

**A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCERS USE:**

(a) Gelyktydiges met ander registrasie kantore / deeltitels: Simuls with other registries / Sectional title:

Kode Code	FIRMA / FIRM	EIENDOM / PROPERTY	KANTOOR / OFFICE
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelaas: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes

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

	OPMERKINGS REMARKS	PARAAF INITIALS
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
	(2) Begiftigingserwe Endowment erven	
Datum: Date:	(3) Begiftiging Endowment	
	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan	
	(7) Titel akte Title deed	
Datum: Date:	(8) Verbande teen dorpsitel Bonds against township title	
	(9) Datum nagesien Date checked	

Kantoor instruksies / Office instructions:

Seksie / Section:

TEL: (013) 745 3200

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

Ert b bestast

**UITVOERING - EXECUTION**

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

(a) Datum van indiening / Date of lodgement

**LOGGED**  
2020-09-16  
MPUMALANGA  
DEEDS OFFICE

**MUST BE HANDLED FOR REGISTRATION BY**  
29 SEP 2020  
MPUMALANGA  
DEEDS OFFICE

(b)

Rc 18/10/2020

Ondersoekers / Examiners	Kamers Rooms	Skakeling / Linking	Verwerp / Reject	Passer Pass
X. MAPHANGA				
W.P. SCOTT	204	1	1	

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

Aard van Akte by: Transport, Verband, ens.  
Nature of Deed e.g. Transfer, Bond, etc.

Transfer

T: 000007104 / 2020

Verw. Nr. / Ref. No. STA 205 / 009

Skakeling / Linking

GELYKTYDIGES / SIMULS

Kode Code	Name van Partye / Names of Parties	Firma Nr. / Firm No.	Nr. in stel / batch	Titelaktes ens. binne Titles etc. within
1	T. Steyn / Mobera			
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

**DEEDS RECEIVED ON**  
2020-09-22

**AT PREP SECTION DEEDS OFFICE**

D. Swarts

SEELREG  
STAMP DUTY R  
FOOI  
FEES R 36,00

Starbuck Attorneys  
Cherry Grove Centre Nr 4  
608 Naledi Drive  
Dullstroom  
Mpumalanga

Prepared by me

  
CONVEYANCER  
JURIE HENDRIK GROBLER

T 000007104 / 2020

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

HENDRIK BELTASTER LODIEWEKUS ROOS

appeared before me, REGISTRAR OF DEEDS MPUMALANGA, at NELSPRUIT,  
he/she the said Appearer being duly authorised thereto by a Power of Attorney  
signed at Belfast on <sup>middelburg</sup> ~~10 July 2020~~ and granted to him/her by  
<sup>v</sup> ~~10 July 2020~~ <sub>9 September 2020</sub>

JOHANNES JURGENS STEYN  
Identity Number 610824 5032 08 6  
and

THELMA STEYN  
Identity Number 640621 0007 08 7

Married in community of property to each other

And the Appearer declared that his/her said principal had truly and legally sold on 26 March 2020 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**VUSUMUZI FRANS MABENA**  
**Identity Number 760601 5328 08 8**  
**Married out of community of property**

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

**ERF 6 BELFAST TOWNSHIP**  
**REGISTRATION DIVISION JT, PROVINCE OF MPUMALANGA**

**MEASURING 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) Square metres**

**FIRST TRANSFERRED by Deed of Grant 4301/1896 with Diagram annexed and held by Deed of Transfer No.T63033/2006**

**SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.**

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

**JOHANNES JURGENS STEYN and THELMA STEYN, Married as aforesaid**

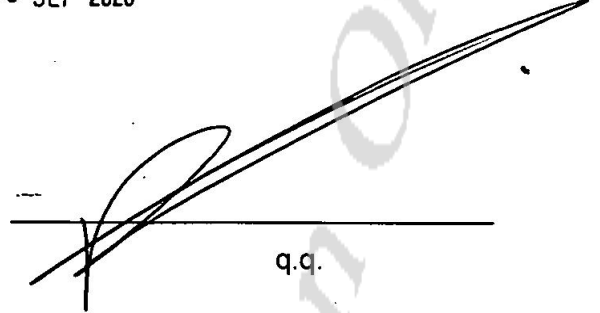
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**VUSUMUZI FRANS MABENA, Married as aforesaid**

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 R175 000,00 (ONE HUNDRED AND SEVENTY FIVE THOUSAND RAND).

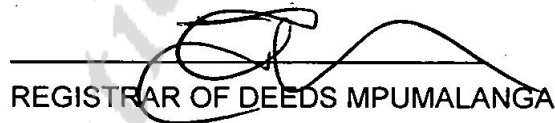
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS MPUMALANGA, at NELSPRUIT on 23 SEP 2020

  
\_\_\_\_\_

q.q.

