

OWELL'S
39



Prepared by me

CONVEYANCER
ADRIAN WALTER STOWELL

210903
H7219
78282656

TO: R900,00
From:
Waiver:
O/M Bond:

BO 000018009 / 2019
GEKAMPF 73
CHIEF P.
REGISTERED

(2)

VERBOD	MON
VR 2 000 000 00	
F	
B 015590 / 14	
2014-09-02	

DATE: 2019-06-28

2014-09-02

T 000029478 / 2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT **ADRIAN WALTER STOWELL**

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 *Cap Town* on the *17 July 2014* granted to him by

Damoya Promotions CC
Registration number 1998/056687/23

VERBIND		MORTGAGED	
VIR		R 1 00 000-00	
000009144 / 2019		P.	
2019-06-28			

VERBIND		MORTGAGED	
VIR		2 900 000,00	
B 16717 20		llw	
2020-12-17		REGISTRAR/REGISTRAR	

And the appearer declared that his said principal had, on 18 November 2013, 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:

Siya Thuthuka Farms (Pty) Ltd
Registration number 2014/000272/07

or its Successors in Title or assigns, in full and free property

Remainder of Portion 44 of the farm BRASFORT PARK No 1295,
Registration Division FT
Province of KwaZulu-Natal

In extent 40,1175 (forty comma one one seven five) hectares

First registered by Certificate of Consolidated Title No. T 18755/1969 with diagram annexed thereto and held by Deed of Transfer No. T 46745/2009

THIS LAND IS TRANSFERRED:

1. Subject to such of the terms and conditions of the original Government Grant No. 1296/1863, in so far as the same are now in force and applicable.
2. As to the portion represented by the figures A middle of Umlaas River r.G.H.J.A. on consolidated diagram S.G. No. 1804/1969, subject to a 1,22 metre wide pipeline servitude and a pump house servitude represented by the figure a.b.d.e. middle of Umlaas River f.g.h.j.l. on Consolidated Diagram No. 1804/1969 in favour of the Remainder of Sub D of the farm Brasfort Park No. 1295, as created in Deed of Transfer No. T 2803/1958.
3. As to the portion represented by the figure r. Middle of Umlaas River B'.B.C.D.E.F.G.r. on consolidated Diagram S.G. No. 1804/1969:

- 3.1 Subject to a water furrow servitude 1,22 metres wide the middle line of which is represented by the irregular line w.y on Consolidated Diagram S.G. No. 1804/1969 as created under Deed of Servitude No. 17/1934.
4. Subject to the following condition imposed by the Administrator in terms of Section 11(3) and (6) of the Advertising on Roads and Ribbon Development Act No. 21 of 1940, as created in Certificate of Consolidated Title No. 18755/1969, namely:
- No building or any structure whatsoever other than enclosure, a fence, hedge, or a wall which does not rise higher than 1,57 metres above the surface of the land on which it stands shall be erected on the land within a distance of 31,49 metres measured from the centre line of the constructed roadway of the District Road no. 360 except with the written approval of the controlling Authority as defined in Act 21 of 1940.
5. Subject to a General Pipeline Servitude 15 metres wide along a route to be agreed upon with ancillary rights in favour of Portion 43 (of 25) of the farm Beaufort Park No. 1295 as created in Notarial Deed of Servitude No. K620/1984S.

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

Damoya Promotions CC
Registration number 1998/056687/23

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

Siya Thuthuka Farms (Pty) Ltd
Registration number 2014/000272/07

or its Successors in Title 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 R2 000 000,00 (two million 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

2014 -09- 02



q.q

In my presence



REGISTRAR OF DEEDS