

**BRONSGAAT**  
**BRONSGAAT**

VERBIND  
MORTGAGED.....

vir 114 000,00 (met voorkeur vir 'n  
for R..... (with preference for an

verdere bedrag nie te bogaande 22 800,00  
additional amount not exceeding R.....

VERSAND R 25941/88  
BOND NO.....

Aktekantoor  
Deeds Office  
Pietermaritzburg

Asst.-registrator van Aktes  
Asst. Registrar of Deeds

22/08/88

②

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T 21611/88

DEED OF TRANSFER

VENN, NEMETH & HART,  
Attorneys, Notaries and  
Conveyancers,  
281 Pietermaritz Street,  
PIETERMARITZBURG.

Prepared by me:

  
Conveyancer.  
G.M.S. SMITH

BE IT HEREBY MADE KNOWN :

THAT ..... of Pietermaritzburg, Natal,  
Conveyancer, appeared before me, REGISTRAR OF DEEDS for the  
Province of Natal, at Pietermaritzburg, he, the said Appearer,  
being duly authorised thereto by a Power of Attorney signed at  
PIETERMARITZBURG, on the 5th day of JUNE 1988,  
and granted to him by:

VERNON DORKIN HARDMAN  
Identity No.  
Married out of community of property  
A Member of the WHITE Group

AND the said Appearer declared that the said VERNON DORKIN HARDMAN, had on the 24th day of MAY 1988, truly and legally sold, and that he, the Appearer, in his capacity aforesaid, did by these presents cede and transfer, in full and free property to and on behalf of:-

MARTHINUS JOHANNES BEKKER  
Identity No.  
Married out of community of property

A Member of the WHITE Group

his Heirs, Executors, Administrators or Assigns, certain property, namely:-

REM of SUB 596 of the Farm VAALKOP and  
DADELFontein No. 885, situate in the  
Administrative District of Natal, in  
extent 28,0673 (TWENTY EIGHT comma NOUGHT  
SIX SEVEN THREE) Hectares;

First registered by Certificate of Consolidated Title No. T.  
8297/1972 with Diagram S.G. No. 726/1970 annexed thereto, and  
held by Deed of Transfer No. T. 8303/1972.

THIS PROPERTY IS TRANSFERRED:-

- A. As to so much of the said Remainder of Sub 596 as falls within the portion lettered G.H.j. middle of stream g.G. on the Diagram S.G. No. 726/1970 of Sub 596:

SUBJECT to the terms and conditions contained in the original Government Grant thereof No. 5548, in so far as the same may now be in force and applicable, and more particularly to the following:-

- (c) The said Lands shall be liable, without compensation to any proprietor, or to any sub-grantee or lessee thereof, to the entry thereon by any person by order of the Colonial Government, to remove therefrom any coal or any other mineral that may be found thereon, and also to the right of the Colonial Government to carry out such workings on or in the said Lands as may be required for the removal or utilization of such coal or other minerals, and also reserving to the Colonial Government the right of entry on said Lands, and removing therefrom such materials, not including timber or wood, as may from time to time be required for the construction and repairs of any part of any public road running through the said land.

B. As to so much of the said Remainder of Sub 596 as falls within the portion lettered H.J.H1.J1. middle of stream j.H. on the said diagram of the said Sub 596:

- 1. SUBJECT to the terms and conditions contained in the original Government Grant thereof No. 5548, in so far as the same may now be in force and applicable, and more particularly to the following:-

- (c) The said Lands shall be liable, without compensation to any proprietor, or to any sub-grantee or lessee thereof, to the entry thereon by any person by order of the Colonial Government, to remove therefrom any coal or other mineral that may be found thereon, and also to the right of the Colonial Government to carry out such workings on or in the said Lands as may be required for the removal or utilization of such coal, or other minerals, and also reserving to the Colonial Government the rights of entry on said Lands, and removing therefrom such materials, not including timber or wood, as may from time to time be required for the construction and repairs of any part of any public road running through the said land.

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~~2. SUBJECT to an Expropriation for road purposes in favour of the NATAL ROADS DEPARTMENT vide Notice and Diagram filed in the Office of the Registrar of Deeds with Expropriation No. 1007/1967, and vide Endorsement dated the 30th November 1967, in terms of Section 31(6) of Act No. 47 of 1937, on Deed of Transfer No. T. 8659/1950.~~ ~

C. As to so much of the said Remainder of Sub 596 as falls within the portions lettered K.L.t.Hl. and Dl.El.n. stream Cl on the said Diagram of the said Sub 596:

1. SUBJECT to such of the terms and conditions of the original Government Grant No. 885, as are of force and applicable.
2. SUBJECT to an Expropriation for road purposes in favour of the NATAL ROADS DEPARTMENT vide Notice and Diagram filed in the Office of the Registrar of Deeds with Expropriation No. 1007/1967, and vide Endorsement dated the 30th November 1967, in terms of Section 31(6) of Act No. 47 of 1937, on Deed of Transfer No. T. 6935/1942.