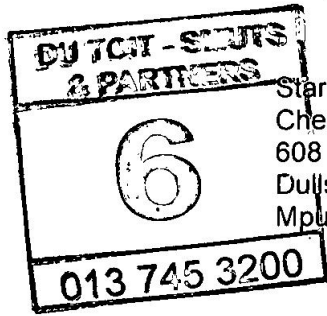
In my presence

  
\_\_\_\_\_

REGISTRAR OF DEEDS MPUMALANGA

✱





Starbuck Attorneys  
Cherry Grove Centre Nr 4  
608 Naledi Drive  
Dullstroom  
Mpumalanga

1-922-0

Prepared by me

CONVEYANCER  
~~CONRAD ALEXANDER STARBUCK~~  
(Sgn) J.H.GROBLER  
JURIE HENDRIK GROBLER

## POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

**JOHANNES JURGENS STEYN**  
Identity Number 610824 5032 08 6  
and  
**THELMA STEYN**  
Identity Number 640621 0007 08 7  
Married in community of property to each other

do hereby nominate, constitute and appoint **CONRAD ALEXANDER STARBUCK**  
and/or **JURIE HENDRIK GROBLER** and/or *Hendrik Beltaster*  
*Le dewielus Bos*

with power of substitution to be the true and lawful Attorney/s and Agent/s of the  
Transferor to appear before the REGISTRAR OF DEEDS MPUMALANGA, at  
NELSPRUIT and there to declare that we did on 26 March 2020 sell to:-

**VUSUMUZI FRANS MABENA**  
Identity Number 7606015328088  
Married out of community of property

for the sum of R175 000,00 (One Hundred and Seventy Five Thousand Rand) the  
below mentioned property, namely-

**ERF 6 BELFAST TOWNSHIP REGISTRATION DIVISION JT, PROVINCE  
OF MPUMALANGA**

**MEASURING 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY  
FIVE) Square metres**

**HELD BY Deed of Transfer Number T63033/2006**

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  
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 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.


9 September 2020

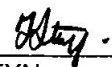
Signed at Middelburg on ~~09/09/2020~~  
in the presence of the undersigned witnesses.

AS WITNESSES :

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

  
\_\_\_\_\_  
JOHANNES JURGENS STEYN

  
\_\_\_\_\_  
THELMA STEYN

For Information Only



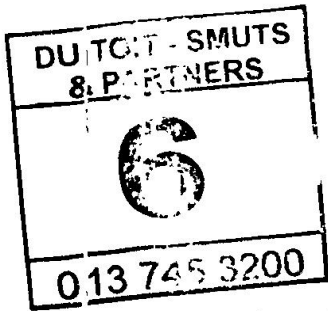
9



**EMAKHAZENI** PLAASLIKE MUNISIPALITEIT  
LOCAL MUNICIPALITY

**UITKLARINGSERTIFIKAAT  
CLEARANCE CERTIFICATE**

3/15



(verklaring uitgereik in terme van Seksie 118 Wet 32 van 2000)  
(Statement issued in terms of Section 118 of Act 32 of 2000)

13807

Hiermee sertifiseer ek dat alle bedrae verskuldig ooreenkomstig seksie 118 (1) (b) aan Emakhazeni Plaaslike Munisipaliteit MP 314

*This is to certify that all sums due in accordance with section 118 (1) (b) to the Emakhazeni Local Municipality MP 314*

ten opsigte van die perseel of belang  
*in respect of the premises or interest*

in grond  
*in land Erf 6 Belfast*

geregistreer op naam van  
*registered in the name of J.J. Steyn*

aan die Emakhazeni Plaaslike Munisipaliteit betaal is.  
*have been paid to the Emakhazeni Local Municipality.*

Hierdie sertifikaat is geldig tot  
*This certificate is valid until for 60 days from day of issue here of*

Gegee onder my hand te BELFAST, Mpumalanga, op hede  
*Given under my hand at BELFAST, Mpumalanga, on this 17<sup>th</sup> day of*

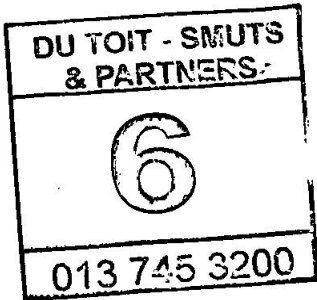
*August* Tweeduisend  
*Two Thousand and Twenty*



*[Signature]*  
MUN BESTUURDER / MUN MANAGER  
EMAKHAZENI Plaaslike Munisipaliteit  
Local Municipality

Ontvang die som van  
*Received the sum of R*

Kwitansie Nr:  
*Receipt No:*



(4) X

CONVEYANCER CERTIFICATE

I, the undersigned,

**JURIE HENDRIK GROBLER**  
Conveyancer, Practicing at Nelspruit.

Hereby certify and confirm that the name of the Sellers on the Section 118 Certificate is as follows:

**JOHANNES JURGENS STEYN and THELMA STEYN**

SIGNED AT NELSPRUIT ON THIS 15<sup>th</sup> DAY OF SEPTEMBER 2020.



