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DBM ATTORNEYS INC.
DBM OFFICE PARK
CORNER OF MEMEL RD AND ALLEN ST
NEWCASTLE 2940

Prepared by me



CONVEYANCER
ALISIA PEENS

FEES	
Stamp Duty.....	
Reg.....	R440,00
Corp.....	
G/M Bond.....	

2016-12-12

T 000038960/2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT **JUSTIN ANSELM BROWNE**

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney which said Power of
Attorney was signed at **NEWCASTLE** on **4 NOVEMBER 2016** granted
to him by

BONGINKOSI GOLDEN MLANGENI
Identity Number 760722 5501 08 4
and
ZAMANQUHA FILICITY MLANGENI
Identity Number 770908 0712 08 5
Married in community of property to each other



And the appearer declared that his said principal had, on 19 October 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

MALUSI LINCOLN MCHUNU
Identity Number 730929 5546 08 7
and
AYANDA MCHUNU
Identity Number 741015 0484 08 1
Married in community of property to each other

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

ERF 9300 NEWCASTLE (EXTENSION 37)
REGISTRATION DIVISION HS,
PROVINCE OF KWAZULU-NATAL

IN EXTENT 2130 (TWO THOUSAND ONE HUNDRED AND THIRTY) Square metres

FIRST TRANSFERRED by Deed of Transfer T 15461/1985 with General Plan SG 1186/1976 relating thereto and held by Deed of Transfer T 18058/2014

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions of the original Grant 4702 in so far as still in force and applicable.
- B. Subject further to the following conditions imposed by the Administrator of Natal in terms of Ordinance 27 of 1949 (as amended) as created in Deed of Transfer T 15461/1985, namely:
1. The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 2 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension.

Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

The right conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.
 2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the lot along any boundary thereof other than a road frontage and within a distance of 2 metres from such boundary and shall have reasonable access thereto for the purpose



of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains, provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right to appeal to the Administrator whose decision shall be final.

3. The owner of the lot shall, without compensation, be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences in level between the lot and the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot unless he shall elect, at his own cost, to build a retaining wall to the satisfaction of the local authority.
4. Where two or more portions thereof subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.



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

**BONGINKOSI GOLDEN MLANGENI and ZAMANQUHA FILICITY
MLANGENI, Married as aforesaid**

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

MALUSI LINCOLN MCHUNU and AYANDA MCHUNU, 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 R260 000,00 (TWO HUNDRED AND SIXTY 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 2016 -12- 12



q.q.

In my presence



REGISTRAR OF DEEDS