D. As to so much of the said Remainder of Sub 596 as falls within the portions L.M.s. curve Gl.t; and Y curve Z.Al.Bl.Cl. stream n.El.p. curve q.r. N.P.Q.R.S.T.U.V.W. X.Y. on the said diagram of the said Sub 596:

1. SUBJECT to such of the terms and conditions of the original Government Grant No. 885, as are of force and applicable.
2. SUBJECT to Deed of Cession No. 912/1970, in favour of the Republic of South Africa, relating to a Servitude of Acqueduct.

~~3. SUBJECT to an Expropriation for road purposes in favour of the NATAL ROADS DEPARTMENT vide Notice and Diagram filed in the Office of the Registrar of Deeds with Expropriation No. 124/1967, and vide Endorsement dated the 7th April 1967, in terms of Section 31(6) of Act No. 47 of 1937, on Deed of Transfer No. T. 6935/1942.~~ ~

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E. As to so much of the said Remainder of Sub 596 as falls within the portion Sl.k. middle of Stream L. curve Ll. Ml.Nl.Pl.Ql.Rl. on the diagram of the said Sub 596:

1. As to that portion lettered ml.z. curve Ll.Ml. on the diagram of the said Sub 596:  
SUBJECT to such of the conditions of the original Government Grant No. 885, as are still in force and applicable.
2. As to so much of the said Remainder of Sub 596 as falls within that portion lettered u.v. middle of stream x.w. Pl. on the said diagram of the said Sub 596:  
SUBJECT to such of the conditions of the original Government Grant No. 7032, as are now in force and applicable, and more particularly to the following:-

The said Lands shall be liable, without compensation to any proprietor, or to any sub-grantee or lessee thereof, to the entry thereon by any person, by order of the Colonial Government, to remove therefrom any coal or any other mineral that may be found thereon, and also to the right of the Colonial Government to carry out such workings on or in the said Lands as may be required for the removal or utilization of such coal or other minerals, and also reserving to the Colonial Government the right of entry on said Lands, and removing therefrom such materials, not including timber or wood, as may from time to time be required for the construction and repairs of any part of any public road running through the said lands.

3. As to so much of the said Remainder of Sub 596 as falls within that portion lettered w.x. middle of stream L. curve z. ml.Nl. on the said diagram of the said Sub 596:  
SUBJECT to such of the conditions of the original Government Grant No. 887, as are still in force and applicable, and more particularly the following:-

The said Land shall be liable, without compensation to any proprietor, or to any sub-grantee or lessee thereof, to the entry thereon by any person, by order of the Colonial Government, to remove therefrom any coal or any other mineral that may be found thereon,



and also to the right of the Colonial Government to carry out such workings on or in the said Lands as may be required for the removal or the utilization of such coals or other minerals; and also reserving to the Colonial Government the right of entry on said Land, and removing therefrom such materials, not including timber or wood, as may from time to time be required for the construction and repairs of any part of any public road running through the said land.

4. SUBJECT to the following special conditions imposed and enforceable by the NATIONAL ROADS BOARD in terms of Section 11(4) and (6) of 1940, as created in Deed of Transfer No. T. 9335/1946:-

- (a) The land, a share wherein is held hereunder, may not be subdivided without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.
- (b) No store or place of business or industry shall, without the written consent of the Controlling Authority as defined in Act No. 21 of 1940, be opened or conducted on the land, a share whereof is held hereunder, by the Transferor or the Transferee or their Successors in Title and without such consent the land shall be used solely for residential or agricultural purposes.
- (c) No building or any structure whatsoever shall be erected on the land, a share wherein is held hereunder, within a distance of 94,46 metres from the centre line of the National Road, without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

5. WITH THE BENEFIT of a Road Servitude 12,19 metres wide lettered B.b.d.M. on Diagram S.G. No. 3808/60, annexed to Deed of Transfer No. T. 9958/1960, over the Remainder of Orpen of the Farm Vaalkop and Dadelfontein No. 885, and as created in Deed of Transfer No. T. 9958/1960.

6. WITH THE BENEFIT of a Road Servitude 9,14 metres wide lettered f. irregular line g.h. irregular line small e, on Diagram S.G. No. 3808/60 annexed to Deed

*Handwritten signature*

of Transfer No. T. 9958/1960, over the Remainder of Orpen of the Farm Vaalkop and Dadelfontein No. 885, as created in Deed of Transfer No. T. 9958/1960.