JURIE HENDRIK GROBLER

DU TOIT - SMUTS  
& PARTNERS  
6  
13 745 3200

5/15



# EMAKHAZENI LOCAL MUNICIPALITY

25 Scheepers Street  
Belfast, 1100  
P.O Box 17  
Belfast, 1100

Tel: 013-253-7600  
Fax: 013-253-2440/  
013-253-1889

E-mail: [municipality@emakhazenilm.co.za](mailto:municipality@emakhazenilm.co.za)

Office of the Municipal Manager

Enquiries : Building Inspector

18 August 2020

The Registrar of Deeds  
Private Bag X11239  
Nelspruit  
1200

Dear Sir/Madam



**CERTIFICATE OF COMPLIANCE IN TERMS  
OF**

**SECTION 86 OF THE EMAKHAZENI BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT**

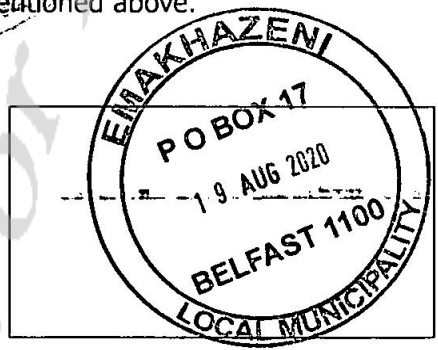
**Stand Number**  
**Town/ Farm**  
**Seller**

**ERF 6**  
**BELFAST**  
**JJ STEYN**  
**T STEYN**  
**V F MABEN**

**Purchaser**

It is certified, in terms of the requirement of section 86(2), of the Emakhazeni Local Municipality by-law on Spatial Planning and Land Use Management, That the applicant has complied with the requirement as stipulated in terms of section 86(1) of the Emakhazeni Local Municipality Spatial Planning and Land Use Management for the property as mentioned above.

**MR. G MTHIMUNYE**  
**MUNICIPAL MANAGER**

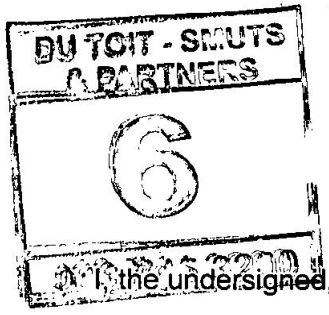


**DATE STAMP**

*Vision:*

A developmental local municipality striving to accelerate provision of quality services to the satisfaction of our communities

6 X



**CONVEYANCER CERTIFICATE**

**JURIE HENDRIK GROBLER**  
Conveyancer, Practicing at Nelspruit

Hereby certify and confirm that the name of the Purchaser on the Section 86 Certificate is as follows:

**VUSUMUZI FRANS MABENA**

SIGNED AT NELSPRUIT ON THIS 15<sup>th</sup> DAY OF SEPTEMBER 2020.

  
JURIE HENDRIK GROBLER

For Information Only

715

TRACK NUMBER : 110018527733

BLACK-BOOKING ENQUIRY ON NAME - STEYN JOHANNES JURGEIS  
ID NUMBER - 6188245032886  
BIRTH DATE - 19610824  
MARITAL STATUS - MARRIED IN  
MAIDEN NAME  
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

