACT

2019 -08- 2 6

DEED OF TRANSFER

000025153 / 2019

BE IT HEREBY MADE KNOWN THAT  
**GIUSEPPE ANGELO COCCIANTE**

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said  
 appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**JACQUELINE BELINDA CLEMMENTIA CRADDOCK**  
 Identity Number 711119 0285 08 8  
 Unmarried

which said Power of Attorney was signed at WESTVILLE on 5 JULY 2019

And the appearer declared that his/her said principal had, on 4 June 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:

**KYLE WAYNE WIESE**  
**Identity Number 931205 5083 08 3**  
**and**  
**BRITTNEY NICOLE WIESE**  
**Identity Number 960418 0062 08 5**  
**Married in community of property to each other**

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

PORTION 302 OF ERF 430 ZEEKOE VALLEI  
REGISTRATION DIVISION FT  
PROVINCE OF KWAZULU-NATAL

IN EXTENT 269 (TWO HUNDRED AND SIXTY NINE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T34963/1994 with  
General Plan SG No. 1612/1980 relating thereto and held by Deed of Transfer  
Number T23201/2006

**THIS PROPERTY IS TRANSFERRED:**

- A. Subject to and with the benefit of a party wall servitude 0,20 metres wide as shown on the General Plan SG No. 1612/1980, as created by Certificate of Registered Title No. T34963/94.
- B. Subject to the following special condition as created by Deed of Transfer No. T34963/94, namely:-

The City Council reserves in perpetuity the right, without being required to pay compensation therefore, to erect, lay, maintain, use and remove standards, lines, cables, pipes and the like under, on and over the said land for the purpose of conveying electric current, water, drainage, sewerage and the like and the Owner agrees not to obstruct or interfere with or allow any obstruction or interference with any such standards, lines, cables, pipes and the like, or to erect any building or other permanent structure within one (1) metre of any such standards, lines, cables, pipes and the like without the prior express consent of the City Council, provided that any damage done during the process of erecting, laying, maintaining, using or removing such standards, lines, cables, pipes and the like shall be made good by the City Council. The Owner agrees that the City Council by itself, or others, may enter upon the said property at all reasonable times for the purpose of enforcing the rights reserved and the obligations accepted in this clause.

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

**JACQUELINE BELINDA CLEMMENTIA CRADDOCK, Unmarried**

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

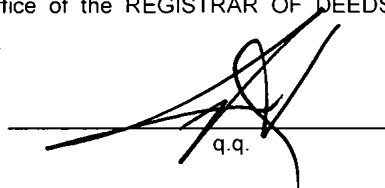
**KYLE WAYNE WIESE and BRITTNEY NICOLE WIESE, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 R780 000,00 (SEVEN HUNDRED AND EIGHTY 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 PIETERMARITZBURG on

2019 -08- 26

  
q.q.

In my presence



REGISTRAR OF DEEDS

35

① - 55  
RR

Morris Fuller Williams  
1 Knightsbridge  
16 Westville Road  
Westville  
3629

Prepared by me



CONVEYANCER  
Samantha Yvonne Van Rooyen

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**JACQUELINE BELINDA CLEMMENTIA CRADDOCK**  
Identity Number 711119 0285 08 8  
Unmarried

do hereby nominate and appoint Morris Parker Fuller and/or Samantha Yvonne Van Rooyen and/or Giuseppe Angelo Cocciantè

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

**KYLE WAYNE WIESE**  
Identity Number 931205 5083 08 3  
and  
**BRITTNEY NICOLE WIESE**  
Identity Number 960418 0062 08 5  
Married in community of property to each other

the property described as:

PORTION 302 OF ERF 430 ZEEKOE VALLEI  
REGISTRATION DIVISION FT  
PROVINCE OF KWAZULU-NATAL

IN EXTENT 269 (TWO HUNDRED AND SIXTY NINE) Square metres

HELD BY Deed of Transfer Number T23201/2006

the said property having been sold by me on 4 June 2019, to the said transferee/s for the sum of R780 000,00 (Seven Hundred and Eighty Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore

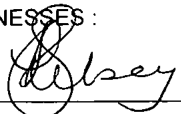
Lexis® Convey 17.1.9.6


1  J.B.C.


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 the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at WESTVILLE on 5 JULY 2019  
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

  
JACQUELINE BELINDA CLEMENTIA  
CRADDOCK

2. 

For Information





35

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)

3  
R

ISSUED BY eTHEKWINI 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 eTHEKWINI 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.

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000): Not applicable

DESCRIPTION OF PROPERTY

21 Digit Code : NOFT03920000043000302

Erven : 430

Portion : 302

Extension : ZEEKOE VALLEI

Zoning : Not available

Registration division / Administrative District : FT

Suburb : NEWLANDS EAST

Town : ZEEKOE VALLEI

Sectional Title unit number : Not applicable

Exclusive use area and number as referred to on the registered plan : Not applicable

Real right : Not applicable

Scheme registration number : Not applicable

Sectional Title Scheme Name : Not applicable

Registered owner : JACQUELINE BELINDA CLEMMENTIA CRADDOCK 7111190285088

Name and Identity/ Registration Number of all purchaser/s: KYLE WAYNE WIESE 9312055083083  
BRITTNEY NICOLE WIESE 9604180062085

This Certificate is valid until : 11/10/2019

Given under my hand at DURBAN on 12/08/2019

MUNICIPAL MANAGER  
eTHEKWINI MUNICIPALITY

Date issued: 12/08/2019

Authorised Officer: Msawenkosi Mchunu

Certificate By Conveyancer:

I GIUSEPPE ANGELO COCCIANTE (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Ethekwini Municipality.

Conveyancer

Date

13/08/2019



TRACK NUMBER : 40004041753

PROPERTY DETAILS PRINT FOR PORTION 302  
ERF NO 430  
TOWNSHIP ZEEKOE VALLEI  
REG DIV FT

PROVINCE KWAZULU NATAL  
PREV DESCRIPTION T34963/994  
DIAGRAM DEED NO 269 SQM  
EXTENT ETHERWINI  
CLEARANCE

NO INTERDICTS

DOCUMENTS  
B29191/2006 Case  
ZEE/VALLEI, 430, 302

HOLDER & SHARE  
NEDBANK-LTD

AMOUNT  
R270000.00

O/P/A

SCAN/MICRO-REF  
2006 0585 1333  
1995 0393 1755

MDD  
0529

OWNER DETAILS

FULL NAME & SHARE  
CRADDOCK JACQUELINE BELINDA CLEMENTIA

PURCH DATE AMOUNT/REASON  
20060209 R250000.00

O/P/A IDENTITY TITLE DEED  
7111190285088 T23201/2006

MDD MICROFILM REF  
0529 2006 0585 1320

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

\*\* 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

(50)  
R

TRACK NUMBER : 40004041753

BLACK-BOOKING ENQUIRY ON NAME - CRADDOCK JACQUELINE BELINDA CLEMMENTIA  
ID NUMBER - 7111190285088  
BIRTH DATE - 19711119  
MARITAL STATUS - UNMARRIED  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* 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 \* \* \*

