

# UITVOERING - EXECUTION

## A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

SUSAN E. COHEN	Datum van indiening Date of lodgement	(b) Gelyktydiges nie ingedien nie Simuls not lodged	(c) Regstellings Rectifications
<b>255</b>		<b>MOET SE REGISTERED</b> 03 FEB 2005 2005-01-14 PRETORIA DEEDS INGEDIEN	2005-01-27 <b>FINAL BLACKBOOK</b>
011-883-4601			

Ondersoekers/Examiners	Kamer/Room	Skakeling Linking	Verwerp Reject	Passer Passed
1. <b>MARIE COWEN</b>				
2. <b>PITSI</b>	249	2:1		
3.				

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

Verwysing No./Reference No.

Ms Cohen / PD.

05 010456

**T** 20  
Skakeling/Linking

2

1

## GELYKTYDIGES/SIMULS

Kode Code	Name van Partye Names of Parties	Firma Firm No.	No. in Stel/batch	Titelaktes ens. binne Titles etc. within
1	T D-TSON / MAKHANYA	255	1	T37066/86
2	B MAKHANYA / ABSA	255	2.	
3				
4				
5				
6				
7				
8				
9				
10				

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

	Firma/Firm	Eiendom/Property	Kantoor/Office
1		2005-01-27	
2			
3			
4			

Registrasie Versoek deur/Registration requested by:

Datum/Date:



000002424585

(Brief description of property (only para. 1 in Deed)  
(Kort beskrywing van eiendom (slegs para. 1 in Akte))


ERF 275 VRAAL MARINA HOLIDAY TOWNSHIP



6 007175 045229

SEAL REC...	
STAMP DUTY	RSS-00
FODI	
FEES	

Prepared by me,  
 Conveyancer  
 SUSAN BARBARA COHEN

VERBOD		MORTGAGED	
VIR		FOR R 41 000-00	
<b>B</b>	011467/05	 REGISTRATEUR/REGISTRAR	
	28 01 05		

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

T 05 010456

THAT MARLIZE SWART

appeared before me, REGISTRAR OF DEEDS at PRETORIA the said Appearer being duly

authorised thereto by a Power of Attorney signed at SANDTON

on 28<sup>TH</sup> OCTOBER 2004

and granted by:-

LAURA BERYL DYSON  
 Identity Number 430923 0052 08 7  
 Unmarried

2005-03-01  
 VERIFIER

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

2005-03-01  
 LEGALPERFECT

SUSAN B. COHEN  
 ATTORNEYS  
 SANDTON

ATTWELL SIBUSISO MAKHANYA  
Identity Number 710521 5363 08 6

and

LORRAINE MAKHANYA  
Identity Number 721226 0365 08 9  
Married in community of property to each other

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

ERF 275 VAALMARINA HOLIDAY TOWNSHIP  
REGISTRATION DIVISION I.R.. THE PROVINCE OF GAUTENG

IN EXTENT 1 000 (ONE THOUSAND) SQUARE METRES;

FIRST TRANSFERRED BY DEED OF TRANSFER T25110/1984 WITH GENERAL PLAN  
S G NO. A 2654/76 RELATING THERETO AND HELD BY DEED OF TRANSFER  
T37066/1986.

SUBJECT to the following conditions:-

- A. SUBJECT to the reservation of mineral rights in favour of FERCO INVESTMENTS (PROPRIETARY) LIMITED as will more fully appear from Certificate of Mineral Rights No. K 3647/1976 R M issued on the 17 December 1976 in respect of Portion 4, now known as VAALMARINA HOLIDAY TOWNSHIP of the Farm KOPPIESFONTEIN 478, situate in the Registration Division I.R. Transvaal, measuring 258,7580 Hectares.
- B. (a) NEITHER the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (b) NEITHER the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material or to continue an existing use without the written consent of the local authority.
- (c) EXCEPT with the consent of the local authority, no animal as defined in the Local Authorities' Pounds Regulations, published under Administrator's Notice No. 2 of 1929, shall be kept or stabled on the erf.