7. WITH THE BENEFIT of a Road Servitude 9,14 metres wide represented on Diagram S.G. No. 3805/60 annexed to Deed of Transfer No. T. 9958/1960, over the respective properties and as created in Deed of Transfer No. T. 9958/1960:

(i) b. irregular line c.d. irregular line a. over the Remainder of 17/A of the Farm Vaalkop and Dadelfontein No. 885.

(ii) c irregular line e.f. irregular line d. over the Remainder of 18/A of the Farm Vaalkop and Dadelfontein No. 885.

(iii) e. irregular line g.h. irregular line f. over the Remainder of 19/A of the Farm Vaalkop and Dadelfontein No. 885.

(iv) g. irregular line j.k. irregular line h. and m. irregular line n.p. irregular line l, over the Remainder of 20/A of the Farm Vaalkop and Dadelfontein No. 885.

8. SUBJECT to the special conditions set out below imposed and enforceable by the NATIONAL TRANSPORT COMMISSION in terms of Sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act, 1940 (Act No. 21 of 1940) as amended, as created in Deed of Transfer No. T. 9958/1960, namely:-

(i) The land may not be subdivided without the written approval of the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act No. 44 of 1948.

(ii) The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act No. 44 of 1948.

(iii) No building or any structure whatsoever shall be erected within a distance of 15,24 metres from the north-eastern boundary of the

national road reserve without the written approval of the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act No. 44 of 1948.

9. SUBJECT to Deed of Cession No. 912/1970, in favour of the Republic of South Africa, relating to a Servitude of Acqueduct.
  10. SUBJECT to an Expropriation for road purposes in favour of the NATAL ROADS DEPARTMENT vide Endorsement dated the 21st February, 1967, on Deed of Transfer No. T. 9958/1960, in terms of Section 31(6) of Act No. 47 of 1937, and Notice and Diagram filed with Expropriation No. 4/1967.
- F. As to so much of the said Remainder of Sub 596 as falls within the portion lettered L. middle of stream f. middle of stream h.m. curve L. on the said diagram of the said Sub 596:
1. SUBJECT to such of the terms and conditions of the original Government Grant No. 885, as are of force and applicable.
  2. SUBJECT to Deed of Cession No. 912/1970, in favour of the Republic of South Africa, relating to a Servitude of Acqueduct.
  3. SUBJECT to an Expropriation for road purposes in favour of the NATAL ROADS DEPARTMENT vide Endorsement dated the 21st February, 1967, on Deed of Transfer No. T. 6935/1942, in terms of Section 31(6) of Act No. 47 of 1937, and Notice and Diagram filed with Expropriation No. 4/1967.
  4. SUBJECT to an Expropriation for road purposes in favour of the NATAL ROADS DEPARTMENT vide Notice and Diagram filed in the Office of the Registrar of Deeds with Expropriation No. 1056/1967, and vide Endorsement dated the 19th December 1967, in terms of Section 31(6) of Act No. 47 of 1937, on Deed of Transfer No. T. 6935/1942.
- G. SUBJECT to the following special conditions imposed by the NATIONAL TRANSPORT COMMISSION in terms of Section
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12(1) and (3) of the National Roads Act No. 54/1971, as created in Deed of Transfer No. T. 8303/1972, namely:-

- (a) The land shall not be subdivided further without the written approval of the Commission.
- (b) Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land without the written approval of the Commission.
- (c) The land shall be used for residential and agricultural purposes only and no store, business or industry whatsoever shall be opened or conducted thereon without the written approval of the Commission.
- (d) No structure or any other thing whatsoever shall be erected within a distance of 60 metres measured from the national road reserve boundary without the written approval of the Commission.

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WHEREFORE the said Appearer, renouncing all the right and title which the said **VERNON DORKIN HARDMAN**, heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents the said **MARTINUS JOHANNES BEKKER**, 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 of the said property to be the sum of R185 000,00.

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 for the Province of Natal, at Pietermaritzburg on **22/08/88**

In my presence,

REGISTRAR OF DEEDS.

|                                                |                    |
|------------------------------------------------|--------------------|
| REKENAAR: DATAVLE: CINC/COMPUTER: DATA CAPTURE |                    |
| OPGEHEEM/ENTERED                               | DATUM: DATE        |
| 1988-08-23                                     | 23/8               |
| GESTAAF/VERIFIED                               | OPERATEUR/OPERATOR |
|                                                | NR MO              |

TRANSFER DUTY RECEIPT No. 1602 issued  
at PIETERMARITZBURG on 18/07/88 for  
R 4 950,00

RATES CERTIFICATE: Nil

CHECKED: 1)                      2)