

6212

<b>FEE</b>	
Stamp Duty	_____
Reg. R 55-70	_____
Govt. _____	_____
O/M Bond	_____

Prepared by me,

  
 Conveyancer  
 MARITZ S G  
**J.J. DE JAGER**

For Information Only

2004-09-14

T 04 47403

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN :

THAT **GAVIN REES EMANUEL**

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG the said Appearer being duly authorised thereto by a Power of Attorney signed at PRETORIA

on 15 June 2004 and granted by:-

**ISCOR LIMITED**  
No. 1989/002164/06

herein represented by **ANNAMARIE VAN DER MERWE** in her capacity as Company Secretary and duly authorised hereto by a Resolution dated 3 May 1995



**AND** the Appearer declared that his/her said Principal had truly and legally sold on 28 April 2004 and that, the said Appearer, in his/her capacity aforesaid, did by these presents, cede and transfer, to and on behalf of:-

**EUSTICE MUSAWENKOSI MKHWANAZI**  
Identity Number 641022 5749 08 9

and

**COLLETTE PATRICIA MKHWANAZI**  
Identity Number 690723 0297 08 7  
Married in community of property to each other

their heirs, executors, administrators or assigns in full and free property

ERF 6212 NEWCASTLE (EXTENSION 34)  
REGISTRATION DIVISION H.S.,  
PROVINCE OF KWAZULU-NATAL

Measuring 7 453 (SEVEN THOUSAND FOUR HUNDRED AND FIFTY THREE) square metres;

As will appear from General Plan S.G. No. 3799/1974 and held by Certificate of Consolidated Title No. T17417/1975

**THIS PROPERTY IS TRANSFERRED:-**

- A. SUBJECT to the conditions** in so far as still in force and applicable, contained in original Government Grant No 4702/1884.
- B. SUBJECT to the reservation of Minerals** in favour of the Town Council of the Borough of Newcastle held under Certificate of Mineral Rights No C M R 40/1947, which reads as follows:
- "The Town Council reserves to itself the right to all coal, iron and other minerals in and under the said land, with the right to the said Town Council or their assigns, to work, win and carry away all such coal, iron and other minerals, provided that in so doing they shall not break or damage the surface of the said land or in any way interfere with the occupation thereof by the Purchaser."
- C. SUBJECT to the following conditions** imposed by the Administrator of Natal in terms of Ordinance No 27 of 1949 (as amended), namely:
1. Except with the consent of the Administrator, the lot shall not be used for other than residential purposes.
  2. No semi-detached house, tenement house, boarding house, hotel or block of residential flats and not more than one dwelling house, together with such outbuildings as are ordinarily used in conjunction therewith, shall be erected on the lot without the consent of the Administrator. Upon registration of title of any subsequent subdivision of the said lot which shall have been approved by the

Administrator, this condition shall lapse in respect of such subdivision and thereafter shall apply to the remainder only.

3. 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 rights 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 right he shall have the right of appeal to the Administrator whose decision shall be final.

4. 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 of appeal to the Administrator, whose decision shall be final.
5. 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 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.
6. Where two or more lots or 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 Appearer, renouncing all the right and title which the said:-

ISCOR LIMITED

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:-

EUSTICE MUSAWENKOSI MKHWANAZI

and

COLLETTE PATRICIA MKHWANAZI

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 R3 000,00 (THREE THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar, together with the Appearer, q.q. 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

2004-09-14

q.q.



In my presence,

  
REGISTRAR OF DEEDS

For Information Only