STEYN JOHANNES JURGEIS  
STEYN JOHANNES  
STEYN JOHAN  
STEYN JOHANN

5501135113084

I-121/1970-4/3/970-C

S815/2012-63592/2011-20110208

I-2586/1990R-3022/97-980127

I-17802/2000R

I-17817/2000R

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20120313

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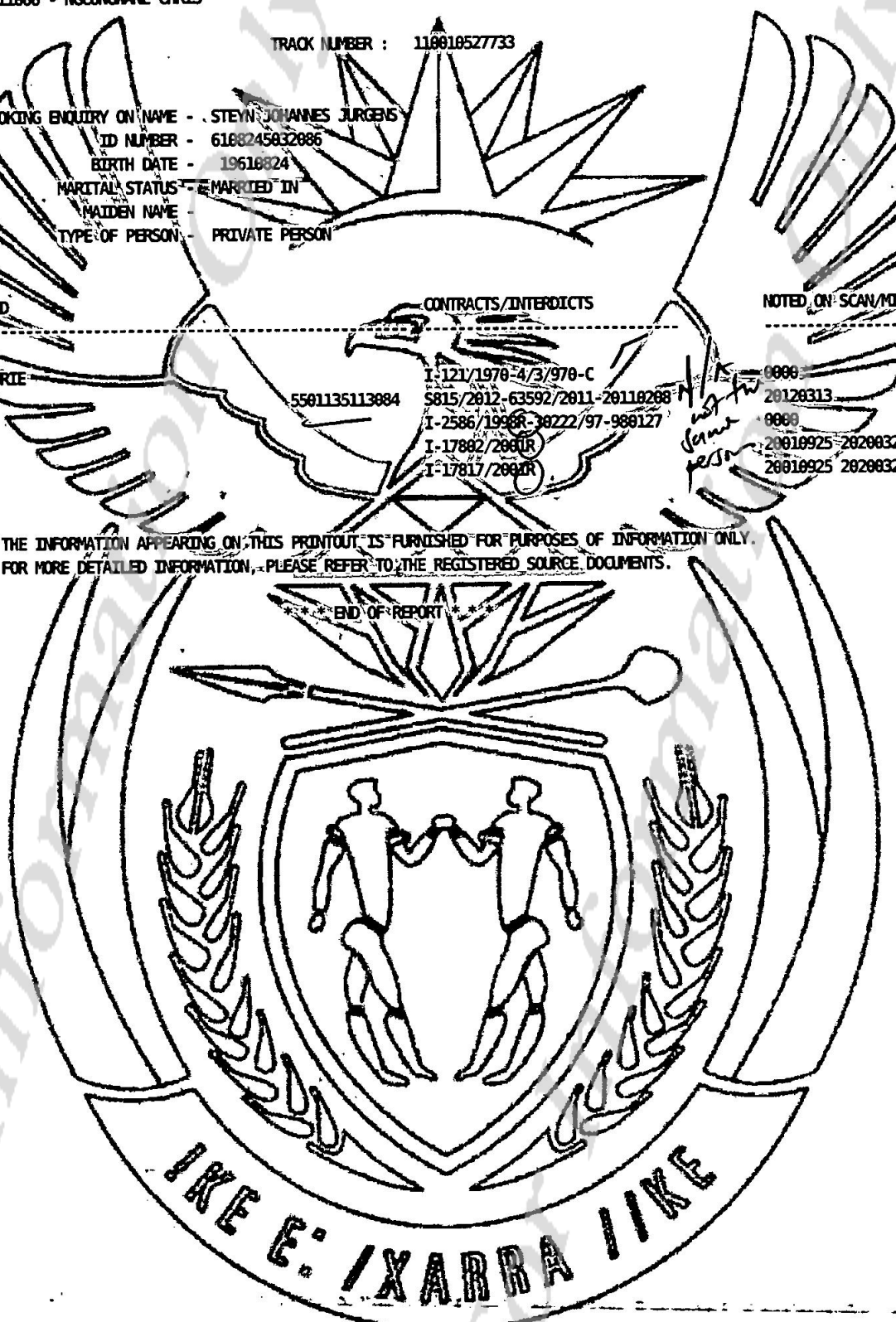
20010925-20200324180145

20010925-20200324181431

*not to same person*

\*\* 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



For Information

8/15

TRACK NUMBER : 118918527733

BLACK-BOOKING ENQUIRY ON NAME - STEYN, THELMA  
ID NUMBER - 6486210007887  
BIRTH DATE - 19640621  
MARITAL STATUS - MARRIED IN  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

\*\* PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
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\*\*\* END OF REPORT \*\*\*



For Information Only

918

TRACK NUMBER : 118018527733

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 6  
TOWNSHIP BELFAST  
REG DIV JT

PROVINCE MPUMALANGA  
PREV DESCRIPTION  
DIAGRAM DEED NO G4381/896  
EXTENT 2855 SQM  
CLEARANCE HIGHLANDS LOCAL MUNICIPALITY

NO INTERDICTS

DOCUMENTS  
BELFAST, 6

HOLDER

AMOUNT

O/P/A SCAN/MICRO REF MDD  
19898181894212

OWNER DETAILS

FULL NAME & SHARE  
STEYN JOHANNES JURGENS

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
20060118	R52000.00	0	6188245832886	T63833/2006	0602	20061804123606
20060118	R52000.00	0	6406218087887	T63833/2006	0602	20061804123606

STEYN THELMA

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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

IKHE: IXARRA IKHE

For Info



agriculture, land reform  
& rural development

Department:  
Agriculture, Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA

10

OFFICE OF THE REGISTRAR OF DEEDS MPUMALANGA  
Private Bag X 11239, NELSPRUIT, 1200; Tel (013) 756 4000, Fax (013) 756 4075,  
Website: www.drdir.gov.za

NOTE SHEET

① Date of signing of PA differs to deed + PA. Amend where nec.  
W.D. de

Mkhale

For Information Only