SUSAN B. COHEN  
ATTORNEYS  
SANDTON

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- (d) EXCEPT with the written consent of the local authority, no wood and/or iron buildings or buildings of unburnt clay brick shall be erected on the erf.
- (e) EXCEPT with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
- (f) WHERE, in the opinion of the local authority it is impracticable for the stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater: provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (g) NO person, with the exception of permanent officials or employees of the township owner, may occupy the erf or any buildings thereon for longer than four months during any calendar year, except with the written permission of the Administrator.
- (h) EXCEPT with the written permission of the local authority no boundary fence shall be erected on any erf, and where such fence is erected it shall be constructed and maintained to the satisfaction of the local authority.
- (i) NO buildings shall be erected on the erf before access to the erf has been provided to the satisfaction of the local authority.
- (j) NO trees shall be felled or removed from the erf without the written permission of the local authority.
- (k) THE erf is subject to a servitude, 2m wide in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary as determined by the local authority.

- (l) NO building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (m) THE local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (n) UPON the submission to the Registrar of Deeds of a Certificate by the local authority to the effect that the township has been included in a town planning scheme and that the scheme contains conditions corresponding to the title conditions contained herein, such title conditions shall lapse

C. (a) THE erf shall be used solely for the purpose of erecting thereon a dwelling house; only one dwelling house, together with such outbuildings as are normally required for use in connection therewith, shall be erected on the erf.

(b) THE main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.

(c) BUILDINGS including outbuildings, hereafter erected on the erf shall be located not less than 5m from the boundary thereof abutting on a street; provided that the local authority shall have the right to reduce the building line on one of the street frontages of corner erven or where, in its opinion compliance with the building line restriction would on account of the topographical features of the erf interfere with the development of the erf.

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ATTORNEYS  
SANDTON

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AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

WHEREFORE the Appearer, renouncing all the right and title which the said:-

LAURA BERYL DYSON

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:-

ATTWELL SIBUSISO MAKHANYA

and

LORRAINE MAKHANYA

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 R55 000,00 (FIFTY FIVE THOUSAND RAND) and the date of sale to be the 05 October 2004.

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 PRETORIA on

28 01 05

q.q.

In my presence,

REGISTRAR OF DEEDS

SUSAN B. COHEN  
ATTORNEYS  
SANDTON

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Prepared by me,  
1   
Conveyancer  
SUSAN BARBARA COHEN

## POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

LAURA BERYL DYSON 1  
Identity Number 430923 0052 08 7  
Unmarried

(the Transferor) hereby nominate, constitute and appoint:-

SUSAN BARBARA COHEN or MARLIZE SWART

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor in the name, place and stead of the Transferor to appear before the REGISTRAR OF DEEDS at PRETORIA and then and there to declare that the Transferor did on 05 October 2004, truly and lawfully sell to:-

ATTWELL SIBUSISO MAKHANYA 1  
Identity Number 710521 5363 08 6

and

LORRAINE MAKHANYA 1  
Identity Number 721226 0365 08 9  
Married in community of property to each other

for the sum of R55 000,00 (FIFTY FIVE THOUSAND RAND) :-

ERF 275 VAALMARINA HOLIDAY TOWNSHIP  
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 1 000 (ONE THOUSAND) SQUARE METRES;

HELD BY Deed of Transfer T37066/1986 1

and further cede and transfer the said property in full and free property to the said Purchasers to renounce all the right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall

SUSAN B. COHEN  
ATTORNEYS  
SANDTON

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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; hereby giving and granting to any one of the Agents specific authority to amend this Power of Attorney in any manner whatsoever against his/her signature opposite such amendment and/or to sign any application or other document in any way relating to the said property and/or on behalf of the Transferor to endorse any insurance or Bank or rates refund cheque whatsoever and to receive payment of the proceeds.

SIGNED at SANDTON on 28<sup>th</sup> October 2004  
AS WITNESSES:

1. [Signature]
2. [Signature]

[Signature]  
LAURA BERYL DYSON



**SUSAN B.COHEN**  
**255**  
**011-883-4801**

Rev. 684

## Part I

**SOUTH AFRICAN REVENUE SERVICE**  
**TRANSFER DUTY - FORM B**  
**DECLARATION BY PURCHASER**

TRANSFEROR (Seller)  
LAURA BERYL DYSON Identity Number 430923 0052 08 7

TRANSFeree (Purchaser)  
ATTWELL SIBUSISO MAKHANYA Identity Number 710521 5363 08 6  
LORRAINE MAKHANYA Identity Number 721226 0365 08 9

DESCRIPTION OF PROPERTY

ERF 275 VAALMARINA HOLIDAY TOWNSHIP  
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 1 000 (ONE THOUSAND) SQUARE METRES;

30984

Date of transaction: 05 October 2004	Consideration: R55 000,00
TRANSFER DUTY PAID BY SUSAN B. COHEN (VMMAKHANYA)	
Postal Address DOCEX 161 RANDBURG	

FOR OFFICIAL USE	
Transfer duty paid on R ...	Being
Act under which duty charged	100%

Steel Casing Stamp Office of Issue 2004-12-13 REVENUE SERVICE	Receiver of Revenue	CASH REGISTER RECEIPT 2 13/12/04	NO. 1000 FROM TRANSFER
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USAN B. COHEN ATTORNEYS  
P.O. BOX 781622  
ANDTONTON  
FAX 011 883 2684  
146



DUPLIKAAT/DUPLICATE

Sert.Nr/Cert.No.: U 9683

UITKLARINGCERTIFIKAAT / CLEARANCE CERTIFICATE

Hiermee word Gesertifiseer

Dat alle bedrae wat ingevolge Artikel 118(1) van Wet 32 van 2000,  
ten opsigte van die Grond of die Reg in Grond soos hieronder beskryf  
aan die MIDVAAL PLAASLIKE MUNISIPALITEIT betaal is.

This is to Certify

That all Sums Due in terms of Section 118(1) of Act 32 of 2000, to the  
MIDVAAL LOCAL MUNICIPALITY in respect of the Land or  
the Right in Land describe hereunder, have been paid.

Beskrywing van grond of reg in grond / Description of land or right  
in land:

Owner's Name : DYSON LB  
Erf Nr / Stand Number : 370 010 00000275 00000 0000 0000  
Standplaas Beskrywing :  
Stand Description : VAALMARINA VAKANSIEDORP  
Dorp / Town : VAALMARINA HOLIDAY TOWNSHIP  
Oppervlakte / Area : 1000 VK Meter / SQ Meters

Hierdie Sertifikaat is geldig tot :  
This Certificate is valid until : 2005/03/31

Gegee onder my hand te / Given under my hand at :  
MIDVAAL LOCAL MUNICIPALITY  
MIDVAAL PLAASLIKE MUNISIPALITEIT

op hede die 12 dag van 2004  
this day of NOVEMBER

Stadsreksourier / Town Treasurer

MIDVAAL LOCAL MUNICIPALITY  
P.O. BOX 9  
MEYERTON 1960  
TEL: (016) 360-7400  
FAX: (016) 360-7521

Prod DEEDS REGISTRATION SYSTEM - PRETORIA  
Prepared By : DRS01193 - MALULEKE, PINKY CAROLANE

DATE : 20050117 TIME : 12:34:13.2 PAGE : 1

TRACK NUMBER : 2424585

BLACK-BOOKING ENQUIRY ON NAME - DYSON LAURA BERYL  
ID NUMBER - 430927051004  
BIRTH DATE - 01/08/79  
MARITAL STATUS - UNMARRIED  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

\*\*\* END OF REPORT \*\*\*

DEEDS REGISTRATION SYSTEM - PRETORIA  
pared By : DRS01193 - MALULEKE, PINKY CAROLANE

DATE : 20050117 TIME : 12:34:37.4 PAGE : 1

TRACK NUMBER : 2424585

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 275 1  
TOWNSHIP VAALHARINA HOLIDAY TOWNSHIP  
REG DIV IR

OVINCE GAUTENG

EV DESCRIPTION  
AGRAM DEED NO T25110/984  
TENT 1000 SQM  
EARANCE MIDVAAL LOCAL MUNICIPALITY

INTERDICTS

DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE  
YSON LAURA BERYL

PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	TITLE DEED
19840322	R10750	4309230052004 1	T37066/1986 7

MMD	MICROFILM REF
0815	1986 1202 0463

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

\*\*\* END OF REPORT \*\*\*

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

Notas/Notes:

**B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:**

		Opmerkings Remarks	Peraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedkeuring (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven.....		
	(3) Begiftiging Endowment .....		
Datum Date .....	(4) Voorwaardes Conditions .....		
	(5) Mikro Micro .....		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan .....		
	(7) Titelaakte Title deed .....		
	(8) Verbande teen dorpslital Bonds against township title.....		
Datum Date .....	(9) Datum nagesien Date checked.....		

Kantoor instruksies/Office instructions:

Seksie/Section: